

**West Hub Fire Safety Office, Headquarters, Newsham Court,
Pincent's Kiln, Calcot, Reading, RG31 7SD
Direct Line 0118 938 4481 Switchboard 0118 945 2888
Royal Berkshire Fire and Rescue Service  rbfrs.co.uk**



Jonathan Markwell
Emailed to;
Jonathan.Markwell@reading.gov.uk

Your ref	PL/24/1614
Our ref	NW/98785
Ask for	Nicola Waddington
Date	13 August 2025

Dear Sirs

Re: Consultation on Planning Application. Warren Creek, The Warren, Reading, RG4 7TQ

Further to your email dated 06 August 2025 it is noted that your application for the Demolition of existing dwelling and outbuildings and the erection of a 4-bed detached dwelling with garage 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.

Your proposals have, however, been cursorily examined and in as much as would affect the planning application and appear to meet the basic principles of means of escape in case of fire.

I note you have specifically consulted on the proposal for a meshed bridge and the safety of access and egress during a flood event. We do not comment on or approve the adequacy of flood emergency response procedures.

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 note that under Section 32 of the Berkshire Act 1986 the weight limits for RBFRS fire appliances is 16 tonnes for fire engine and 26 tonnes for three axial aerial appliances. Access and hydrants requirements must meet or exceed Buildings Regulations Approved Document B Volume 02. If access is required for a high reach appliance, a 6m road or hard standing is required. The road or hard standing should be positioned so that its nearer edge is not less than 3m from the face of the building.

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 conform to the requirements of current Guides or Codes of Practice for means of escape in case of fire.

Chief Fire Officer – Wayne Bowcock

Yours sincerely



Nicola Waddington
Authorised Fire Safety Inspecting Officer
And on behalf of the Royal Berkshire Fire Authority

Chief Fire Officer – Wayne Bowcock

ROYAL BERKSHIRE
FIRE AND RESCUE SERVICE

