Dear Sir/Madam

B5 of Approved Document B, Building Regulations 2010

Premises Address: Rowden Park Patterdown Road Chippenham Wiltshire

I refer to the planning application submitted to the local authority on the 29 December 2014.

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

The proposed development has been assessed to determine if it would impose an additional burden on Wiltshire Fire & Rescue Service’s infrastructure, critical to the delivery of an effective response, in addition to comments made under B5 of Approved Document B, The Building Regulations 2010.

The outcome of this assessment is detailed on the attached schedules and relates to the following areas:

- Requirements 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

Further information can be found in the appropriate schedule or on the Wiltshire Fire & Rescue Service website.

Yours faithfully,

Peter J Newman
Planning Manager
Planning Application Number: 14/12118/OUT

Summary
At this stage of the planning application Wiltshire Fire & 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.

Approved Document B can be found on www.planningportal.gov.uk/buildingregulations/approveddocuments/partb.

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.

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 Wiltshire Fire & Rescue Service website, where published guides are available to download.
Wiltshire Fire & Rescue Service

Recommendations to Improve Safety and Reduce Property Loss

Planning Application Number: 14/12118/OUT

Summary
Wiltshire Fire & 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.

Domestic Sprinkler Protection
A core objective of the Wiltshire Fire & Rescue Service is to support and encourage an increase in the provision of residential sprinklers in domestic properties in Wiltshire and Swindon.

Residential 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 domestic fires where a sprinkler system is installed.

The following information may be of interest to you:

- Sprinklers work from a standard main, although a 32mm connection is required
- Are inexpensive to install, particularly in a new building
- Do not activate by accident causing unwanted damage
- Only operate through individually activated heads, not the whole system
- Are not unsightly as they fit flush to the ceiling behind a flat cover
- Cause less water damage in a fire than normal fire fighting operations
- Significantly reduce fire and smoke damage

If you would like more information on these systems please contact this Authority.

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
Sprinkler Protection in Schools
In February 2007 Jim Knight MP, Minister for Education and Skills, stated all new and refurbished schools should be subjected to a risk assessment to decide whether sprinklers should be installed. It is his opinion only the very lowest risk schools would not be fitted. This measure has been put in place to counteract the growing problem of fires in schools, which is currently costing the economy in the region of £100m per year.

A partnership between the Department for Education and Skills, Chief Fire Officer’s Association and the Building Research Establishment has developed a risk assessment toolkit, which is designed to assist designers and project management teams in carrying out this risk assessment. Copies of the toolkit have been sent to all Education Authorities and fire and rescue services.

Wiltshire Fire & Rescue Service is able to take an active part in the process, which will require data supplied by us. For more information please contact this Authority.