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: Gen Collins

Direct Line: (01722) 691717
Email: forwardplanning@dwfire.org.uk
Planning Application: PL/2023/06976
My ref: L0004248
Date: 27 September 2023

Dear Gen

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

Address of Premises: Verbena Court, Melksham, SN12 7GG

Proposal: Construction of a care home (within Class C2), parking, access, hard and soft landscaping and other 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

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.

Commercial Sprinkler Protection

The nature of the proposal gives reason for this Authority to strongly advise the consideration of an appropriate sprinkler system for these premises. There are ten good reasons to install automatic sprinkler systems:

- In the UK, there has never been a fire death in a building with sprinklers
- Installation cost is minimal in a new build (approximately 2-5%)
- 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
- Sprinklers will control a fire with significantly less water than full fire service intervention
- Greatly reduced business disruption due to a fire and improved recovery from it

Fire Alarm System – Care Home

Following the Incident Inquiry into the Rosepark Care Home fire, certain changes were made to the requirements for fire alarm systems installed in premises providing residential care.

The British Standard now requires that there should be 'no delay' in contacting the Fire and Rescue Service and recommends that an auto-dial facility to an Alarm Receiving Centre should be provided as a method of achieving this.

Further recommendations also require the installation of fully addressable fire alarm panels to reduce the time spent in locating where a fire alarm detector has actuated.