



**HAMPSHIRE
FIRE AND
RESCUE
SERVICE**

[Redacted]

Hampshire Fire and Rescue Service
Service Delivery (Community Safety Delivery)
Protection Department
Southsea Fire Station
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Southsea
Hampshire
PO5 4LU

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Date: 5 March 2013

Enquiries To: [Redacted]

My Reference: F6/AH/SHO/00823689

Extension:

Your Reference: 00591/2013/HQ

Dear Sir

Building (Approved Inspectors Etc) Regulations 2010

Initial Notice Number: 50612881

**110 New Residential Dwellings and 10 Non Exempt Ancillary Buildings, Greenways,
Brislands Lane, Four Marks, Alton, GU34 5AD**

Compliance with the Regulatory Reform (Fire Safety) Order 2005

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 drawing numbers 212413/4 and 212433/1 Rev B submitted for Building Regulation approval.

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.

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.

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:

<http://www.communities.gov.uk/fire/firesafety/>

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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.

The plans 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 clear 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.
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. I note that additional consultation will be made in respect to the flats and other mixed use buildings, full plans will be required in order to assess access and other fire safety measures.
4. I would bring to your attention at this time that access for fire appliances for unit 80 may need to be improved.

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.

Best practice advice

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; and
- 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.

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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.

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.

Yours faithfully

[Redacted]

for Chief Officer

Hampshire Fire and Rescue Service

Response to Initial Notice No: 50612881

Name and Address of Premises:

Greenways
Brislands Lane
Four Marks
Alton
GU34 5AD

Building Control Authority / Approved Inspector:

[Redacted]

Inspecting Officer:

[Redacted]

Date of Consultation:

5 March 2013

Observations under The Building Regulations 2010

The following observations relate to drawing numbers 212413/4 and 212433/1 Rev B.

Part B5: Access and Facilities for the Fire Service

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