



Essex County
Fire & Rescue Service

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Our Ref: CAS-639040
Your Ref: EPF/0542/20
Date: 28th April 2020

Dear Sir

Town and Country Planning Act 1990
The Essex Act 1987

Re: Rear of 165 High Road Loughton Essex IG10 4LF

I refer to your correspondence and consultation regarding the application for the revisions to Building 2 rear building (Approved under EPF/2600/14) to include penthouse as allowed under appeal; as a result the submission has been considered and the following observations are made:

Access

Access for Fire Service purposes has been considered in accordance with the Essex Act 1987 - Section 13 and the Building Regulations 2010.

The proposal does not affect fire service access to existing premises in the vicinity and therefore in compliance with Section 13 (1)(b) of the Act.

Following consultation under the Building Regulations 2010 during January 2020 regarding the proposal confirmation on Fire Service vehicular access to the proposed development was sought to ensure compliance with Section B5 Approved Document "B" Fire Safety Volume 1.

Subject to the above conditions being confirmed / maintained the Essex Police, Fire and Crime Commissioner Fire and Rescue Authority has no objection to the application.

Water Supplies

Statutory fire hydrant(s) are located in the vicinity of this development. The extent of the development is such that no additional arrangements with regards water supplies for fire-fighting purposes are required.

Sprinkler Systems

There is clear evidence that the installation of Automatic Water Suppression Systems (AWSS) can be effective in the rapid suppression of fires. Essex County Fire & Rescue Service (ECFRS) therefore uses every occasion to urge building owners and developers to consider the installation of AWSS. ECFRS are ideally placed to promote a better understanding of how fire protection measures can reduce the risk to life, business continuity and limit the impact of fire on the environment and to the local economy.

Even where not required under Building Regulations guidance, ECFRS would strongly recommend a risk based approach to the inclusion of AWSS, which can substantially reduce the risk to life and of property loss. We also encourage developers to use them to allow design freedoms, where it can be demonstrated that there is an equivalent level of safety and that the functional requirements of the Regulations are met.”

Yours faithfully



G. Owles
Technical Fire Safety
South West Area Command