

Headquarters

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HEREFORD & WORCESTER

HWFR
FIRE AND RESCUE SERVICE

Chief Fire Officer / Chief Executive

Jonathon Pryce MBA, Dip, GFireE

STATUTORY CONSULTATION

Further to your recent consultation, below are the observations and comments made by the Fire Authority on the Building Regulations, The Regulatory Reform (Fire Safety) Order 2005 – “the Order” and any other relevant legislation made in accordance with the “*Building Regulations and Fire Safety Procedural Guidance*”.

BUILDING REGULATIONS CONSULTATION**To:** [REDACTED] Building Control**Email:** b.control@bromsgroveandredditch.gov.uk

Premises:	Crabbs Cross Charity Shop 496 Evesham Road Crabbs Cross Redditch B97 5JF		
Consultation Ref:	21/2145/DEXFP	Plan Drawing No(s):	As supplied.
Date of Receipt:	04/11/2021	Date of Examination:	09/11/2021
FRS Reference:	N2701397/208745/JJ/AM please quote the above reference number on all communications		
Proposal:	Single storey extension		

In accordance with Article 45 of the Order and the Fire Safety Procedural Guidance, the proposals have been examined by an authorised officer to identify whether the proposed undertaking will allow the responsible persons to fulfil their duties under the Order, once the premises are occupied.

Where additional works to satisfy duties under the Order could be addressed as a requirement under the Building Regulations, such matters are identified in “Building Regulations Consultation”.

Requirements under the Order and other fire safety legislation plus advice are given in the “Client’s Copy”.

Please note that it is unlikely that the responsible person will be able to comply with the Order unless that person is provided with the fire safety information required under Building Regulation 38 before the new or altered premises are occupied.

See comments on Page 2.

Signed:

(Authorised Fire Safety Inspecting Officer)

Date:

09 November 2021

Print Name:

Telephone No:

Number of Sheets:

2

Responding in the time of need**Protecting** from fire and other risks**Preventing** harm and promoting well being

Guidance documents used during this consultation:-

Approved Document B

OBSERVATIONS IN RELATION TO THE BUILDING REGULATIONS

(i) Items under B1 – Means of warning and escape	
Section/Paragraph No.	Comment
	<p><u>Your comments are noted:</u></p> <p>Fire Alarm and Emergency Lighting to be extended into the side extension.</p>

(ii) Items under B2 – Internal fire spread (linings)	
Section/Paragraph No.	Comment
ADB 2019 Vol 2: - 6.1, Table 6.1	All wall and ceiling linings to comply with B2 – Section 6 - Table 6.1

(iii) Items under B3 – Internal fire spread (structure)	
Section/Paragraph No.	Comment
	<p>Information provided indicates that this requirement is as existing and is not being adversely affected by the proposals.</p> <p>All elements of structure to be provided with the required standard of fire resistance as detailed in ADB Vol 2 2019, Appendix B, Table B3 or B4.</p>

(iv) Items under B4 – External fire spread	
Section/Paragraph No.	Comment
	<p>Information provided indicates that this requirement is as existing and is not being adversely affected by the proposals.</p> <p>External surfaces of external walls to comply with the provisions of ADB 2019, Section 12 and Table 12.1</p> <p>No information provided to indicate the presence of any relevant boundary conditions – Please advise if otherwise.</p>

(v) Items under B5 – Access and facilities for the Fire Service	
Section/Paragraph No.	Comment
	<p><u>Your comments are noted:</u></p> <p>Commercial Unit is located on the 469 Evesham Road Redditch, all within 45 metres of all points within the premises.</p>

Consultation Notes / General Comments	
Reference	Comment

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CLIENT'S COPY (Number of Sheets: 2)

FIRE SAFETY ORDER, OTHER FIRE SAFETY LEGISLATION AND ADVISORY MATTERS

Premises:	Crabbs Cross Charity Shop 496 Evesham Road Crabbs Cross Redditch B97 5JF		
Application No:	21/2145/DEXFP	Plan Drawing No(s):	As supplied.
Date of Receipt:	04/11/2021	Date of Examination:	09/11/2021
FRS Reference:	N2701397/208745/JJ/A< please quote the above reference number on all communications		
Proposal:	Single storey extension.		

FIRE SAFETY ORDER

The Regulatory Reform (Fire Safety) Order 2005 – “the Order”

The responsible person must take such general fire precautions as will ensure, so far as is reasonably practicable, the safety of any of his employees and other relevant persons who may not be in his employment.

A Fire Risk Assessment of the premises must be carried out in accordance with Article 9 of the Order.

The following matters relating to compliance with the Order may need to be addressed:

Reference	Comment
Art 9	Fire Risk Assessment
Art 13	Fire Fighting and Detection
Art 14	Emergency Routes and Exits

Adequate fire safety management is integral to the success of the fire safety arrangements. The fire procedure should be individually considered for the premises in the context of the specific active and passive fire safety measures provided, and should be supported by both training and robust and effective maintenance arrangements.

An example of a Fire Risk Assessment template can be downloaded from www.hwfire.org.uk.

If you require further advice please consult the publication Fire Safety Risk Assessment - Offices and Shops - ISBN 13: 978 1 85112 815 0 which provides information about the Regulatory Reform (Fire Safety) Order 2005. A copy of the Guide can be downloaded from www.communities.gov.uk/fire/firesafety/firesafetylaw or can be purchased from bookshops.

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OTHER FIRE SAFETY LEGISLATION

Reference	Comment

ITEMS THAT ARE ADVISORY BUT NOT ENFORCEABLE

Reference	Comment

It is the considered opinion of this Fire and Rescue Authority that the inclusion of a sprinkler system would have a significant contribution to make in combating any outbreak of fire. They can Save Lives, Stop Fires and Save Money.

In the United Kingdom around 600 people are killed by fire each year and 14,000 are injured. Sprinklers would greatly reduce both these figures.

Where sprinkler systems have been fitted in buildings, 99% of subsequent fires have either been controlled or extinguished.

Losses from fires in buildings protected with sprinklers are estimated to be only one tenth of those in unprotected buildings. Also sprinklers can save on building costs as under the Building Regulations, larger compartment sizes may be constructed. Your local Building Control Inspector will be able to give you further advice on this.

The after effects of a fire are numerous and can be long lasting, often seriously affecting the running of any organisation together with the down time. Irreplaceable resources are often lost which can affect the morale of the workforce.

Sprinklers help to protect the environment by controlling a fire in the early stages preventing damaging airborne and water run-off pollution.

For a copy of our Service privacy notice please visit <http://www.hwfire.org.uk/assets/files/privacy-notice-business-fire-safety-may-20.pdf> and for further details about our Service data protection principles, please go to <http://www.hwfire.org.uk/your-right-to-know/data-protection/>.

For further Fire Safety advice and assistance, please contact Hereford & Worcester Fire and Rescue Service Technical Fire Safety Department on 0800 032 1155 or the Service website www.hwfire.org.uk.

From: Microsoft Outlook

Sent: 10 November 2021 11:30

To: [REDACTED]

Subject: Relayed: Building Regulation Consultation - Crabbs Cross Charity Shop, 496 Evesham Road, Crabbs Cross, Redditch B97 5JF

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

b.control@bromsgroveandredditch.gov.uk (b.control@bromsgroveandredditch.gov.uk)

Subject: Building Regulation Consultation - Crabbs Cross Charity Shop, 496 Evesham Road, Crabbs Cross, Redditch B97 5JF