

Natalie Hewitt

From: Ashley Mather <Ashley.Mather@staffordshirefire.gov.uk>
Sent: 30 November 2016 09:43
To: Natalie Hewitt
Subject: RE: 00484 - Whiston Eaves Stable Block

Importance: High

Good afternoon Natalie,

Following our conversation yesterday regarding the proposed home an holiday cottage I would like to reiterate what we discussed.

Presently, access to the development would be via a driveway off an existing lane off Ross Lane. However, the existing driveway has been deemed not suitable for fire appliance use because it does not satisfy the width requirements within Approved Document B. As per B5 of Approved Document B there should be vehicle access for a pump to within 45 metres of all points within the dwellinghouse. Based on the plan, from Ross Lane it appears this distance is closer to 130 metres.

Requirement B5 and the guidance in ADB, particularly the 45m criterion, are based on the physiological demands on firefighters engaged in search and rescue and on the restrictions that may be imposed by their equipment. Whilst this figure isn't an absolute maximum, the proposal as depicted stretches this distance well beyond acceptable distances and we would object under Building Regulations

Kind regards,

Ashley Mather
Fire Safety Assistant

Hanley Fire Station
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From: Neil Cheshire
Sent: 29 November 2016 11:15
To: Ashley Mather
Subject: FW: 00484 - Whiston Eaves Stable Block
Importance: High

Hiya,

Can you take a look at this for me?

Regards

Neil Cheshire MIFireE
Watch Manager – Fire Safety Officer
Hanley Community Fire Station

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From: Natalie Hewitt [<mailto:natalie.hewitt@hcarchitects.co.uk>]
Sent: 29 November 2016 10:16
To: Neil Cheshire; Brian Cox
Subject: 00484 - Whiston Eaves Stable Block
Importance: High

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Job No. 00484 - Whiston Eaves Stable Block

Good morning gentlemen.

Apologies for the directness of my email but I am hoping you can help.

I have been asked by my Client, Chris Maddock of Nationwide Silo Access, to touch base regarding a site he has in Whiston. He has permission for a large family dwelling and three bed holiday let on a site and we have been trying to seek permission from the local planning authority for a secondary access as we believe, and I am hoping you will agree, that the current access point is not suitable for a fire tender.

Please find attached a layout plan which shows the position of the new building and also the newly proposed access way. I have shown dimensions on the plan to give you a good idea of scale. The existing access way is some 40.2m long before we even reach the private driveway of the new building. I have also shown arcs on the plan at the regulatory 45m and also at key point across the building – the furthest point being 87.7m from the bottom of the driveway. What I will add is that the holiday let is at this furthest most point.

I would welcome your thoughts on the attached. I am hoping to be able to provide the planning authority with very special circumstances that would allow us to have approved the new access driveway – I look forward to hearing from you in due course.

Regards

Hewitt&Carr Architects

Natalie

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