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Greenway Junior School

Discharge of Planning Condition No. 6 – Fire and Rescue

This letter has been prepared on behalf of the Applicant (Morgan Sindall Ltd.) by PartB Group Ltd ('PartB'), acting as Fire Consultant for the above referenced scheme, in support of the discharge of Planning Condition no. 6 relating to fire and rescue access.

Planning Condition no. 6 is as follows:

'No development shall commence until it has been demonstrated to the satisfaction of WSCC Fire and Rescue Service that a fire appliance can gain access to within 15% of the perimeter or within 45m of the footprint of the new building in accordance with approved document - B (AD-B) Volume 1 - 2019 edition B5: section 15. Access should also comply with the requirements of B8100 - Design for fire safety in schools, section 8.3. The development shall thereafter be carried out in accordance with the agreed details.'

PartB assumes that the reference to 'B8100' within the above planning condition is a typographical error and that the intended reference is BB100¹.

Fire and Rescue Service access to the site will be provided via the existing public highway, Greenway. This route will serve as the primary means of access for fire appliances to the new school building.

All new vehicle access routes and hardstandings proposed as part of the development will be designed to meet the relevant criteria for fire appliance access, as set out in Figure 1, where they are intended to be used by a fire (pump) appliance.

1 Building Bulletin (BB) 100: *Design for Fire Safety in Schools* [2007]

Table 19 Typical Fire and Rescue Service vehicle access route specification					
Appliance type	Minimum width of road between kerbs (m)	Minimum width of gateways (m)	Minimum turning circle between kerbs (m)	Minimum turning circle between walls (m)	Minimum carrying capacity (tonnes)
Pump	3.7	3.1	16.8	19.2	12.5

Figure 1: Fire and Rescue Service Vehicle Access Route Specification (Source: Table 19 of BB100)

In accordance with BB100, as the dead-end access route to the new school building exceeds 20 metres in length, suitable turning facilities will be provided.

A swept path analysis for a fire appliance has been undertaken for the consented scheme by Paul Basham Associates Ltd (PBA Drawing No. 237.0005-0002). This analysis demonstrates that the access route from Greenway to the new school building is suitable for a fire appliance and incorporates appropriate turning facilities to enable access and egress.

Section 8.3 of BB100 pertains to fire appliance vehicle access, with Paragraph 8.3.2.2 stating vehicle access to buildings that do not have fire mains should be provided in accordance with the guidance replicated in Figure 2.

Table 18 Fire and Rescue Service vehicle access to school buildings not fitted with fire mains			
Total floor area ⁽¹⁾ of building m ²	Height of floor of top storey above ground	Provide vehicle access ⁽²⁾⁽⁴⁾ to:	Type of Appliance
up to 2,000	Up to 11	See Note ⁽³⁾	Pump
	Over 11	15% of perimeter ⁽⁵⁾	High reach
2,000-8,000	Up to 11	15% of perimeter ⁽⁵⁾	Pump
	Over 11	50% of perimeter ⁽⁵⁾	High reach

Figure 2: Fire and Rescue Service Access Requirements (Source: Table 18 of BB100)

The total aggregate gross internal floor area of both levels of the new building will be approximately 2,292 m² and the top storey floor height will be less than 11 metres above ground. In accordance with Table 8 of BB100, fire appliance access should therefore be provided to a minimum of 15% of the building perimeter. This recommendation is consistent with equivalent guidance in Approved Document B, and the following text in the planning condition 'that a fire appliance can gain access to within 15% of the perimeter or within 45m of the footprint of the new building.'

A review of the proposed site layout and access arrangements confirms that fire appliance access has been designed in accordance with the relevant guidance in BB100. The submitted drawing (ref: SRP1029-LLB-00-EX-D-L-0008) demonstrates that fire appliance access will be available to at least 15% of the new building perimeter, thereby satisfying the requirements of the planning condition.

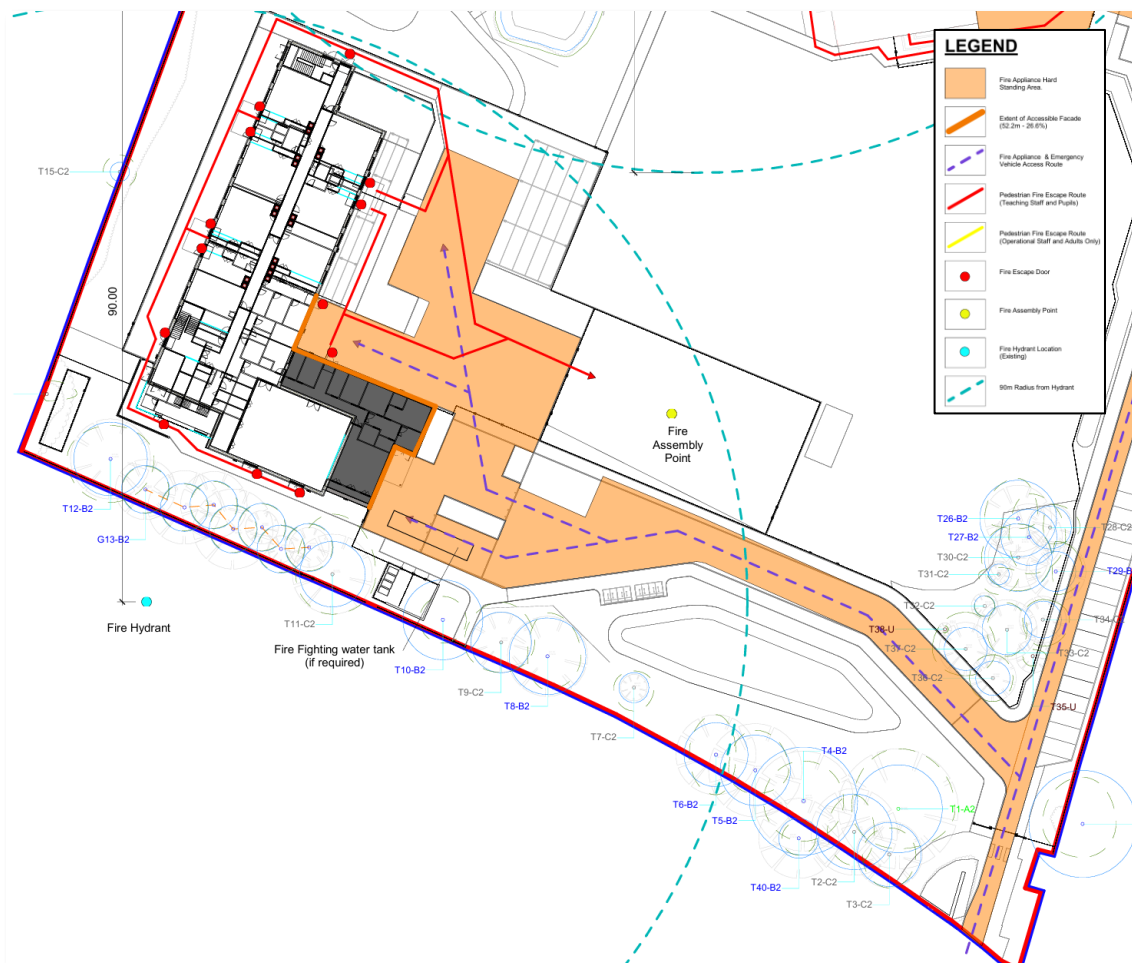


Figure 3: External Fire Strategy Plan (Source: Lloydbore)

An outline fire strategy report² for the proposed school building has also been prepared by PartB to support design development. This document will continue to be developed in due course as part of the detailed design process and will form part of the future Building Regulations application. The fire appliance access strategy described above is consistent with the approach set out within the fire strategy.

On this basis, PartB are of the opinion that the intent of Planning Condition no. 6 has been addressed and that the requirement can be considered satisfactorily discharged.

2 PartB – Greenway Junior School Fire Strategy Report – Rev P01 (doc ref: SRP1029-PBL-ZZ-ZZ-T-K-3000)

Revision Record

Rev.	Date	Document Type or Description of Change	Author Name & Qualifications	Reviewed Name & Qualifications	Authorised Name & Qualifications
00	24/04/2026	00 - Draft	Jonathan Jordan BEng (Hons) MSc MIFireE	Tom Mason BSc (Hons) MSc AIFireE	Tom Mason BSc (Hons) MSc AIFireE
01	30/04/2026	01 – Formal Issue	Jonathan Jordan BEng (Hons) MSc MIFireE	Tom Mason BSc (Hons) MSc AIFireE	Tom Mason BSc (Hons) MSc AIFireE