



Development Management  
Planning Office  
*By Email*

Case Officer: Penny Canning

Direct Line: (01722) 691717  
Email: forwardplanning@dwfire.org.uk  
Planning Application: P/FUL/2024/04613  
My ref: L0005257  
Date: 15 October 2024

Dear Penny Canning

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

**Address of Premises: 156, South Street, Bridport, DT6 3NP**

**Proposal: Redevelopment for erection of retirement living accommodation comprising 48 apartments, 25 cottages, communal facilities, access, car parking and landscaping to create an integrated retirement community**

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  
Fire Safety  
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 with the 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 firefighting, 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 firefighting 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.

#### **Domestic Sprinkler Protection**

A core objective of the Dorset & Wiltshire Fire and Rescue Service is to support and encourage an increase in the provision of residential sprinklers in domestic properties. 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 firefighting operations
- Significantly reduce fire and smoke damage
- If you would like more information on these systems please contact this Authority.

### **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.

Fire detection systems provided in the communal part must comply with BS5839 Part 1.