

## Planning Committee

Report of Head of Planning and Building Control on 04 November 2021

Plans List Item Number: 2

### Reason for bringing to committee

Significant Community Interest

### Application Details

**Location:** THE BUSH REST HOME, 37-39, BUSH STREET, DARLASTON, WEDNESBURY, WS10 8LE

**Proposal:** TWO STOREY EXTENSION TO FORM TWO NEW BEDROOMS, INTERNAL STAIRCASE AND SINGLE STOREY EXTENSION TO LOUNGE SPACE (RESUBMISSION OF PREVIOUSLY APPROVED EXPIRED PLANNING APPLICATION NO. 17/0703)

**Application Number:** 21/0980

**Case Officer:** Helen Smith

**Applicant:** Mr Rajan Odedra

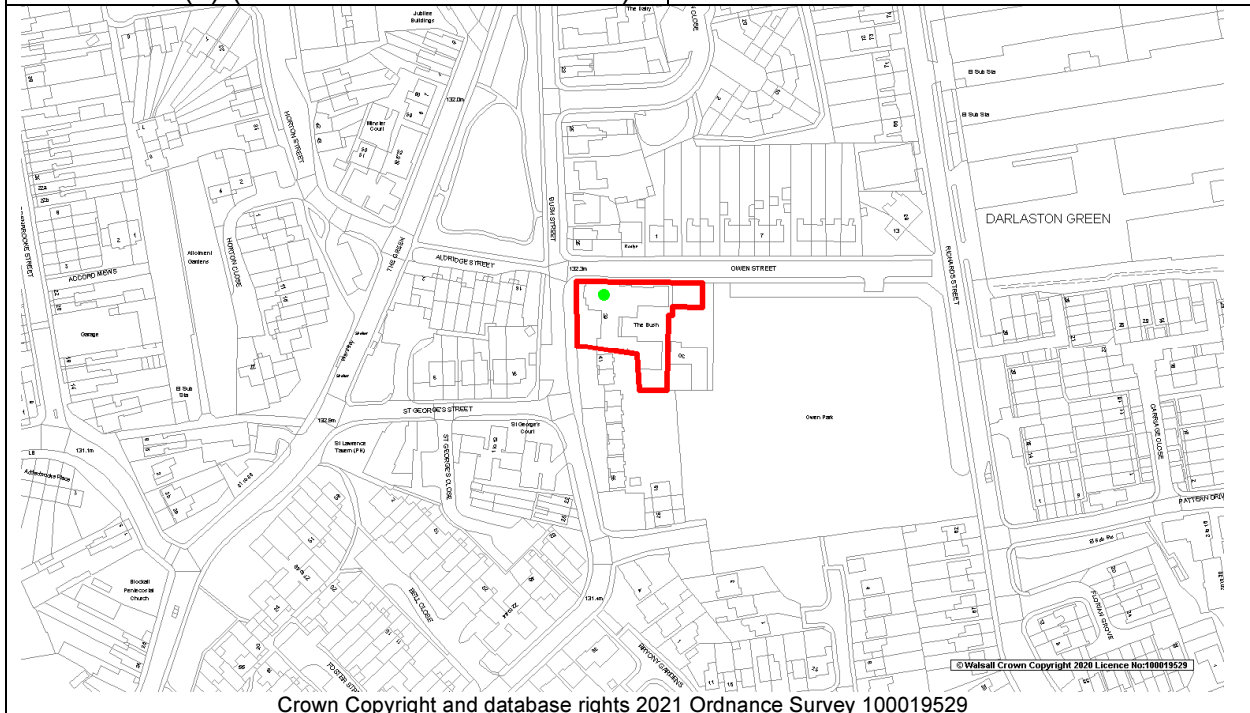
**Ward:** Bentley And Darlaston North

**Agent:** Mr Robert Smith

**Expired Date:** 15-Sep-2021

**Application Type:** Full Application: Minor Use Class E(e) (Medical or Health Services)

**Time Extension Expiry:**



## Recommendation

Planning Committee resolve to Delegate to the Head of Planning & Building Control to Grant Planning Permission Subject to Conditions and subject to

- The amendment and finalising of conditions;
- No further comments from a statutory consultee raising material planning considerations not previously addressed;

## Proposal

This application seeks to extend the Bush Rest Home which is an existing nursing home at 37-39 Bush Street, Darlaston to provide an additional two new bedrooms and extend the existing residents lounge at the rear. This is a re-submission of a previously approved extension where the permission was not implemented and has now lapsed (planning reference no. 17/0703).

The rest home has existing planning permission for a maximum of 44 residents this application would increase the number to 46.

The proposals comprise a 2 storey extension on the end of the existing wing which runs along Owen Street, it will measure;

- 4.5 metres wide by
- 6.9 metres deep
- set back from the main front elevation by 0.4 metres at first floor
- 5.8 metres high to the eaves (same as existing)
- 8.1 metres to the ridge (0.3 metres below the existing ridge)
- Rear facing windows would serve bathrooms

The rear lounge extension would measure;

- 5 metres deep by
- 3.9 metres wide
- being 3.3 metres high with a flat roof

The proposed rear lounge would be sited adjacent to the existing residents lounge and occupy part of the external open amenity space/landscaping.

An existing low level wall and railings would be removed fronting Owen Street and the existing dropped kerb extended. An existing external staircase would be enclosed within the building to the side and rear of the property.

Three off street parking spaces are shown on the submitted plans.

This application is supported by a Coal Mining Risk Assessment by Georisk dated 04/08/21.

## Site and Surroundings

The area currently forms part of the pedestrian access from Owen Street, bin storage and staff parking/delivery area. The main car parking is at the front on Bush Street. There would be a loss of one parking space as part of the proposal.

The application site sits on the corner of Bush Street and Owen Street. It is a nursing home within a predominantly residential area. The application site is a single and two storey complex of buildings set around a central courtyard. Owen Park is to the east of the site and Darlaston town centre is approximately 600 metres to the south.

30 Owen Street, a residential dormer bungalow, is directly behind the site (south) and is accessed from Owen Street adjacent to the car parking /refuse storage area. There would be a separation distance of 15 metres between the proposal and 30 Owen Street.

No's 3 and 4 Owen Street would face the proposal across a separation distance of 19 metres across the public highway.

## Relevant Planning History

BC37859P - Change of use to Rest Home, granted 14 April 1993

BC49414P - Change of use from D1 to C2-Rest Home, extensions and alterations, granted 5 November 1997.

06/0683/FL/W6 - Extensions and alterations to residential rest home. Granted 1st September, 2006

12/1082/MA – non-material amendment to planning permission 06/0683/FL/W6. Granted 15/10/12

12/1405/FL - Small extension to quiet lounge. Granted 12/12/12

17/0703 - 2 storey extension to form 2 new bedrooms, internal staircase and single storey extension to lounge space – GSC 13/7/17

17/1703 - Single and double storey extension to side of existing rest home – refused permission 22/2/18 on the following grounds;

- 1. The proposed extension along Owen Street, would have a detrimental impact on the amenities and visual outlook of the occupiers of no 30 Owen Street and existing and future residents of the home, whose outlook would be across the bin storage area.*
- 2. The cumulative impacts of the development, the increase in bedroom numbers, the reduction in on-site parking and the relocation of the refuse bin storage area which could introduce unnecessary conflicts between staff using the bins and staff/visitors vehicles manoeuvring in and out the parking spaces and by refuse collection operatives which is likely to result in refuse bins being permanently located at the back of highway or on the public footway for ease of access, or displace parking on street, will have severe transportation implications.*

Planning application no. 17/1703 included an additional single storey extension that occupied almost the entire rear parking area located in front of 30 Owen Street and was considered unacceptable. The current planning application being considered is the same as the previous planning approval reference no. 17/0703

## **Relevant Policies**

### **National Planning Policy Framework (NPPF)**

[www.gov.uk/guidance/national-planning-policy-framework](http://www.gov.uk/guidance/national-planning-policy-framework)

The NPPF sets out the Government's position on the role of the planning system in both plan-making and decision-taking. It states that the purpose of the planning system is to contribute to the achievement of sustainable development, in economic, social and environmental terms, and it emphasises a "*presumption in favour of sustainable development*".

**Key provisions** of the NPPF relevant in this case:

- **NPPF 2 – Achieving sustainable development**
- **NPPF 4 – Decision Making**
- **NPPF 8 – Promoting healthy and safe communities**
- **NPPF 9 – Promoting sustainable transport**
- **NPPF 11 – Making effective use of land**
- **NPPF 12 – Achieving well-designed places**

On **planning conditions**, the NPPF (para 56) says:

Planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects. Agreeing conditions early is beneficial to all parties involved. Conditions that are required to be discharged before development commences should be avoided unless there is a clear justification.

On **decision-making** the NPPF sets out the view that local planning authorities should approach decisions in a positive and creative way. They should use the full range of planning tools available and work proactively with applications to secure developments that will improve the economic, social and environmental conditions of the area. Pre-application engagement is encouraged.

### **Reducing Inequalities**

The Equality Act 2010 (the '2010 Act') sets out 9 protected characteristics which should be taken into account in all decision making. Of these protected characteristics, disability and age are perhaps where planning and development have the most impact.

In addition, the 2010 Act imposes a Public Sector Equality Duty "PSED" on public bodies to have due regard to the need to eliminate discrimination, harassment and victimisation, to advance equality and to foster good relations. This includes removing or minimising disadvantages, taking steps to meet needs and encouraging participation in public life.

Section 149(6) of the 2010 Act confirms that compliance with the duties may involve treating some people more favourably than others. The word favourably does not mean 'preferentially'. For example, where a difference in ground levels exists, it may be perfectly sensible to install some steps. However, this would discriminate against those unable to climb steps due to a protected characteristic. We therefore look upon those with a disability more favourably, in that we take into account their circumstances more than those of a person without such a protected characteristic and we think about a ramp instead. They are not treated preferentially, because the ramp does not give them an advantage; it merely puts them on a level playing field with someone without the protected characteristic. As such the decision makers should consider the needs of those with protected characteristics in each circumstance in order to ensure they are not disadvantaged by a scheme or proposal.

### **Development Plan**

[www.go.walsall.gov.uk/planning\\_policy](http://www.go.walsall.gov.uk/planning_policy)

### **Saved Policies of Walsall Unitary Development Plan**

- 3.13 to 3.15 Building Conservation & Archaeology
- GP2: Environmental Protection
- GP6: Disabled People
- ENV25: Archaeology
- ENV32: Design and Development Proposals
- ENV35: Appearance of Commercial Buildings
- S6: Meeting Local Needs
- H6: Nursing Homes and Rest Homes for the Elderly
- T7 - Car Parking
- T10: Accessibility Standards – General
- T11: Access for Pedestrians, Cyclists and Wheelchair users
- T12: Access by Public Transport (Bus, Rail, Metro and Ring and Ride)
- T13: Parking Provision for Cars, Cycles and Taxis

### **Black Country Core Strategy**

- CSP4: Place Making
- HOU5: Education and Health Care Facilities
- ENV2: Historic Character and Local Distinctiveness
- ENV3: Design Quality

### **Walsall Site Allocation Document 2019**

- HC3: Affordable Housing and Housing for People with Special Needs
- T2: Bus Services
- T4: The Highway Network
- T5: Highway Improvements

### **Supplementary Planning Documents**

### **Designing Walsall**

- DW2 Safe and Welcoming Places

- DW3 Character
- DW5 Ease of Movement
- DW6 Legibility
- DW8 Adaptability
- DW10 Well Designed Sustainable Buildings

## Consultation Replies

**Archaeology** – No objections

**Coal Authority** – No objections subject to the inclusion of planning conditions in respect of intrusive site investigations and the submission of a statement to confirm that the land has been made safe and stable for development.

**Community Safety Team** – No objections and recommend the applicant applies the principles of Secured by Design.

**Fire Officer** – No objections subject to compliance with Building Regulations/Approved Document B, Volume 2, Buildings other than Dwellings, 2019 edition incorporating 2020 amendments – for use in England. These can be included as an informative for the applicant.

**Local Highways Authority** – No objections subject to the inclusion of planning conditions in respect of refuse bin storage, the dropped kerb re-alignment and parking.

**Pollution Control** – No objections

## Representations

Objections from three neighbours have been received on the following grounds;

- Loss of light
- Increased traffic
- Lack of parking
- Noise from the industrial bins
- An eyesore
- Overlooking

## Determining Issues

- Principle of the Development
- Amenity of Nearby Residents
- Coal
- Parking, Access and Rubbish Storage

## Assessment of the Proposal

### Principle of Development

The principle of the use of this site has been long established and is in accordance with current planning policy considered to be an appropriate use within a residential area. The proposed extension and increase in the total number of bedrooms at this facility is supported and considered would allow the continued appropriate use of this property within this predominantly residential area.

The proposed two storey extension is considered would appear as a continuation of the existing built form in the street scene and would have a limited impact on the existing character of the area. The extensions design is considered would reflect the character of the existing building and the rear lounge extension will not result in an unacceptable loss of landscaping or garden space.

A safeguarding condition regarding the materials to be used in order that its appearance in the area and street scene is acceptable is proposed.

The principles of Secured by Design are recommended, if approved, and a condition can be included for the applicant.

In conclusion, the weight of policy and principles of sustainable development support development of this type in this location. The application is therefore supported in principle.

### Amenity of Nearby Residents

No 30 Owen Street sits to the south of the proposed development and its front facing habitable room windows face north. This orientation does limit the amount of light available to front north facing habitable room windows of no. 30, limiting the potential of overshadowing.

The proposed separation distance between habitable room windows of no. 30 and the proposed two storey extension of 15 metres would exceed the Council's minimum recommended separation distance of 13 metres as referred to in Appendix D of Designing Walsall SPD between habitable room windows and walls in excess of 3 metres by 2 metres.

Furthermore, the proposed two windows in the rear of the rest home extension will be obscure glazed (bathrooms) which contribute to protecting the existing amenities of no.30. As such and on balance it is considered there will be only be a limited additional impact on the amenities of no 30 above that which currently exists.

No. 3 and 4 Owen Street will face the extension across a public highway. The council's Designing Walsall SPD annex D does allow for shorter separation between habitable room windows when facing across a public highway as it is considered the impacts are lessened. The proposed new bedroom windows would be almost in line with existing rest home bedroom windows. It is considered there will be only be a limited additional impact on the amenities of no's 3 and 4 above that which currently exists.

The proposed extension will be constructed on the area that is currently used for refuse storage, this is currently exposed to the street scene and does not provide



adequate screening to nearby residential. This application provides an opportunity to improve this situation and require better screening to the area. This can be required by way of a planning condition requiring full details to be submitted.

Safeguarding conditions in respect of no additional windows and proposed windows to be obscure glazed to protect the amenity of neighbouring occupier are proposed.

## **Coal**

The application site falls within the defined Development High Risk Area. The Coal Authority records indicate that within the application site and surrounding area there are coal mining features and hazards which need to be considered in relation to the determination of this planning application, specifically likely historic unrecorded coal workings at shallow depth.

The Coal Authority notes that the applicant has obtained appropriate and up-to-date coal mining information for the proposed development site; including a Coal Mining Report, historical mapping, BGS geological mapping and borehole records. This information has been used to inform a Coal Mining Risk Assessment (4 August 2021, prepared by Georisk Management Ltd), which accompanies this planning application. Commentary on page 5 of the report recommends that intrusive sites investigations are undertaken in order to identify any necessary remedial measures.

The applicant should note that Permission is required from the Coal Authority Permit and Licensing Team before undertaking any activity, such as ground investigation and ground works, which may disturb coal property. This can be included as an informative note.

The Coal Authority have advised that wherever coal resources or coal mine features exist at shallow depth or at the surface, there is the potential for mine gases to exist. The Planning & Development team at the Coal Authority, in its role of statutory consultee in the planning process, only comments on gas issues if their data indicates that gas emissions have been recorded on the site. However, the absence of such a comment should not be interpreted to imply that there are no gas risks present. Whether or not specific emissions have been noted by the Coal Authority, local planning authorities should seek their own technical advice on. This can be included as an informative note.

It should be noted that where SUDs are proposed as part of the development scheme consideration will need to be given to the implications of this in relation to the stability and public safety risks posed by coal mining legacy. The developer should seek their own advice from a technically competent person to ensure that a proper assessment has been made of the potential interaction between hydrology, the proposed drainage system and ground stability, including the implications this may have for any mine workings which may be present beneath the site. This can be included as an informative note.

## **Parking, Access and Rubbish Storage**

The application proposes to extend the rest/care home by two additional bedrooms. In terms of UDP T13 parking policy the development requires 1 additional parking space. No additional parking is proposed, however there is parking on the frontage of the rest home off Bush Street and there is sufficient safe on street parking both in



Bush Street and Owen Street which would not have any detrimental impact on highway safety. On balance, it is considered that the development will not have severe transportation implications and is acceptable in accordance with NPPF para 104.

The proposed extension would displace the existing refuse bin storage area and an alternative area has not been identified by the planning submission. It is recommended that full details of the replacement bin storage area are submitted for approval by condition. If it involves the loss of a further parking space, then the applicant shall need to support this with a statement setting out the overall ratio of parking spaces to bedrooms so that the Highway Authority can make a full assessment with reference to the UDP T13 parking policy.

It is understood that the existing bins area is troublesome for residents with noise during use at unsocial hours and litter. This proposal may be an opportunity address some of these concerns if possible.

Safeguarding conditions are proposed requiring modifications to the existing vehicle footway crossing in Owen Street to be extended, the parking spaces marked out and details of the refuse and waste facilities in order that they do not impact further on car parking provision.

## **Conclusions and Reasons for Decision**

In weighing the material planning considerations, taking into account the local and national planning guidance and neighbour comments, it is considered the proposed extensions would reflect the design of the existing rest home and other properties around the area. The proposal is considered would have a limited additional impact on the character of the wider area and the amenity for neighbouring occupiers. The use of safeguarding conditions in respect of the materials, refuse storage and glazing to maintain its appearance will further ensure that the neighbours amenity is protected and that the 6 tests: necessary; relevant to planning and; to the development to be permitted; enforceable; precise and reasonable in all other respects within the national planning guidance are fully met.

This proposal is therefore considered to be acceptable and in accordance with local and national planning policies and guidance set out in this report.

Taking into account the above factors it is considered that the application should be recommended for approval. The economic and social benefits in this instance are considered would not have an unacceptable impact on the environment.

## **Positive and Proactive Working with the Applicant**

Officers have confirmed to the applicant's agent that the submitted details are acceptable and no further changes have been requested.

## Recommendation

Planning Committee resolve to Delegate to the Head of Planning & Building Control to Grant Planning Permission Subject to Conditions and subject to

- The amendment and finalising of conditions;
- No further comments from a statutory consultee raising material planning considerations not previously addressed;

## Conditions and Reasons

1: The development hereby permitted shall be begun not later than 3 years from the date of this permission.

Reason: To ensure the satisfactory commencement of the development in accordance with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2: This development shall not be carried out other than in conformity with the following approved plans: -

- Location and Block Plan, drawing no. 3571/3, dated May 2017, deposited 29/06/21
- Existing Plans and Elevations, drawing number 3571/1, dated May 2017, deposited 29/06/21
- Proposed Plans and Elevations, drawing no. 3571/2, dated May 2017, deposited 29/06/21
- Coal Mining Risk Assessment by Georisk, dated 04/08/21, deposited 06/09/21

Reason: To ensure that the development undertaken under this permission shall not be otherwise than in accordance with the terms of the application on the basis of which planning permission is granted, (except in so far as other conditions may so require).

3: a) Prior to commencement of the development hereby permitted until details of intrusive site investigations for past coal mining activity shall be undertaken, with a report setting out the findings and any monitoring, plus remedial works to take account of the findings shall be submitted in writing to and approved in writing by the Local Planning Authority

3: b) The development hereby permitted shall not be carried out otherwise than in accordance with the approved details and the approved details shall thereafter be retained for the lifetime of the development.

3c: Prior to the occupation of the development hereby permitted a signed statement or declaration prepared by a suitably competent person confirming that the site is, or has been made, safe and stable for the approved development shall be submitted in writing to and approved in writing by the Local Planning Authority. This document shall confirm the methods and findings of the intrusive site investigations and the completion of any remedial works and/or mitigation necessary to address the risks posed by past coal mining activity.

Reason: To ensure the safety and stability of the development, to safeguard the amenities of occupants and to comply with NPPF Paragraph 109 and saved policies GP2 and ENV14 of Walsall's Unitary Development Plan.

4: a) Prior to commencement of the development hereby permitted details of the proposed refuse and waste recycling facilities shall be submitted in writing to and approved in writing by the Local Planning Authority.

4: b) The development hereby permitted shall not be carried out otherwise than in accordance with the approved details and the approved details shall thereafter be retained for the lifetime of the development.

Reason: Reason: To define the permission and to safeguard the amenities of the occupiers of adjoining premises and to comply with saved policy GP2 of the Walsall Unitary Development Plan.

5: Prior to the occupation of the development hereby permitted the development existing shall not be carried out otherwise than in accordance with the Owen Street vehicle footway crossing shall be modified and extended to align with the three retained parking spaces. The modified crossing shall retain at least one full 900mm kerb height separation with the footway crossing to no.30 Owen Street. The modified crossing shall thereafter be retained for the lifetime of the development.

Reason: To ensure the satisfactory completion and operation of the access, in accordance with UDP Policy GP2, the Council's footway crossing procedure and in the interests of highway safety.

6: a) Prior to the occupation of the development hereby permitted the retained parking spaces of the Owen Street frontage shall not be carried out otherwise than in accordance with being clearly demarcated on the ground, the parking spaces shall thereafter be retained for the lifetime of the development and used for no other purpose.

Reason: To ensure the satisfactory completion and operation of the access, in accordance with UDP Policy GP2, the Council's footway crossing procedure and in the interests of highway safety.

7: Notwithstanding the details submitted of the development hereby permitted and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended), the rear bathroom windows facing towards 30 Owen Street, Darlaston shall be obscure glazed to Pilkington (or equivalent) privacy level 4 and there shall be no opening parts lower than 1.7 metres from the floor level of the rooms they serve and the windows shall thereafter be retained for the lifetime of the development.

Reason; to safeguard the amenities of the occupiers of adjoining premises and to comply with saved policy GP2 of the Walsall Unitary Development Plan.

8: Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, or succeeding Orders, no additional side or rear facing windows or doors, other than as shown on the deposited plans, shall be

installed in any part of this development.

Reason: To safeguard the amenities of the occupiers of adjoining premises and to comply with policy GP2 of Walsall's Unitary Development Plan.

9: The walls and roof of the development hereby permitted shall comprise facing materials that match, in size, colour and texture, those which are used in the existing building and the facing materials shall thereafter be retained for the lifetime of the development.

Reason: To ensure the satisfactory appearance of the development and to comply with saved policies GP2 and ENV32 of the Walsall Unitary Development Plan.

10. Notwithstanding the information shown on submitted plans, the development hereby permitted shall not be constructed otherwise than to meet the following minimum security measures and the installed security measures shall thereafter be retained for the lifetime of the development;

- i. All ground floor windows and all accessible windows on other floors shall have at least one pane of 6.4mm laminated glass. This includes French doors and patio doors.
- ii. PAS 24:2012 doors should be on all external entrance and exit doors.
- iii. A minimum standard of TS-007 3 star rated cylinders with Secure By Design and Sold Secure Diamond standard certification should be used on all door locks.
- iv. Where thumb turn locks are to be installed these should be those that cannot be 'by passed' such as the ASB Thumb turn 3 star cylinders or the Ultion Locks.
- v. No Lead or metal shall be used on the ground floor
- vi. Where plants / shrubs are to be used in front of windows or around parking spaces the plants should be such that they grow to no more than 1m in height when mature.

Reason: To ensure the safety and security of the development and its occupiers in compliance with saved policy ENV32 of Walsall's Unitary Development Plan.

## **Notes for Applicant**

### **The Coal Authority**

Under the Coal Industry Act 1994 any intrusive activities, including initial site investigation boreholes, and/or any subsequent treatment of coal mine workings/coal mine entries for ground stability purposes require the prior written permission of The Coal Authority, since such activities can have serious public health and safety implications. Failure to obtain permission will result in trespass, with the potential for court action. In the event that you are proposing to undertake such work in the Forest of Dean local authority area our permission may not be required; it is recommended that you check with us prior to commencing any works. Application forms for Coal Authority permission and further guidance can be obtained from The Coal Authority's website at:

<https://www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property>

The intrusive site investigations should be designed and undertaken by competent persons and should be appropriate to assess the ground conditions on the site in order to establish the coal-mining legacy present and the risks it may pose to the development and inform any remedial works and/or mitigation measures that may be necessary.

Mine Gas - The Coal Authority have advised that wherever coal resources or coal mine features exist at shallow depth or at the surface, there is the potential for mine gases to exist. The Planning & Development team at the Coal Authority, in its role of statutory consultee in the planning process, only comments on gas issues if their data indicates that gas emissions have been recorded on the site. However, the absence of such a comment should not be interpreted to imply that there are no gas risks present. Whether or not specific emissions have been noted by the Coal Authority, local planning authorities should seek their own technical advice on

It should be noted that where SUDs are proposed as part of the development scheme consideration will need to be given to the implications of this in relation to the stability and public safety risks posed by coal mining legacy. The developer should seek their own advice from a technically competent person to ensure that a proper assessment has been made of the potential interaction between hydrology, the proposed drainage system and ground stability, including the implications this may have for any mine workings which may be present beneath the site. This can be included as an informative note.

The applicant should note that Permission is required from the Coal Authority Permit and Licensing Team before undertaking any activity, such as ground investigation and ground works, which may disturb coal property. Please note that any comments that the Coal Authority may have made in a Planning context are without prejudice to the outcomes of a Permit application.

### **Fire Officer**

Comments on the internal layout will be made at the Building Regulation application stage. This Authority notes the use of the Health Technical Memorandum documents in relation to this application, they give comprehensive advice and guidance on the design, installation and operation of specialised building and engineering technology used in the delivery of healthcare. This includes Health Technical Memorandum 05-01: Managing healthcare fire safety, 05-02: Fire-code Guidance in support of functional provisions (Fire safety in the design of healthcare premises) & 05-03: Parts A to M.

### **Approved Document B, Volume 2, Buildings other than Dwellings, 2019 edition incorporating 2020 amendments – for use in England**

Requirement B5: Access and facilities for the fire service

These sections deal with the following requirement from Part B of Schedule 1 to the Building Regulations 2010.

#### **Requirement**

Limits on application Access and facilities for the fire service B5.

- (1) The building shall be designed and constructed so as to provide reasonable facilities to assist fire fighters in the protection of life.
- (2) Reasonable provision shall be made within the site of the building to enable fire appliances to gain access to the building.

## **Intention**

Provisions covering access and facilities for the fire service are to safeguard the health and safety of people in and around the building. Their extent depends on the size and use of the building. Most firefighting is carried out within the building. In the Secretary of State's view, requirement B5 is met by achieving all of the following.

- a. External access enabling fire appliances to be used near the building.
- b. Access into and within the building for firefighting personnel to both:
  - i. search for and rescue people
  - ii. fight fire.
- c. Provision for internal fire facilities for firefighters to complete their tasks.
- d. Ventilation of heat and smoke from a fire in a basement.

If an alternative approach is taken to providing the means of escape, outside the scope of this approved document, additional provisions for firefighting access may be required. Where deviating from the general guidance, it is advisable to seek advice from the fire and rescue service as early as possible (even if there is no statutory duty to consult)

## **Section 15: Vehicle access**

### **Buildings not fitted with fire mains**

15.1 For small buildings (up to 2000m<sup>2</sup>, with a top occupied storey that is a maximum of 11m above ground level), vehicle access for a pump appliance should be provided to whichever is the less onerous of the following.

- a. 15% of the perimeter.
- b. Within 45m of every point of the footprint of the building (see Diagram 15.1).

15.2 For all other buildings, provide vehicle access in accordance with Table 15.1.

15.3 Every elevation to which vehicle access is provided should have a door, a minimum of 750mm wide, to give access into the building. The maximum distance between doors, or between a door and the end of the elevation, is 60m (e.g. a 150m elevation would need a minimum of two doors)

### **Buildings fitted with fire mains**

15.4 For buildings fitted with dry fire mains, both of the following apply.

- a. 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.
- b. The fire main inlet connection point should be visible from the parking position of the appliance, and satisfy paragraph 16.10.

15.5 For buildings fitted with wet fire mains, access for a pumping appliance should comply with both of the following.

- a. Within 18m, and within sight of, an entrance giving access to the fire main.
- b. Within sight of the inlet to replenish the suction tank for the fire main in an emergency.

15.6 Where fire mains are provided in buildings for which Sections 16 and 17 make no provision, vehicle access may be as described in paragraphs 15.4 and 15.5, rather than Table 15.1.

### **Design of access routes and hard-standings**

15.7 Access routes and hard-standings should comply with the guidance in Table 15.2. Requirements can only apply to the site of the works. It may not be reasonable to upgrade the route across a site to a small building. The building control body, in consultation with the fire and rescue service, should consider options from doing no work to upgrading certain features, such as sharp bends.

15.8 Where access to an elevation is provided in accordance with Table 15.1, the following requirements should be met, depending on the building height. a. Buildings up to 11m, excluding small buildings (paragraph 15.1): pump appliance access should be provided adjacent to the building for the specified percentage of the total



perimeter. b. Buildings over 11m: access routes should comply with the guidance in Diagram 15.2.

15.9 Where access is provided for high reach appliances in accordance with Table 15.1, overhead obstructions (such as cables and branches) should be avoided in the zone shown in Diagram 15.2.

15.10 Dead-end access routes longer than 20m require turning facilities, as in Diagram 15.3. Turning facilities should comply with the guidance in Table 15.2.

### **Overall**

Access routes should have a minimum width of 3.7m between kerbs, noting that **WMFS appliances require a minimum height clearance of 4.1m and a minimum carrying capacity of 15 tonnes** (ADB Vol 2, Table 15.2)

## **Section 16: Fire mains and hydrants**

### **Provision of fire mains**

16.2 Buildings with firefighting shafts should have fire mains in both of the following.

a. The firefighting shafts.

b. Where necessary, in protected escape stairs. The criteria for providing firefighting shafts and fire mains are given in Section 17.

16.3 Buildings without firefighting shafts should be provided with fire mains where fire service vehicle access is not provided in accordance with Table 15.1. In these cases, outlets from fire mains should be located as described in paragraph

16.4, with a maximum hose distance of 45m from the fire main outlet to the furthest point, measured on a route suitable for laying a hose. Stairs do not need to be designed as firefighting shafts.

### **Provision of private hydrants**

16.8 A building requires additional fire hydrants if both of the following apply.

a. It has a compartment with an area more than 280m<sup>2</sup>.

b. It is being erected more than 100m from an existing fire hydrant.

16.9 If additional hydrants are required, these should be provided in accordance with the following.

a. For buildings provided with fire mains – within 90m of dry fire main inlets.

b. For buildings not provided with fire mains – hydrants should be both of the following.

i. Within 90m of an entrance to the building.

ii. A maximum of 90m apart.

16.10 Each fire hydrant should be clearly indicated by a plate, fixed nearby in a conspicuous position, in accordance with BS 3251. 16.11 Guidance on aspects of provision and siting of private fire hydrants is given in BS 9990.

### **Water Supplies**

Water supplies for firefighting should be in accordance with ADB Vol 2, Sec 16 and National Guidance Document on the Provision for Fire Fighting published by Local Government Association and WaterUK:

<https://www.water.org.uk/wp-content/uploads/2018/11/national-guidance-document-on-water-for-ffg-final.pdf>

For further information please contact the WMFS Water Office at the address given above or by email on [Water.Officer@wmfs.net](mailto:Water.Officer@wmfs.net)

## **Section 17: Access to buildings for firefighting personnel**

### **Provision of firefighting shafts**

17.2 A building with a storey more than 18m above the fire and rescue service vehicle access level should have one or more firefighting shafts containing a firefighting lift.

The number and location of firefighting shafts should comply with paragraphs 17.4 to 17.7. Firefighting shafts are not required to serve a basement that is not large or deep enough to need one (see paragraph 17.3 and Diagram 17.2).

17.3 A building with basement storeys should have firefighting shafts in accordance with the following.

a. There is a basement more than 10m below the fire and rescue service vehicle access level. The firefighting shafts should contain firefighting lifts.

b. There are two or more basement storeys, each with a minimum area of 900m<sup>2</sup>. The firefighting shafts do not need to include firefighting lifts.

The building's height and size determine whether firefighting shafts also serve upper storeys.

17.8 In any building, the hose laying distance should meet all of the following conditions.

a. A maximum of 60m from the fire main outlet in a firefighting shaft (see Diagram 17.3).

b. Additionally, where sprinklers have not been provided in accordance with Appendix E, the hose laying distance should be a maximum of 45m from a fire main outlet in a protected shaft (although this does not imply that the protected shaft needs to be designed as a firefighting shaft (see Diagram 17.3)

The approval of Building Control will be required to Part B of the Building Regulations 2010

Early liaison should be held with this Authority in relation to fixed firefighting facilities, early fire suppression and access (ADB Vol 2, Section 8)

The external access provisions for a building should be planned to complement the internal access requirements for a fire attack plan. (CIBSE Guide E, Fire Safety Engineering 2010, p. 13-14)

### **Local Highway Authority**

The Owen Street vehicle footway shall be installed in accordance with the Council's footway crossing specification SD11/8 dated January 2008 and to the satisfaction of the Highway Authority. All works within the public highway shall be in accordance with all statutory requirements.

The attention of the applicant is drawn to the need to keep the highway free from any mud or other material emanating from the application site of any works pertaining thereto.

The applicant will be expected to obtain the necessary Road Opening Permit from the Highway Authority for the modification works of the dropped kerb footway crossing works within the public highway. For further information, please contact the Traffic Management Team on 01922 654675.

### **Police**

Secure by Design principles are recommended;

<http://www.securedbydesign.com/pdfs/SBDNewHomes2014.pdf>

**END OF OFFICERS REPORT**