



To
Gravesham Borough Council
Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Contact
Fire Engineering Team
Direct line
01622 212421
Email
FET@kent.fire-uk.org

Our ref
CAS-340575
Your ref
20251300
Date
12 January 2025

FAO: Adeoye Lawal

Dear Adeoye,

County of Kent Act 1981 Section 53
Re: 31 Manor Road, Cobham, Gravesend, Kent DA13 9BW

Thank you for your email dated 23 December 2025. Following my assessment of Fire and Rescue Service emergency access provisions for application number 20251300 I would like to make the following observations.

I note on the block plan (drawing No. D-16) that sprinkler provision or a buried fire hydrant has been proposed. A domestic sprinkler system installed in accordance with BS 9251:2021 within the dwelling could increase the distance between the fire appliance and any point within the house to 90 metres measured along the route of the hose. The application of distances should be applied in accordance with the requirements of paragraph 46.1.3 of BS 9991:2024.

Please be aware that should this proposal be successful it would then be subject to a Building Regulations consultation where the access arrangements would again be examined under section B5.

Fire Service access and facility provisions are a requirement under B5 of the Building Regulations 2010 and must be complied with to the satisfaction of the Building Control Authority. A full plans submission should be made to the relevant building control body who have a statutory obligation to consult with the Fire and Rescue Service.

If you require any further advice, please contact this office using the details above. Please be aware that the Building Safety office hours are 09:00-17:00 Monday to Friday.

Yours faithfully,

Fire Engineering Team

Scan me to subscribe for more building safety information, tips and advice, or to give us feedback on a service provided by our Building Safety Team

