

**Central Hub Fire Safety Office, Wokingham Fire Station, 11-13
Easthampstead Road, Wokingham, Berkshire, RG40 2EH
Direct Line 0118 938 4336 Switchboard 0118 945 2888
Royal Berkshire Fire and Rescue Service  rbfrs.co.uk**



Development Management & Compliance
P.O. Box 157
Shute End,
Wokingham
Berkshire, RG40 1BN

Your ref	252567
Our ref	MJ/408175
Ask for	Mansel Jackson
Date	13 November 2025

Email: planning.enquiries@wokingham.gov.uk

Dear Sir/Madam,

Re: Caretakers Bungalow, Emmbrook Junior School, Emmbrook Road, Wokingham, RG41 1JR

Further to your letter dated 27 October 2025 and enclosed plan/s which you have forwarded, it is noted that this 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 your application.

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

Fire service access should comply with B5 of ADB Volume 1 2019 with additional local requirements below under the Berkshire Act 1986:

Fire service vehicles currently operated by Royal Berkshire Fire & Rescue Service exceed the 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.

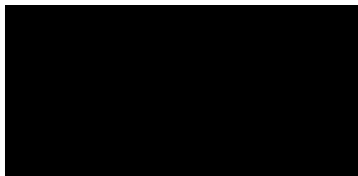
Chief Fire Officer – Wayne Bowcock

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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



Mansel Jackson
Authorised Fire Safety Inspecting Officer
And on behalf of the Royal Berkshire Fire Authority

Chief Fire Officer – Wayne Bowcock

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