



HAMPSHIRE
**FIRE AND
RESCUE
SERVICE**

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Date: 18 June 2014

Enquiries To: [REDACTED]

My Reference: F6/SE/00823689

Your Reference: PG000041176

Dear Sir/Madam

**Building Regulations 2010
Building (Approved Inspectors Etc.) Regulations 2010
Response to Application Number: PG000041176
Residential Development, Off Brislands Lane, Four Marks, Hampshire**

These comments are made in connection with the Regulatory Reform (Fire Safety) Order 2005 (the Fire Safety Order) and form part of the Building Regulations application. The comments relate to drawings submitted for Building Regulation approval.

Responsibility for ensuring that a building is provided with appropriate fire safety arrangements rests with the responsible person once the building is occupied. It is essential therefore that, when occupying new buildings, existing buildings that have had building works completed, and when contemplating alterations or extensions to existing buildings, the responsible person ensures that a fire risk assessment has been carried out.

The responsible person should ensure that the fire safety arrangements in place are adequate and comply fully with the requirements of the Fire Safety Order.

Compliance with the Building Regulations 2010, in respect of means of warning and escape in case of fire, will normally ensure compliance with the requirements of the Fire Safety Order enforced by this Authority however, the responsible person is advised to carry out a fire risk assessment of the proposals at this stage, to identify any risks that might require remedial measures when the premises is occupied, as a result of the nature of the occupancy and/or processes carried on there. Any such measures that are identified should be incorporated into the current design.

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Your attention is drawn to the series of publications produced by the Department for Communities and Local Government (CLG), which provides information for the responsible person about the Fire Safety Order. These publications are available from the CLG website:

<https://www.gov.uk/workplace-fire-safety-your-responsibilities/who-is-responsible>

Compliance with the Regulatory Reform (Fire Safety) Order 2005

Flats :

All construction and doors protecting the mean of escape in case of fire should be fire resisting. All such walls or screens should extend through any ceiling void and be sealed to the true soffit over, to an imperforate standard.

In this report all references to fire resisting means to a thirty minute standard in accordance with the relevant parts of British Standard 476 unless otherwise stated.

All references to fire doors, unless otherwise stated, means a thirty minute integrity when tested in accordance with British Standard 476: Parts 20 and 22. The doors should be able to resist the passage of smoke at ambient temperatures when tested in accordance with British Standard 476: Parts 20 and 22 and be fitted with intumescent strips and cold smoke seals. The doors should be positively self-closing. Further guidance can be obtained from British Standard 8214: 1990.

Cupboards, stores etc. within single stair escape routes are not recommended as these areas should be sterile containing no potential fire hazard.

Any automatic fire detection within the common areas, stair enclosure etc. should only be linked to automatic ventilation, not the individual flats and should have no sounders or warning devices.

Emergency lighting in accordance with current BS5226 specifications should be installed to cover the common means of escape routes.

Fire and Rescue Services Act 2004

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

Access and Facilities for the Fire Service

Access roads should be provided to comply with Section 16 of Approved Document B to the Building Regulations.

There should be vehicle access for a pump appliance to blocks of flats to within 45 metres of all points within each dwelling.

It should be ensured that drainage and other services do not run beneath pinch points. Should they do so, and maintenance becomes necessary, the Fire and Rescue Authority will not accept any responsibility for undue delay in initiating firefighting and rescue operations thereby caused.

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For a development of this size an alternative entrance/exit for fire fighting appliances is recommended. This could be a suitably secure or appropriate bollarded entrance way available for emergency services only.

Water Supplies

It appears that additional water supplies for firefighting may be necessary. You should contact the Property Services Manager, Hampshire Fire and Rescue Service Headquarters, Leigh Road, Eastleigh, SO50 9SJ to discuss your proposals.

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.

Fire fighting and the Environment

Should a serious unsuppressed fire occur on the premises, the water environment may become polluted with 'fire water run-off' that may include foam. The Fire Service will liaise with the Environment Agency at any incident where they are in attendance and under certain circumstances, where there is a serious risk to the environment, a 'controlled burn' may take place. This of course could lead to the total loss of the building and its contents. Premises occupiers have a duty to prevent and mitigate damage to the water environment from 'fire water run off' and other spillages.

Further guidance on preventing pollution can be found in the following environment Agency publications:

- Managing Fire Water and Major Spillages: PPG18
- Pollution Incident Response Planning: PPG21
- Controlled Burn: PPG28

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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)

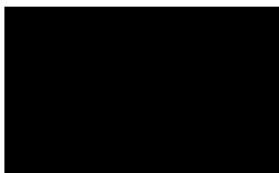
Copies of the 'Joint Codes of Practice' and useful sister publication, 'Construction Site Fire Prevention Checklist' (Second edition, ISBN 1-902790-32-4), are available for purchase from the FPA (www.thefpa.co.uk) and from Construction Industry Press ([Publications for Construction Professionals and Builders | CIP Books](#))

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.

Please send all future correspondence to the address at the top of this letter.

Yours faithfully



for Chief Officer