RE: DISC/24/0174 Greenway Academy Greenway – Amanda Wilkes 29/07/2024

I have received the following request from m the WSCC Fire and Rescue Service. Please provide additional information within the next 7 working days in order to allow re consultation with this service.

Please provide *'more information to establish if all the requirements of Approved Document B (AD-B) Volume 2: B5 section 15 and Building Bulletin 100: Fire Safety Design for Schools Section 23 & 24, (which requires pretty much the same), have been met My first report wrongly quoted section 8.3 of BB100 which was incorrect and misleading.*

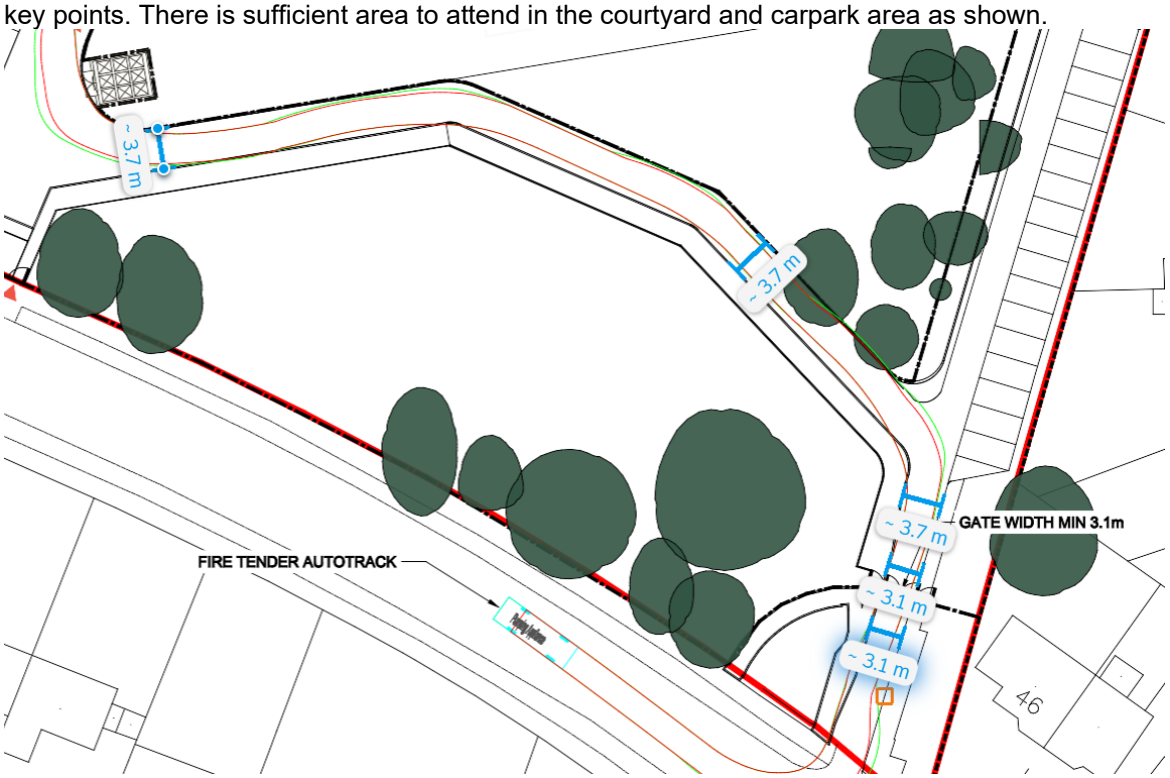
The main access route shown on the fire appliance access strategy shows the entrance gateway has a clearance of 3.1m and a gateway into a hard informal & social courtyard clearance of 3.1m, but there is no information provided regarding the access route, we need clarification the road width meets with AD-B Volume 2 section 15 Table 15.2 & BB100 Table 19, to ensure a fire appliance can gain access. Both documents require 3.1m through any gateway or narrowing and 3.7m width of road or track between kerbs or road edge. Is there sufficient operating area adjacent to the school to operate the fire appliance when attending an incident, particularly as there are car parking spaces in this area.

If a fire appliance can gain access to the courtyard area, then the access requirement will be met, i.e., 15% of the perimeter of the building or 45m of every point of the footprint of the building, whichever is less onerous. Not clear if the courtyard and fire appliance are to scale and the fire appliance can gain access further into the courtyard area, and have the ability to turn and make their exit from the courtyard in a forward direction.

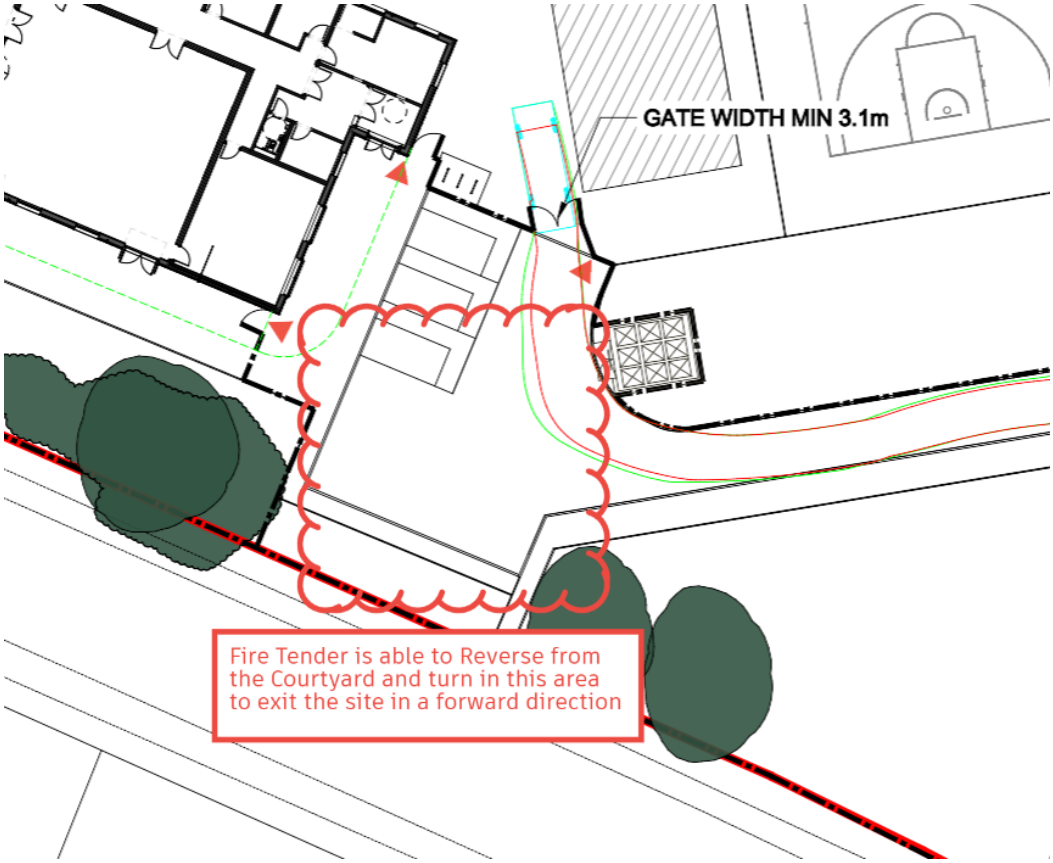
All areas a fire appliance is required to access, need to be capable of supporting 18 Tonne axial weight of a fire appliance, the fire appliance access strategy does not give any information what the access road is made of. AD-B and BB100 requires a minimum carrying capacity of any carriageway is designed to a minimum 12.5 Tonnes; a fire appliance weighs 18 Tonnes, but the weight is distributed over several axles, so 12.5 Tonne should support the weight of the fire appliance..'

Response

The access route for the road width is a suitable width of 3.7m narrowing to 3.1m for the existing entrance gate the attached markup drawing denotes this on the plan with marked measurements at key points. There is sufficient area to attend in the courtyard and carpark area as shown.



A fire appliance can gain access to the courtyard area meeting access requirement. The vehicle tracking drawing is scaled appropriately for the appliance. Whilst the fire appliance is unable to exit the courtyard area in a forward direction it is able to reverse from the area and turn in the carpark area, exiting the site in a forward direction.



The carpark, road and courtyard areas the fire tender is required to access are all suitable for the required access and have a suitable ground make up to support the vehicle. The above comment is agreed and supported.