

From: Sam Preece <Sam.Preece@hertfordshire.gov.uk>
Sent: 27 January 2025 18:03:00 UTC+00:00
To: "Planning Control" <Planning.Control@north-herts.gov.uk>
Subject: 24/02889/FP Residential development of 281 dwellings, Land At Roundwood, Back Lane, Graveley, Hertfordshire

Dear Sir/Madam,

Herts Fire & Rescue were recently consulted on the above Planning Application.

We note the following in the Planning Statement;

'The proposal includes two points of vehicular access, from Haybluff Drive in the east and Back Lane to the south. Unlike previously, these access points will not be directly linked. An emergency access will be available for emergency vehicles only.'

Can it please be confirmed firefighter access to every dwelling can be achieved within 45m of a parked appliance? Any blocks of flats may require a rising main to help achieve this, though this would be a conversation to have with Building Control further down the line.

Please see access requirements below, including contact details for our Water Officer regarding hydrants;

ACCESS ROADS

Access roads may be public highways, private roads, footpaths or specially strengthened and defined routes through the land surrounding the buildings. The recommendations for a pumping appliance and an aerial ladder platform (ALP) are as follows:

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

GATE OR BARRIERS

Where it is proposed to provide an electronic gate/barrier to prevent unauthorised access to a site, then provisions must be made to allow a fire appliance access to the site in order that the requirements of The Building Regulations Approved Document B5 are complied with. The Fire Authority should be consulted at an early stage on acceptable access controls or alternative solutions.

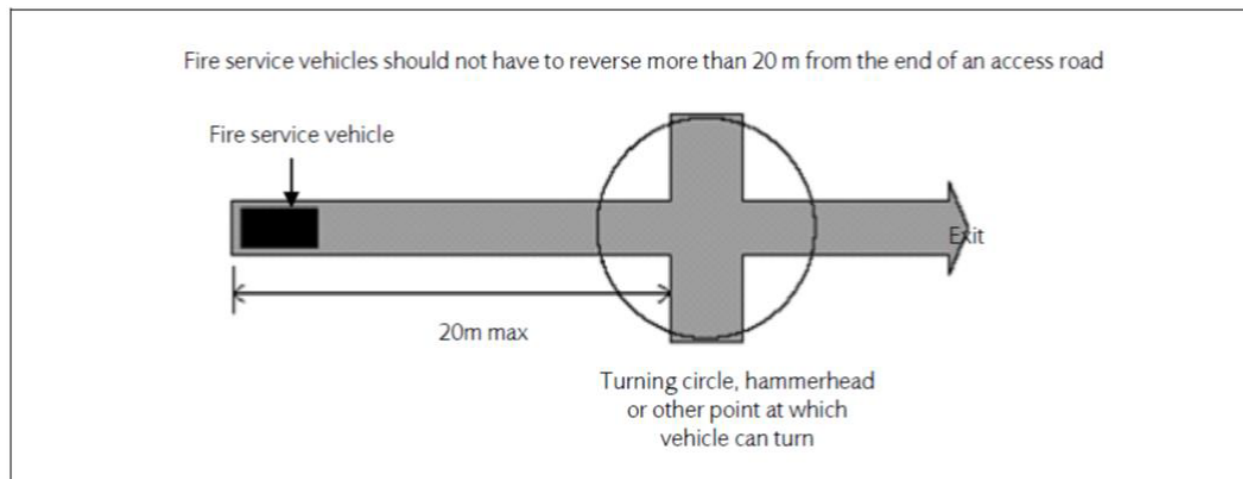
administration.cfs@hertfordshire.gov.uk

TURNING AND SWEEP CIRCLES OF APPLIANCES

When providing access for appliances, allowance should be made for an appliance's turning circle and sweep circles. Additional turning spaces should be provided where corners have to be negotiated, and sweep circles should not be obstructed above kerb height.

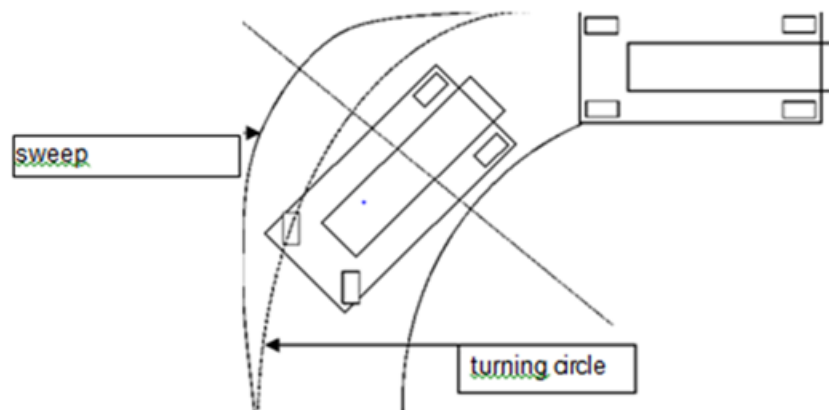
DEAD END ACCESS

Turning facilities should be provided in any dead end access route that is **more than 20 m long** (See Diagram below.) This can be a hammerhead or turning circle and should ensure that the maximum number of movements is a 3 point turn.



SWEEP AND TURN CIRCLES - APPLIANCES

Maximum length.....8.1m
 Maximum height.....3.3 m
 Maximum width.....2.9m including mirrors
 Maximum weight.....19.0 tonnes
 Ground clearance.....220mm



Not to scale
 Width of roadway..... 3.7m
 Turning circle.....16m
 Sweep circle.....18m

Hertfordshire Fire Appliance

Length: 8 metres
 Width: (with doors open) 4.3 Metres, Height 3.7 metres
 Weight: 19 Tonnes

ACCESS FOR BUILDINGS NOT FITTED WITH FIRE MAINS

The access requirements for fire service vehicles and personnel are different for non-residential and residential buildings (houses, maisonettes, flats), and increases with the building size and height.

*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.*

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 appliance and any point within the house (houses having no floor more than 4.5 m above ground level) may be up to 90 m;*
- 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).*

WATER SUPPLIES

For enquires relating to hydrant matters within the Hertfordshire area, you should contact the Water Officer on 01992 507521. Correspondence can be sent to: The Water Officer, Hertfordshire Fire & Rescue Services Headquarters, Old London Road, Hertford, Hertfordshire SG13 7LD.

Kind regards,



Sam Preece

Senior Fire Safety Inspector | Fire Protection | Regulatory Services

Hertfordshire County Council

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**We work with
Integrity**

**We act
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