

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (APPLICATION) REGULATIONS 1988

Following your email dated 1st February 2024, enclosing documents to the above planning application, we make the following comments at this pre planning stage to comply with the building regulations 2010.

ACCESS AND FACILITIES

1. Access routes for Hertfordshire Fire and Rescue Service vehicles should be in accordance with The Building Regulations 2010 Approved Document B (ADB) Vol 1/Vol 2 section B5, with consideration given for ALP access due to buildings of over 11m in height. It should be noted that the increased minimum carrying capacity figures of 19 tonnes for a pump & 26 tonnes for an ALP should be used. Hertfordshire Fire and Rescue require the following service vehicle and access route specification, please can you confirm that this is met:

Appliance Type	Min. width of road between kerbs (m)	Min. width of gateways (m)	Min. turning circle between kerbs (m)	Min. turning circle between walls (m)	Min. clearance height (m)	Min. carrying capacity (tonnes)
Pump	3.7	3.1	16.8	19.2	3.7	19
ALP	3.7	3.1	26	29	4	26

2. Turning facilities should be provided in any dead-end route that is more than 20m long. This can be achieved by a hammer head or a turning circle designed on the basis of diagram 13.1/15.3 in section B5.
3. Access should be provided for a pumping appliance to within 18m of each fire main inlet connection point. Inlets should be on the face of the building, in addition, buildings fitted with fire mains must have a suitable hydrant sited within 90m of the fire main inlets.
4. For single family dwelling houses, block of flats or maisonettes there should be vehicle access for a pumping appliance to within 45 m of all points within the dwelling house measured on a route suitable for laying hose. Where sprinklers in accordance with BS 9251:2014 or BS EN 12845 are fitted throughout a house or block of flats the distance between the fire and rescue service pumping appliance and any point within the house or flat may be up to 75 m (in houses or flats having one floor more than 4.5 m above ground level). Fire mains should be installed in buildings where any floor is higher than 18 m above ground level or where a fire main is required as a compensatory feature for the lack of fire appliance access.
5. For non-residential buildings there should be vehicle access for a pump appliance to small buildings (those of up to 2000m² with a top storey up to 11 m above ground level) to either:
 - a) 15% of the perimeter, or
 - b) within 45 m of every point on the projected plan area (or "footprint" (See diagram 3) of the building, whichever is the less onerous).

Every elevation to which vehicle access is provided for a non-residential building should have a suitable door, not less than 750 mm wide, giving access to the interior of the building.

WATER SUPPLIES

Fire hydrants will be required in order to ensure new developments are adequately served in the event of fire. For information on water supplies for firefighting (Fire hydrants) please contact Hertfordshire Fire & Rescue Services Water Officer on 01992 507507 or water@hertfordshire.gov.uk

The comments made by this Fire Authority do not prejudice any further requirements that may be necessary to comply with the Building Regulations.