

**West Hub Fire Safety Office, Headquarters, Newsham Court,
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Royal Berkshire Fire and Rescue Service 🌐 rbfrs.co.uk**



Reading Borough Council
Bridge Street
Reading
RG1 2LU

Your ref	PL/24/0958
Our ref	152681
Ask for	Mark Dunford
Date	04 December 2025

Sent via email to Jonathan Markwell
jonathan.markwell@reading.gov.uk

Dear Jonathan Markwell

Re: 2 NORMAN PLACE, READING, RG1 8DA

Further to your letter dated 17 November 2025 and enclosed plan/s which you have forwarded, it is noted that your application to Demolition of existing office and substation buildings and residential-led site redevelopment within 1-11 storey buildings comprising residential (Class C3) and ground floor commercial uses (Class E), together with various associated works including replacement pedestrian and vehicle access routes, car/cycle parking, hard and soft landscaping and a public open space adjacent to the river. 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 aware of the Berkshire Act 1986.

Section 32 of the Berkshire Act 1986 applies regarding means of access for the fire service.

- The minimum width requirement for fire service access is 3.7m.
- The minimum height requirement is 3.7M. All roadways must be capable of taking a minimum of 16 tons without deformation of the roadway for standard pumping appliances.
- High reach platforms in use by RBFRS require a roadway capable of carrying 26 tons without deformation of the roadway.

Chief Fire Officer – Wayne Bowcock

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.

A copy of this letter has been forwarded to the Chief Planning Officer at West Berkshire

Yours sincerely



Mark Dunford
Authorised Fire Safety Inspector
And on behalf of the Royal Berkshire Fire Authority

Chief Fire Officer – Wayne Bowcock