DORSET & WILTSHIRE FIRE AND RESCUE

**Dorset & Wiltshire Fire and Rescue Service**
Five Rivers Community Health & Wellbeing Centre,
Hulse Road, Salisbury, Wiltshire SP1 3NR

Development Management
Wiltshire Council

*By Email*

Case Officer: Lynda King

Direct Line: (01722) 691717
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Planning Application: PL/2023/04923
My ref: P0731960
Date: 13 September 2023

Dear Lynda

**Section 106, Town & Country Planning Act 1990 (as amended)**
**B5 of Approved Document B, Building Regulations 2010**

**Address of Premises: Salisbury Post Office, 24-36 Castle Street, Salisbury, SP1 1AB**

**Proposal**: Change of use (Nos 24-26, Nos 32-36), demolition (Nos 28-30) and new build to provide a mixed-use development, providing 24 residential units and commercial floorspace, with associated works.

This application falls within the area for which Dorset & Wiltshire Fire and Rescue Service is responsible for delivering an operational and emergency response.

**Building Regulation Matters**

In the event the planning permission is granted for this development, the development would need to be designed and built to meet current Building Regulations requirements. The Authority raises the profile of these future requirements through this early opportunity and requests the comments made under B5 of Approved Document B, The Building Regulations 2010 be made available to the applicant/planning agent as appropriate.

The assessment of this development proposal in respect of Building Control matters will be made during formal consultation, however early recommendations are identified on the attached schedules and relate to the following areas:

- Recommendations identified under B5 of Approved Document B relating to The Building Regulations 2010
- Recommendations to improve safety and reduce property loss in the event of fire

Yours Sincerely
Cara Petty
Fire Safety Advisor
On behalf of the Dorset & Wiltshire Fire and Rescue Authority

Chief Fire Officer Ben Ansell

**Dorset & Wiltshire Fire & Rescue Service**

**Recommendations Identified under B5 of Approved Document B**

Summary

At this stage of the planning application Dorset & Wiltshire Fire and Rescue Service is required to make comment relating to section B5 of Approved Document B. Essentially, this relates to the provision of reasonable facilities to assist fire fighters within the building and to enable fire appliances to gain access to the building.

Complying with these requirements, in advance of the formal Building Regulations consultation process, will assist during that process and are made without prejudice to it.

**Access and Facilities for the Fire Service**

Consideration is to be given to ensure access to the site, for the purpose of fire fighting, is adequate for the size and nature of the development.

**Water Supplies for Fire Fighting**

Consideration should be given to the National Guidance Document on the Provision of Water for Fire Fighting and the specific advice of this Authority on the location of fire hydrants.

The proposed development should be served by the necessary water supply and fire hydrants for use in the event of fire. It is important these requirements are established prior to the commencement of development. This ensures a fire fighting water supply is in place during the construction phase, hydrants are connected at the right locations, at the right time and the cost is covered by the developer.

**Fire Safety Legislation**

Once constructed and put to use, commercial premises will be subject to the Regulatory Reform (Fire Safety) Order 2005. Further information can be found on the Dorset & Wiltshire Fire & Rescue Service website, where published guides are available to download.

**Dorset & Wiltshire Fire and Rescue Service**

**Recommendations to improve safety and reduce property loss in the event of fire**

Dorset & Wiltshire Fire and Rescue Service's core objectives include the reduction of deaths, injuries and property damage caused by fire. The following recommendations are made with this in mind and, whilst not requirements, may become so during the formal Building Regulations consultation process and are made without prejudice to that process.

## Sprinkler Protection

A core objective of the Dorset & Wiltshire Fire and Rescue Service is to support and encourage an increase in the provision of sprinklers in domestic and commercial properties. Sprinklers are not new and, although a British invention, significant developments have been made in the United States, Australia and New Zealand. In these countries there are whole communities with such installations and a zero fatality rate from fires where a sprinkler system is installed. In the UK, there has never been a fire death in a building with sprinklers. The following information may be of interest to you:

- Are inexpensive to install, particularly in a new building
- Only operate through individually activated heads, not the whole system
- Are not unsightly as they fit flush to the ceiling behind a flat cover
- Sprinklers will control a fire with significantly less water than full fire service intervention
- Maintenance costs are low and sprinkler systems are designed to last in excess of 50 years
- Fire damage can be reduced by 90% compared to a similar, unprotected building
- The chances of accidental discharge due to a manufacturing fault is 1 in 16,000,000 heads
- The likelihood of accidental damage causing a discharge is 1 in every 500,000 heads
- Installation of a sprinkler system may allow the relaxation of other passive fire safety measures
- Insurance costs may be significantly reduced
- Greatly reduced business disruption due to a fire and improved recovery from it

## Fire Warning Systems in Communal Areas of Purpose-built Flats

Fire detection and alarm systems are not normally provided in the communal parts of purpose built blocks of flats, as these areas should be kept sterile. However, such systems may be required in exceptional circumstances, or when identified by the fire risk assessment. The on-going ability to adequately manage the system must also be considered

Fire detection may also be required to operate automatically opening vents or magnetically locked fire exit doors, for example, but these may not incorporate a means to warn the occupants of the flats in the event of a fire.

A fire detection system provided in the communal parts must comply with BS5839 Part 1.