

**West Hub Fire Safety Office, Headquarters, Newsham Court,
Pincent's Kiln, Calcot, Reading, RG31 7SD
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Direct Line 07786143431 Switchboard 0118 945 2888
Royal Berkshire Fire and Rescue Service 🌐 rbfrs.co.uk**



Reading Borough Council
Civic Offices,
Bridge Street,
Reading,
Berkshire,
RG1 2LU

Your ref 240173
Our ref MM/277837
Ask for M. McIlwaine
Date 09 April 2024

Emailed to: Thomas.bradfield@reading.gov.uk

Dear Mr Bradfield,

Re: Broad Street Mall, Broad Street, Reading, Berkshire, RG1 7QE.

Further to your letter dated 20 March 2024 and enclosed plan/s which you have forwarded, it is noted that your application for part-demolition of existing retail units, car park and service areas, demolition and rebuild of car park ramp, and construction of a residential-led, mixed-use development fronting Queens Walk and Dusseldorf Way, including all necessary enabling and alteration works required has been made under the Town and Country Planning Acts.

At this stage there is no duty placed upon the Fire Authority under the aforementioned legislation to make any comment relative to your application.

Any structural fire precautions and all means of escape provision will have to satisfy Building Regulation requirement. These matters are administered by the local authority Building Control or approved inspectors, who you are advised to contact in this regard.

Please be advised that any comments made by the Fire Authority in this letter must not be taken as formal approval that your plan/s confirm to the requirements and recommendations of current Guides or Codes of Practice for means of escape in case of fire.

Please note the weight limits for RBFRS fire appliances is 16 tonnes for fire engine and 22 tonnes for three axial aerial appliances. Access and hydrants requirements must meet or exceed Buildings Regulations Approved Document B Volume 02.

Yours faithfully

A handwritten signature in black ink, appearing to read 'M. S. McIlwaine'.

Matt McIlwaine
Authorised Fire Safety Inspector
And on behalf of the Royal Berkshire Fire Authority

Chief Fire Officer – Wayne Bowcock

**ROYAL BERKSHIRE
FIRE AND RESCUE SERVICE**

