



Mr A Monsalve
Leslie Clark Construction Consultants,
High Holborn House,
52-54 High Holborn,
London
WC1V 6RL

16th November 2017

Our Ref: 107679

Dear Mr Monsalve

**THE BUILDING ACT 1984
THE BUILDING REGULATIONS 2010
THE BUILDING (APPROVED INSPECTORS ETC) REGULATIONS 2010**

**Mixed Use Development with 135 Residential Units
52 - 55 Friar Street & 12 Greyfriars Road, Reading**

With reference to the above project (planning Ref 162210), I can confirm that we have been involved in the development of the design for this project and have provided guidance to ensure the building will meet the requirements of the Building Regulations.

We have carried out a review at pre-planning stage and, following initial consultations with the Royal Berkshire Fire & Rescue Service, it has been notified to the developers that sprinklers will need to be incorporated within the scheme in order for it to achieve compliance with the Building Regulations. Additionally, as the top floor is above 18m, all elements of the external wall construction will need to be classified as limited combustibility and we will be reviewing the specific sprinkler provisions, the external wall build up and proposed materials to ensure compliance as the detailed design progresses as part of the building control approval process.

We have also provided comment on general compliance with the Building Regulations and will continue to review the information as the detailed design is developed to ensure the required compliance.

If you wish to discuss any aspect of the report, please do not hesitate to contact me.

Yours sincerely

**Daniel Walker
Regional Manager**

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