



Kent Fire &
Rescue Service

together

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

Contact
Fire Engineering Team
Email
FET@kent.fire-uk.org

Our ref
CAS-363450
Your ref
20260683
Date
23 July 2026

FAO: Richard Hart

Dear Richard,

County of Kent Act 1981 Section 53

Re: 227 Dwellings, Clifton Slipways, West Street, Gravesend, Kent DA11 0BW.

Thank you for your email dated 13 July 2026. I acknowledge that this is a variation of condition 2 and 7 relating to planning permission; 20191122 and following my assessment of Fire and Rescue Service emergency access provisions, I would like to make the following observations.

Stuart Road Block

Upon review of the documents available on the planning portal, access up to the building overhang via Stuart Road appears to be suitable. However, this is providing that 45m hose lay distances can be achieved to the furthest points of all parts of the building and/or suitable fire tender access within 18m of a clearly visible fire main inlet from the access road at a suitably parked position, in accordance with Paragraph 13.2 of Approved Document B, Volume 1.

Whilst I do note that the variation of conditions 2 and 7 are in relation to the Stuart Road Block, I do have further observations on the Landscape Masterplan (Drawing Ref: 0176-L06 V5) that is uploaded as part of the application; 20260683.

Café and Holiday Lets

Following a review of the Landscape Masterplan, it is currently difficult to determine the current fire safety arrangements proposed for the café and proposed holiday lets. I note that due to the pier step constraints, hose lay distances appear to extend beyond 45m to the furthest point. Therefore, please ensure that access is in accordance with Section 15 of Approved Document B, Volume 2 and Section 13 of Approved Document B, Volume 1.

West Street Tower

I do note that access appears to be directly off the main access road of West Street. However, please do ensure that fire access measures, including the provision of fire mains are in accordance with Paragraphs 13.2 and 14.6 of Approved Document B, Volume 1.

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Please be aware that this development will be subject to a full building regulation consultation, where Fire Service Access and facility provisions would again be examined as part of that consultation.

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

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