

Gaywood Green, Liverpool

Job Number	(529)2316
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Planning Fire Consultee Comments Response:

This file note has been prepared to provide and sign post supporting information that relate to the Fire Authority comments.

There have been two responses provide by Merseyside Fire and Rescue Service. The comments have been itemised in order of when they were received and our responses provided in red.

Item 1

The site layout does not appear to conform to the requirements for fire service access as given in Section B5, Schedule 1 of the Building Regulations, as follows:

- *For flats, either: access for a pumping appliance should be provided to within 45m of all points inside each flat of a block, measured along the route of the hose; or fire mains should be provided.*
- *Dead-end access routes longer than 20m require turning facilities (eg a turning circle or hammer head, or other turning point).*

The Artex Fire Report (revision 4) states that both stairs to Block A will be served with a dry fire mains. The fire engineer has prepared a "worst case house run that shows all flats are located within 45m of a dry riser outlet, measured along a route suitable for a house laying. Please see extract from fire engineer response email in figure 1 below.

The Artex Fire Report (revision 4) states that Block B and the other blocks of houses should have access to a fire appliance within 45m of all points within each house / flat. Figure 2a, 2b and 2c provides extracts for the of typical housing layouts that demonstrate this requirement has been met for the housing typologies. Figure 3 shows a response email from the fire engineer that demonstrates that Block B also compliance with this requirement.

The fire engineer has confirmed in an email that there are no dead-end routes longer than 20m and that a fire appliance will not be required to travel more than 20m without a turning facility. Refer to figure 4 for more details.

Apartment Block A

Based on the information provided to us and the measurements accordingly, a dry riser main is proposed within the stair core of Block A. All flats are located within 45 m of a dry riser outlet, measured along a route suitable for hose laying and to all points within each flat. An example of the worst-case hose run distance is illustrated below:

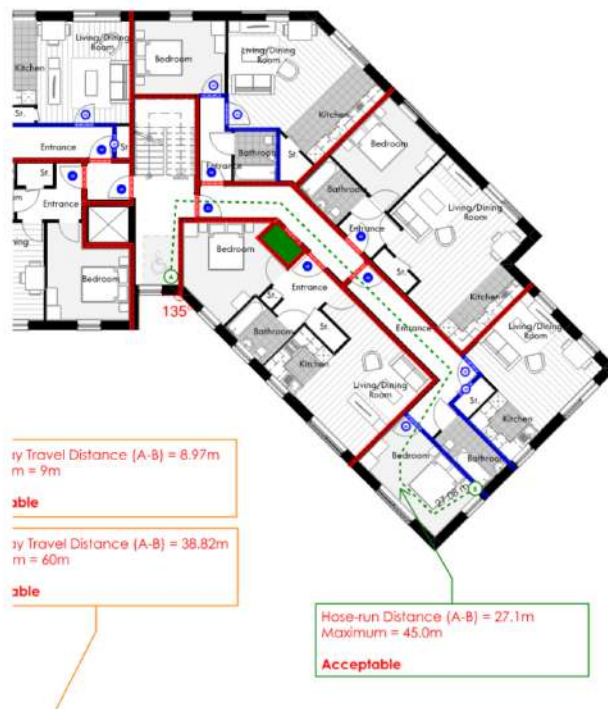


Figure 1 – Extract from fire engineer response email

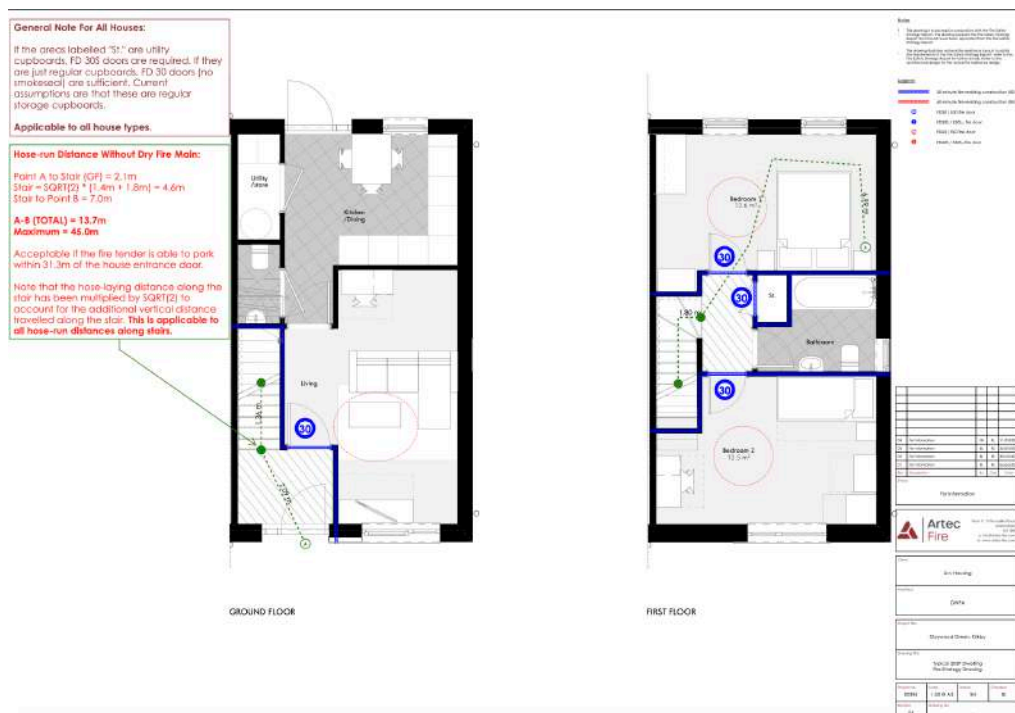


Figure 2a – Typical housing type layout from fire engineer report

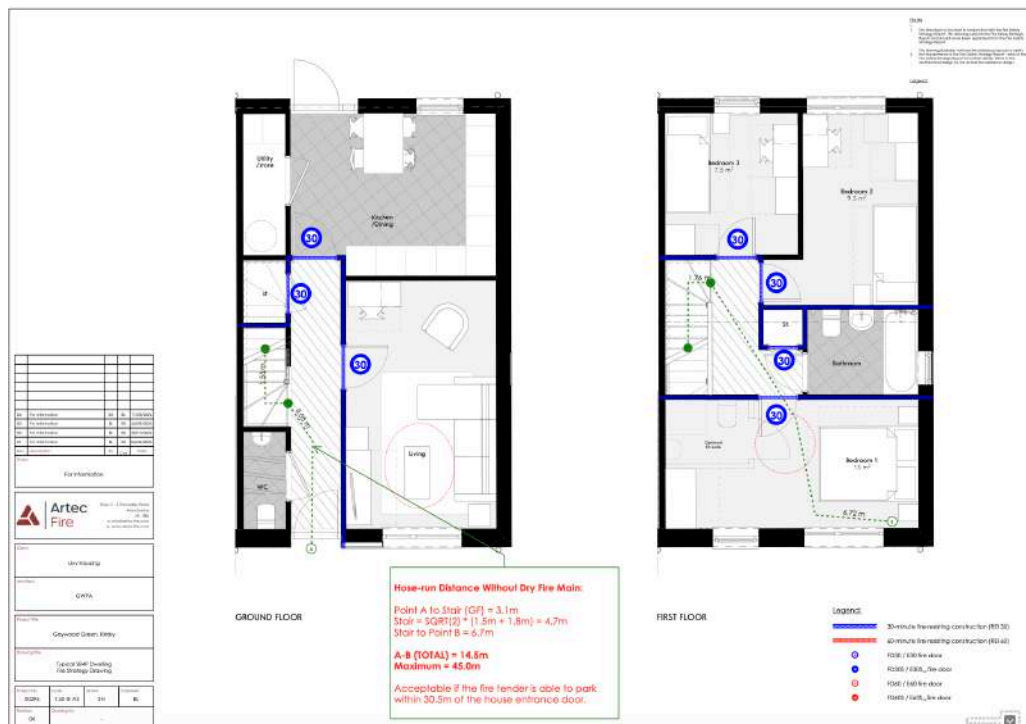


Figure 1b – Typical Housing Type layout from fire engineer report

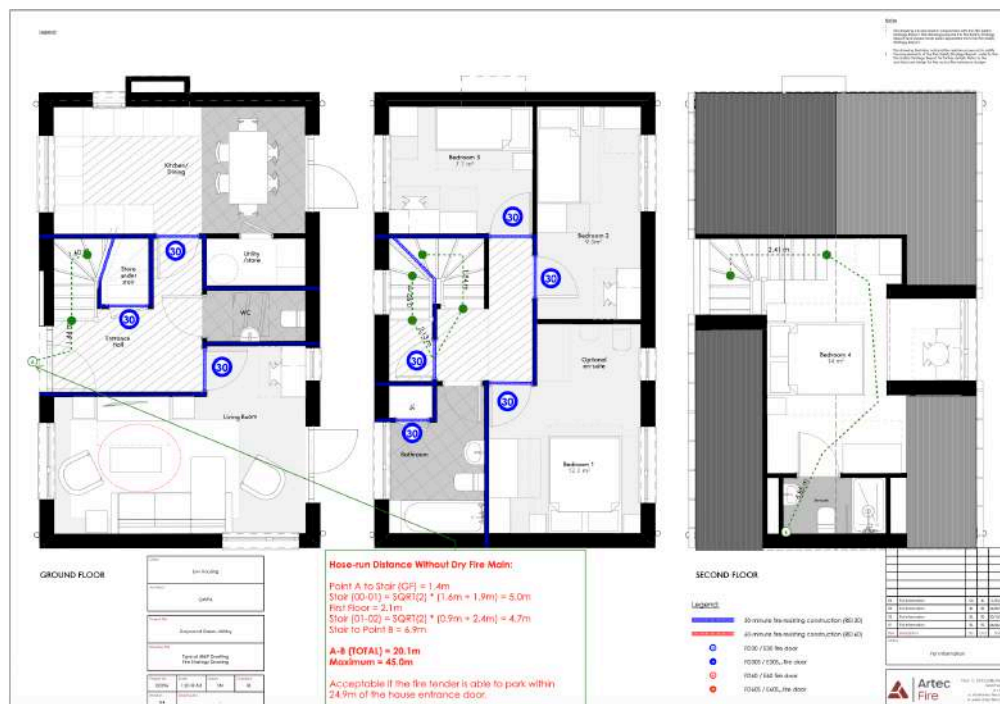


Figure 2c – Typical Housing Type layout from fire engineer report

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Apartment Block B

Based on the information provided to us and the measurements accordingly, access for a pumping appliance is available within 45 m of all points within each flat/house, measured along a route suitable for hose laying. The worst-case hose run for an upper-level apartment is illustrated below. The maximum internal travel distance within the flat is approximately 12.8 m, with a distance of 24.6 m from the fire appliance parking position to the flat entrance.

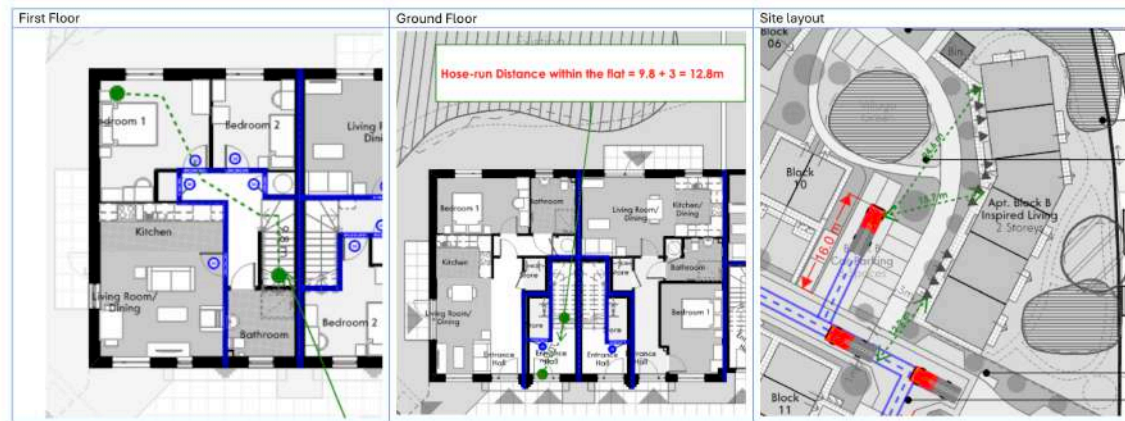


Figure 3 – Extract from Fire engineers response email demonstrating that all areas of Block B can be reached from a pump appliance within 45m

Dead-End Arrangement

Based on the information provided to us and the measurements accordingly, the fire appliance is not required to travel more than 20 m without a turning facility. Although the roadway between Block 4 and Block 6 forms a dead-end arrangement, the fire appliance travel distance does not exceed 20 m to access the adjacent blocks, as illustrated below.



Figure 4 – Extract from Fire engineers response email demonstrating no dead-end route exceeds 20m.

Item 2

Access for fire appliances should comply with the requirements of Section B5, Schedule 1 of the Building Regulations. Provisions for access will depend on the size and use of the building. The design of the access route, for example minimum road widths and maximum reversing distances, should also be considered (Appendix A, attached).

Please refer to the proposed site plan that indicates the road widths for roads intended to provide access to fire appliances.

Refer to response to Item 1, which covers dead-end distances.

Item 3

In accordance with Section 55 of the County of Merseyside Act 1980, the position of the premises should not compromise or impede existing means of fire service access to a neighbouring building.

The proposed scheme is within the boundary of the previous tower block site. There are no changes on are imminently adjacent to the site boundary that will comprise or impede existing means of fire service access to the neighbouring buildings. Please refer to the latest proposed site plan for further details.

Item 4

Water supplies for firefighting purposes should be risk assessed in accordance with the undermentioned guidance in liaison with the water undertakers (United Utilities - 0161 907 7351) with suitable and sufficient fire hydrants supplied.

There is a new fire hydrant that will be provided as part of the proposed scheme. This will be suitably designed and specified by a civil engineer.

Item 5

Consideration should be given to the recommendations within the 'National guidance document on the provision of water for fire fighting', produced by the Local Government Association and Water UK, available for free download via:

<https://www.water.org.uk/national-guidance-document-provision-water-firefighting>

Refer to response for Item 4.

Item 6

For dwelling houses, access for a pumping appliance should be provided to within 45m of all points inside the dwelling house.

Refer to response for Item 1.

Item 7

For flats, either: access for a pumping appliance should be provided to within 45m of all points inside each flat of a block, measured along the route of the hose; or fire mains should be provided.

Refer to response for Item 1.

Item 8

Access routes and hardstanding should comply with Table 13.1 ADB Volume 1 / Table 15.2 ADB Volume 2. Please note: MFRS appliances are 17 tonnes (pump) and 26 tonnes (high reach).

The proposed scheme seeks to re-use the existing roads. These will provide no worse provision for suitable access than previously.

The civil engineer has designed and specified the hardstanding to suite the quote loading requirements. Please refer to figures 5a and 5b for more details.

I have reviewed the proposed hardstanding build-ups, including Details S7 and S7A. Based on the proposed construction build-up, the shared driveways and associated hardstanding areas are considered suitable to accommodate the loading requirements associated with fire appliance access when referenced as S7A. S7 isn't to the standard to take the weight of a fire appliance



The proposed build-ups have been designed for vehicular loading and, subject to construction being undertaken in accordance with the specified details and appropriate compaction, should provide a suitable surface for fire appliance access.

Figure 5a – extract of email from civil engineer confirming that road surfaces detail S7A will supported the quoted loads for MFRS appliances.

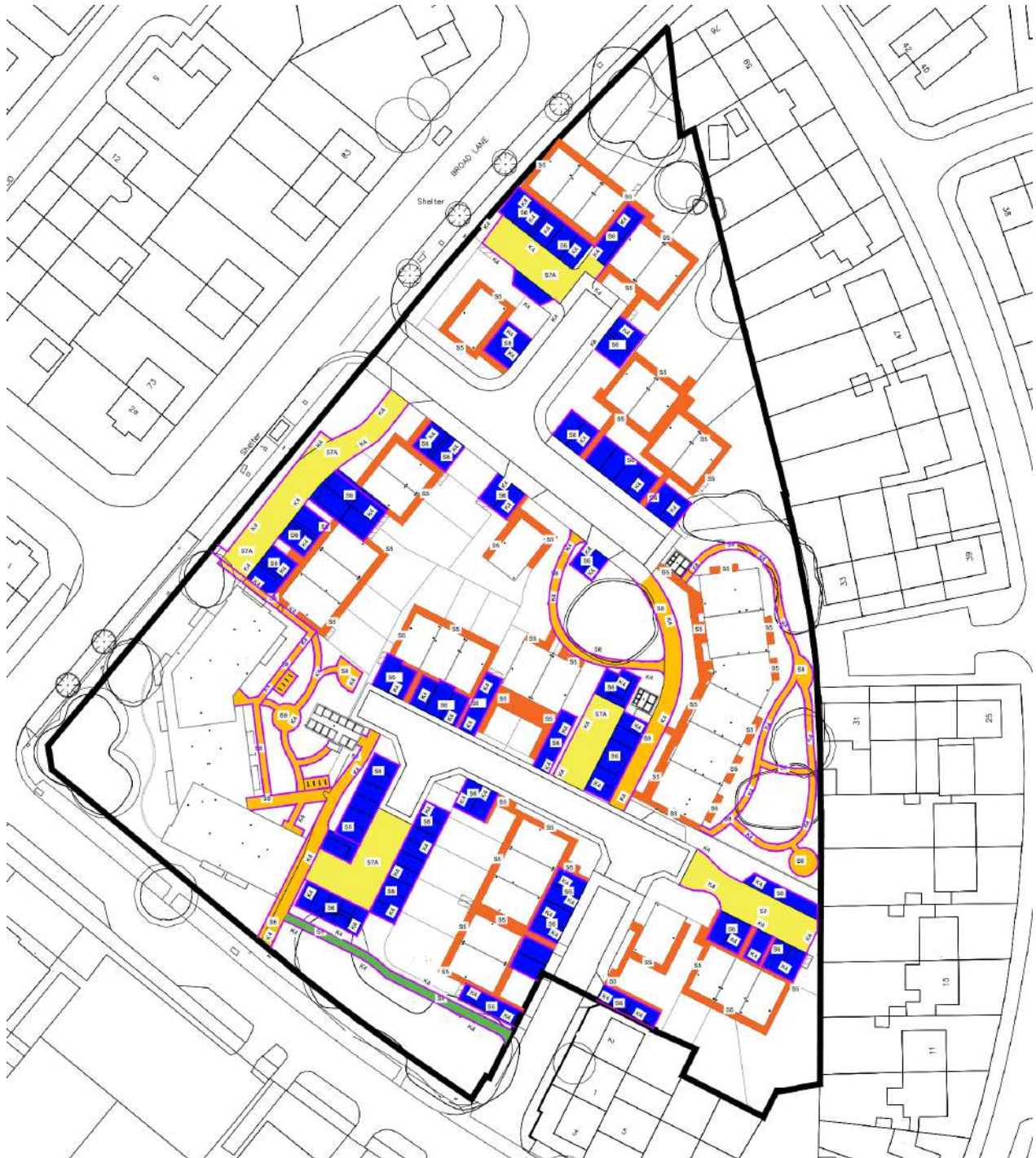


Figure 5b – extract from external works drawing indicating location of S7A details.

Item 9

Dead-end access routes longer than 20m require turning facilities (eg a turning circle or hammer head, or other turning point).

Refer to response for Item 1.

Item 10

Where fire mains are fitted, 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 and visible from the parking position of the appliance. The run of horizontal internal connecting pipe should be a maximum of 18m in length.

Block A will be the only block that has a fire main fitted. This is external, not fitted to the face of the building, and will be within 18m of the fire appliance (refer to figure 6a and 6b for further details)

Item 11

Buildings with a storey more than 18m above the fire service vehicle access level, or a basement more than 10m below, should have one or more firefighting shafts containing fire-fighting lifts and fire mains (a minimum of two fire-fighting shafts will be required for buildings with a floor area of 900 m² or more).

This is not applicable to the proposed scheme – there are no buildings with a storey more than 18m or a basement more than 10mm below ground level.



Figure 6a – extract from fire engineers email showing that the dries inlets are within 18m of the fire appliance.

Dry rising main system should be designed and installed in accordance with BS 9990:2015. The inlet of fire main is to be located in close proximity to the firefighting access to the stair as well as main entrance and within 18m of a fire tender accessible location.

It is informed by the client that the fire main inlets for Block A stairs will be positioned away from the building façade with underground pipes connecting to the vertical risers. The proposed inlet locations are indicated in Figure 15. The below requirements apply in this scenario:

- The proposed inlets are to be located within 18m of a fire tender accessible location.
- The inlet location and vertical riser of the fire main should not be more than 18m apart and located on the way to the fire service access to the building.
- There should be a provision for drainage of the system (including the underground pipelines) after use.
- Clear signage should be provided to indicate the inlet locations and which stair it serves.

Block B and other blocks of houses should have access for a fire appliance to within 45m of all points within each units.

Figure 6b – extract from fire engineers report (revision 4) that confirms how the provision complies with the requirements of Schedule 1 Part B.

Item 12

Buildings in the 'shop and commercial', 'assembly and recreation' or 'industrial' purpose groups (Groups 4, 5, or 6), with a storey area of 900m² or more and a storey height of 7.5m or more above fire service vehicle access level will require at least two firefighting shafts (firefighting lifts may not be needed).

This is not applicable to the proposed scheme, the proposed scheme is only for residential buildings.

Item 13

Entry to a firefighting shaft at fire service access level should be available either directly from the open air or by way of a protected corridor not exceeding 18m in length. The corridor is deemed to be part of the firefighting shaft, and any access to it from the accommodation should be by way of protected lobbies.

It is understood that there is no provision for a firefighting shaft and that there the only vertical means of escape is via the common protected stair core in block A. This requirement is not applicable to the proposed works.

Item 14

Where a building has a compartment with an area of more than 280m² and is being erected more than 100m from an existing fire hydrant, additional hydrants are required as follows:

- *Buildings with fire main – hydrant within 90m of dry fire main inlet;*
- *Buildings without fire main – hydrant within 90m of an entrance to the building; and a maximum of 90m apart.*

There are no buildings that have a compartment with an area of more than 280 sqm that forms part of the proposed works. This is not applicable to the scheme.

Item 15

Access for fire appliances should comply with the requirements of Section B5, Schedule 1 of the Building Regulations. Provisions for access will depend on the size and use of the building. The design of the access route, for example minimum road widths and maximum reversing distances, should also be considered (Appendix A, attached).

Refer to response for item 2

Item 16

In accordance with Section 55 of the County of Merseyside Act 1980, the position of the premises should not compromise or impede existing means of fire service access to a neighboring building.

Refer to response for item 3

Item 17

Water supplies for firefighting purposes should be risk assessed in accordance with the undermentioned guidance in liaison with the water undertakers (United Utilities - 0161 907 7351) with suitable and sufficient fire hydrants supplied.

Refer to response for item 4

Item 18

Consideration should be given to the recommendations within the 'National guidance document on the provision of water for fire fighting', produced by the Local Government Association and Water UK, available for free download via:

<https://www.water.org.uk/national-guidance-document-provision-water-firefighting>

Refer to response for item 5

Item 19

For dwelling houses, access for a pumping appliance should be provided to within 45m of

all points inside the dwelling house.

For flats, either: access for a pumping appliance should be provided to within 45m of all points inside each flat of a block, measured along the route of the hose; or fire mains should be provided.

Refer to response for item 1

Item 20

Access routes and hardstanding should comply with Table 13.1 ADB Volume 1 / Table 15.2 ADB Volume 2. Please note: MFRS appliances are 17 tonnes (pump) and 26 tonnes (high reach).

Dead-end access routes longer than 20m require turning facilities (eg a turning circle or hammer head, or other turning point).

Where fire mains are fitted, 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 and visible from the parking position of the appliance. The run of horizontal internal connecting pipe should be a maximum of 18m in length.

Buildings with a storey more than 18m above the fire service vehicle access level, or a basement more than 10m below, should have one or more firefighting shafts containing fire-fighting lifts and fire mains (a minimum of two fire-fighting shafts will be required for buildings with a floor area of 900 m² or more).

Buildings in the 'shop and commercial', 'assembly and recreation' or 'industrial' purpose groups (Groups 4, 5, or 6), with a storey area of 900m² or more and a storey height of 7.5m or more above fire service vehicle access level will require at least two firefighting shafts (firefighting lifts may not be needed).

Entry to a firefighting shaft at fire service access level should be available either directly from the open air or by way of a protected corridor not exceeding 18m in length. The corridor is deemed to be part of the firefighting shaft, and any access to it from the accommodation should be by way of protected lobbies.

Refer to response for item 8 to 13

Item 21

Where a building has a compartment with an area of more than 280m² and is being erected more than 100m from an existing fire hydrant, additional hydrants are required as follows:

Buildings with fire main – hydrant within 90m of dry fire main inlet;

Buildings without fire main – hydrant within 90m of an entrance to the building; and a maximum of 90m apart.

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A fire hydrant plan has been prepared that shows that the provision of a new fire hydrant will mean that all the proposed buildings will be within 90m of an existing or new fire hydrant. Please see extract of an assessment of existing fire hydrants and the proposed hydrant below.

