



HAMPSHIRE  
**FIRE AND  
RESCUE  
SERVICE**

Premier Guarantee Surveyors  
2 Shore Lines Building  
Shore Road  
Birkenhead  
Wirral  
CH41 1AU

Hampshire Fire and Rescue Service  
Business Fire Safety  
Southsea Fire Station  
Somers Road  
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PO5 4LU

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Date: 15 May 2014

Enquiries To: [REDACTED]

My Reference: F6/AH/00823689

Your Reference: PG000041176

Dear Sir

**Building (Approved Inspectors Etc) Regulations 2010**  
**New Development Off Brislands Lane, Four Marks, Alton, GU34 5AD**

The plans/disc deposited do not show sufficient details of the fire safety measures to enable my inspector to comment on compliance with the Fire Safety Order. Please forward revised plans incorporating all necessary fire safety information, demonstrating compliance with Part B of the Approved Document, to allow a comprehensive assessment of the proposals to be made.

The additional details that are required, are:

1. Please forward scaled hard copy site plans showing all roadways to demonstrate that access for fire appliances comply with Part B5, Approved Document B of the Building Regulations. The residential houses should comply with the guidance contained in part B5 section 11 in Volume 1, Dwelling Houses. Apartments should comply with the guidance in part B5 section 16 and 17 in Volume 2, Buildings other than Dwelling Houses.
2. Please confirm that all roadways required for access for fire appliances will be capable of supporting the weight of a 12.5 tonne vehicle.
3. Full plans should be provided in respect to the apartments in order to assess access and the means of escape arrangements/ fire safety measures for the common areas.

**Fire and Rescue Services Act 2004**

The following recommendations are considered to be best practice and do not form part of any current legal requirement of this Authority.

Continued

High reach appliances currently operated by Hampshire Fire and Rescue Service exceed the maximum requirements given in section 17 of the approved document B. When considering high rise buildings these variations should be considered as additions and incorporated as follows.

Structures such as bridges, which a high reach appliance may need to cross should have a minimum carrying capacity of 26 tonnes.

Where the operation of a high reach vehicle is envisaged, a road or hard standing is required to be 6m wide. In addition, the road or hard standing needs to be positioned so that its nearer edge is not less than 3m from the face of the building.

## **Fire Protection**

Hampshire Fire & Rescue Service (HFRS) would strongly recommend that consideration be given to include the installation of Automatic Water Suppression Systems (AWSS) as part of a total fire protection package to:

- Protect life;
- Protect property, heritage, the environment and the climate;
- Help promote and sustain business continuity;
- Permit design freedoms and encourage innovative, inclusive and sustainable architecture.
- The use of AWSS can add significant benefit to the structural protection of buildings from damage by fire.

HFRS are fully committed to promoting Fire Protection Systems for both business and domestic premises. Support is offered to assist **all** in achieving a reduction of loss of life and the impact of fire on the wider community.

## **Timber Framed Buildings**

These types of buildings are particularly vulnerable to severe fire damage and fire spread during the construction phase.

The UK Timber Frame Association publication '16 Steps to Fire Safety on Timber Frame Construction Sites' provides guidance on this issue and is available from:

<http://www.ttf.co.uk/Document/Default.aspx?DocumentUid=E588E0CB-0873-4038-BF4A-B8F83681CB7F>

This guidance should be read in conjunction with the 'Joint Code of Practice on the Protection from Fire of Construction Sites and Buildings Undergoing Renovation', published by the Construction Confederation and The Fire Protection Association (Sixth Edition, ISBN 1-902790-33-2)

Copies of the 'Joint Codes of Practice' and useful sister publication, 'Construction Site Fire Prevention Checklist' (Second edition, ISBN 1-902790-32-4), are available for purchase from the FPA ([www.thefpa.co.uk](http://www.thefpa.co.uk) <[https://www.thefpa.co.uk/fpa\\_home/](https://www.thefpa.co.uk/fpa_home/)> ) and from Construction Industry Press

([Publications for Construction Professionals and Builders | CIP Books <http://www.cip-books.com/>](http://www.cip-books.com/))

The premises will be inspected in due course in accordance with Hampshire Fire and Rescue Service risk-based inspection programme.

Any queries concerning these matters may be directed to the inspector named above but all correspondence should be addressed to me.

**Please quote our reference number on all correspondence.**

Yours faithfully

A large black rectangular box redacting the signature of the Chief Officer.

for Chief Officer