



Kent Fire &
Rescue Service

together

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

Contact
Peter Takamizawa
Direct line
01622 212421
Email
FET@kent.fire-uk.org

Our ref
CAS-071099
Your ref
20240687
Date
11 September 2024

FAO: Rebecca Harrison

Dear Rebecca,

County of Kent Act 1981 Section 53

Re: Custom House, The Terrace, Gravesend, Kent, DA12 2BW.

Thank you for your email dated 28 August 2024. Following my assessment of Fire and Rescue Service emergency access provisions for application number 20240687, I would like to make the following observations.

I acknowledge this is a variation of condition 2 relating to planning permission; 20210757, which I can see my colleague previously consulted on back in 2022.

Upon reviewing the plans available on the Dartford planning portal, more specifically 'Proposed Landscaping Plan' 050; Rev B, I acknowledge the fire appliance turning area within the development site which appears acceptable. However, can your client please provide a swept path analysis plan demonstrating a fire appliance entering the site through the initial gated entrance, as turning into the gated pinch point area looks very narrow where the adjacent parking spaces are situated. Therefore, it is in my opinion, the emergency access requirements under the above act have not been fully demonstrated.

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 sincerely,

Peter Takamizawa
Trainee Fire Engineer

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