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Royal Berkshire Fire and Rescue Service 🌐 rbfrs.co.uk**



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

Your ref	PL/24/0846
Our ref	MM/310703
Ask for	Matt McIlwaine
Date	06 August 2024

Sent via email to:
matthew.burns@reading.gov.uk

Dear Sirs,

Re: Planning Application PL/24/0846
Premises: Napier Court, Napier Road, Reading
Application: Demolition of existing buildings and erection of new buildings of 11 and 12 storeys, with amenity space at roof level (part indoor and set back), to provide 576 build to rent residential dwellings (Class C3) with residential amenity space, parking, landscaping and associated engineering works.

Further to your email dated 05 August 2024. It is noted that your application 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 the application.

Your proposals have, however, been cursorily examined and in as much as would affect the planning application, the following items, in general, should be incorporated into the plans to meet the requirements imposed by the building regulations.

Within the Fire Statement – FS 001.3 provided. Further consideration should be given to the proposed layout of apartments. BS 9991 states within paragraph 9.4 that kitchens should be enclosed in open-plan flats having an area exceeding 8m x 4m and cooking appliances in open-plan flats having an area smaller than 8m x 4m should not be adjacent to the entrance of the flat. Whilst it is stated within the Fire Statement a literature review has been conducted to determine that such an arrangement can achieve an adequate level of safety a more detailed technical assessment is recommended. Also, this layout of apartments is not considered appropriate for occupants not capable of independent evacuation. Therefore, further consideration should be given reference the requirement for inclusive design.

Chief Fire Officer – Wayne Bowcock

Fire service access should comply with B5 Section 13 (Table 13.1) of ADB 2019 with additional local requirements below under the Berkshire Act 1986:

Fire service vehicles currently operated by Royal Berkshire Fire & Rescue Service exceed the nominal requirements stated in the current edition of Approved Document B.

The applicant should be made aware of the following amendments: -

The minimum carrying capacity for a pumping appliance is 16 tonnes.

The minimum carrying capacity for a high reach appliance is 26 tonnes.

Structures such as bridges should have the full vehicle carrying capacity.

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.

Yours sincerely



M. McIlwaine

Authorised Fire Safety Inspector

And on behalf of the Royal Berkshire Fire Authority

Chief Fire Officer – Wayne Bowcock