

[CAUTION EXTERNAL] Correspondence from Surrey Fire & Rescue Service
ref: FARM VIEW, LANGLEY VALE ROAD, EPSOM, SURREY, KT18 6AP - EE
100062127376

Dear Sir or Madam

In response to the above consultation your ref: 25/00846/OUT

Compliance with the Regulatory Reform (Fire Safety) Order 2005

The above application (including any schedule) has been examined by a Fire Safety Inspecting Officer and it appears to demonstrate compliance with the Fire Safety Order in respect of means of warning and escape in case of fire. It should be ensured that if any material amendments to the proposal as contained within the application are intended, a further consultation is carried out.

The premises may be inspected in due course in accordance with Surrey Fire and Rescue Service's risk-based inspection programme and the information in the Building Regulations and Fire Safety Statutory Consultation notes below, should be considered prior to the start of works.

Observations under the Building Regulations 2010

The above application (including any schedule) has been examined by a Fire Safety Inspecting Officer and it appears to demonstrate compliance with the Regulations

Building Regulations and Fire Safety Statutory Consultation Notes:

The following information should be considered prior to the start of works

Fire Risk Assessment

Compliance with the Building Regulations 2010 will normally ensure compliance with the Fire Safety Order in respect of means of warning and escape in case of fire. However, the responsible person is advised to carry out a fire risk assessment of the proposals at this stage, to identify any risks that might require remedial measures when the premises is occupied, as a result of the nature of the occupancy and/or processes carried on there. Any such measures that are identified should be incorporated into the current design.

Your attention is drawn to the series of publications produced by the Department for Communities and Local Government (CLG), which provides information for the responsible person about the Fire Safety Order. These publications are available from Government Services and Information website at:

<https://www.gov.uk/workplace-fire-safety-your-responsibilities/fire-safety-advice-documents>.

Responsibility for ensuring that a building is provided with appropriate fire safety arrangements rests with the responsible person, once the building is occupied. The responsible person should, therefore, ensure that the fire safety arrangements in place are adequate and comply fully with the requirements of the Fire Safety Order.

Fire Safety Information

Fire safety information in accordance with Regulation 38 of the Building Regulations 2010 should be provided to the responsible person at the completion of the project or when the building or extension is first occupied. This information should take the form of a fire safety manual and form part of the information package that contributes to the fire risk assessment that will need to be carried out under the Regulatory Reform (Fire Safety) Order 2005.

Goodwill Advice

Passive fire protection measures, particularly fire stopping, fire barriers and fire resisting compartmentation, restricts the spread of smoke and fire through a building through hidden areas such as voids. We recommend that careful attention is given to this detail during construction. Certification of this work can be beneficial to confirm the suitability of the structure to meet its performance requirement lay out in this design application.

Automatic Water Suppression Systems (AWSS) Automatic Fire Suppression Systems (AFSS).

Surrey Fire and Rescue Service (SFRS) would strongly recommend that consideration is given to the installation of AWSS/AFSS (ie; Sprinklers, Water Mist etc) as part of a total fire protection package to:

- protect life;
- protect property, heritage, the environment and our climate;
- help promote and sustain business continuity; and
- permit design freedoms and encourage innovative, inclusive and sustainable architecture.

The use of AWSS/AFSS can add significant benefit to the structural protection of buildings in the event of a fire. Other benefits include supporting business recovery and continuity if a fire happens.

SFRS are fully committed to promoting Fire Protection Systems for both business and domestic premises.

Electronic Building Regulation Submissions

Surrey Fire Authority has the capability to view plan drawings electronically and is trialling a procedure to accept formal Building Regulation Consultations in electronic format, providing that it meets the following criteria:

- All consultations to be emailed to: [REDACTED]

- One email with a maximum capacity of 20MB, which includes the full consultation (covering letter, any fire strategy and drawings used to assess Part B),
- All files to have a suitable name which identifies its purpose such as: covering letter, floor plans etc,
- All drawings must be in PDF format with all floors on one multiple sheet eg. The fire strategy drawings with the ground, first and second floors on one PDF file,
- A scale bar must be provided on each floor.

Please note: This is a trial period and a hard copy of the drawings may be requested for more complex applications and will be, if the electronic submission fails to meet the above criteria.

Kind regards

Fire Safety Admin
Surrey Fire & Rescue Service

Web: www.surrey-fire.gov.uk

Surrey Fire and Rescue Service - with you, making Surrey safer

