

Date: 21 May 2026



## **Fire Consultancy Report – PDK MOT Centre, Coombe Down Farm, Blandford Rd, Coombe Bisset, Salisbury SP5 4LI**

### **Introduction**

On 20 May 2026, a visit was made to the above location to provide fire safety advice regarding the domestic accommodation within the commercial building's footprint. Access to the premises was provided by Mr & Mrs Phil Kishere.

The domestic accommodation is located on part of the first floor of the commercial building and measures approximately 15 metres by 5 metres. It is constructed from materials that provide a 60-minute fire-resistance rating to comply with building regulations. The original construction and building regulation approval for the building was in 2012. The 680m<sup>2</sup> building is constructed of a steel-framed structure with profile sheet steel elevations and roof. The commercial use of the building is as a garage, specialising in MOT testing.

This 75m<sup>2</sup> first-floor element provides a fully open-plan area that includes a lounge, kitchen, double bedroom, with an enclosed bathroom/toilet. The kitchen includes domestic-type electrical appliances, including an induction hob. The building is used as a permanent residential flat.

### **Legislation**

Building Regulations 2010 Approved Document B Volume 1 – Dwellings, ISBN 978 1 85946 915 6.

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## **Means of Escape**

The means of escape is primarily through the front door, which is accessed from the steel-and-aluminium veranda. There is a secondary means of escape from the sleeping area via a purpose-built, openable fire-escape window.



Previously, there was an internal staircase descending from the (now) bedroom area into the commercial lobby, which then opened to the outdoors. This staircase was protected by a 30-minute fire-resistant door opening into the garage area. The removal of this internal staircase and the making good of its removal with 60-minute fire-rated materials have significantly improved protection for the first floor, enhancing the safety and well-being of the residents. It should be noted that this internal staircase also housed the gas boiler.

The premises owner stated that a metal platform with steps is to be installed outside the new openable window, down to the ground-floor level.

## **Compartmentation**

The domestic accommodation construction provides 60 minutes of fire resistance for the floor and walls; these walls extend to the full roof pitch height.

## **Fire Alarm/Detection**

Fire detection is installed in all rooms of the domestic accommodation as part of the full building system. The system is a BS5839 Pt1 installation, installed to an assessed 'L3' standard, as defined. This is acceptable for this location.

## **Emergency Lighting**

Emergency lighting is not required in domestic accommodation.

## **Fire Signage**

Fire signage is not required in domestic accommodation.

## **Fire Extinguishers**

Fire extinguishers are not required in domestic accommodation.

## **Heating**

A gas boiler in the commercial area supplies hot water to the domestic accommodation. The original gas boiler has been removed from the domestic internal staircase.

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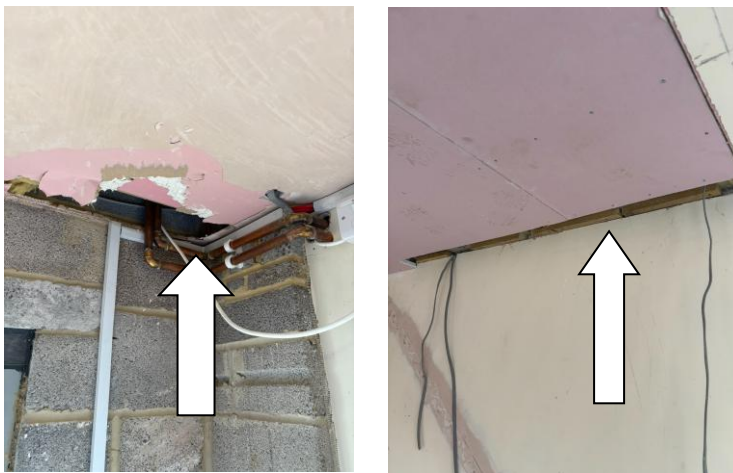
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## **Recommendations**

- Ensure the external platform and stairs under the means of escape window are constructed of steel and are fitted by a competent supplier. The design and construction are to accord with the requirements of Building Regulations ADB Volume 1 Dwellings, 2.17. This also means that the exit door directly underneath the proposed structure is replaced with an FD30 fire-rated door (30-minute fire-rated) fitted with a self-closing device.



- Ensure that any penetrations of the fire separation on the ground floor are made good with materials affording the same standard of fire resistance as the surrounding materials (60-minute).



## **Conclusion**

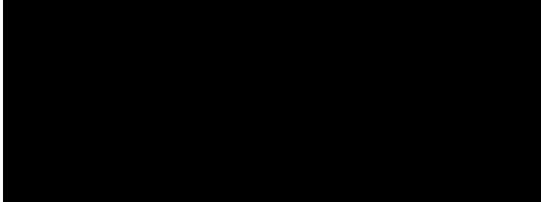
The construction work and actions undertaken have significantly improved fire safety for the occupiers of the domestic accommodation. These are exemplified as being:

- Removal of the internal stairs by providing a direct egress through the fire escape window to open air via the (proposed) external metal platform and stairs. The removal of the internal staircase ensures that escape no longer places persons at risk by discharging via the lobby to the garage workshop.
- Fully enclosing the domestic accommodation in a 60-minute fire-resisting enclosure.
- Installing an induction hob in the kitchen area negates the potential incidents of fire.
- The installation of fire detection in all areas of the first floor as part of the wider building system. This ensures that any activations on the system alert the occupants of the flat, providing good notification to

evacuate the premises and take appropriate action. It was confirmed that this system is serviced annually by Aurum Alarms Ltd and tested weekly.

- Removal of the gas boiler from the domestic area to the commercial area negates the potential incidents of fire.

It is considered that this domestic accommodation within the building envelope is constructed to a high standard, ensuring full compartmentation from the commercial premises within the building, thereby ensuring the safety and well-being of persons within the flat.



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