



**DORSET & WILTSHIRE  
FIRE AND RESCUE**

**Dorset & Wiltshire Fire and Rescue Service**  
Five Rivers Community Health & Wellbeing Centre,  
Hulse Road, Salisbury, Wiltshire SP1 3NR

Building Control  
Dorset Council  
County Hall  
Colliton Park  
Dorchester  
Dorset  
DT1 1XJ

FAO: Nichola Hardy

Direct Line: (01722) 691717

email: [buildingregs@dwfire.org.uk](mailto:buildingregs@dwfire.org.uk)

Web: [dwfire.org.uk](http://dwfire.org.uk)

Your ref: B/FP/2024/00938

My ref: P0794440/178224

Date: 16 August 2024

Dear Nichola,

## **The Building Regulations 2010**

### **Address of Premises:**

West Parley Community Sports & Social Club, Parley Sports & Social Club, 275,  
Christchurch Road, West Parley, Ferndown, BH22 8SQ

I refer to the recent consultation received on 9th of August 2024 in relation to the above premises application.

Dorset & Wiltshire Fire and Rescue Authority wish to make comment as detailed on the attached Schedules, relating to matters which are:

- (a) Observations to the Building Control body in relation to Part B of the Building Regulations (Schedule BR)
- (b) Required, to comply with the Regulatory Reform (Fire Safety) Order 2005 when the building is occupied (Schedule FS)
- (c) Advisory, but which are designed to reduce property loss and improve safety in the event of fire (Schedule GW)

---

Chief Fire Officer Ben Ansell

I would be obliged if, in line with agreed consultation procedures, these comments and observations be forwarded to the applicant.

Yours sincerely,

John Lewis

Fire Safety Inspector

On behalf of Dorset & Wiltshire Fire and Rescue Authority

## **Schedule (BR)**

### **Part 'B' Comments**

**Premises:** West Parley Community Sports & Social Club, Parley Sports & Social Club, 275, Christchurch Road, West Parley, Ferndown, BH22 8SQ

Plan Number(s): S – 1703-01 C, S – 1703-02 B, S – 1703-100 C, WD-1703-101 B, WD-1703-200 A, WD-1703-201 A, WD-1703-202 A, WD-1703-203 A, WD-1703-204 A, WD-1703-205 A, WD-1703-206 A, WD-1703-207 A, WD-1703-208 A

Your consultation document, supporting material and submitted plans have been examined.

The Fire Authority makes the following comment in relation to Part B of the Building Regulations 2010:

- The Fire Authority agree with your comments and make no additional comments.

## **Schedule (FS)**

### **Fire Safety Legislation Requirements**

**Premises:** West Parley Community Sports & Social Club, Parley Sports & Social Club, 275, Christchurch Road, West Parley, Ferndown, BH22 8SQ

Based on the information provided in this application, the Fire Authority is of the opinion the following additional measures will be required in order to comply with the appropriate legislation when the building is occupied.

#### **The Regulatory Reform (Fire Safety) Order 2005**

1. The Regulatory Reform (Fire Safety) Order 2005 applies to virtually all premises and covers nearly every type of building, structure and open space.

This means that any person who has some level of control for the premises, part of premises or system within the premises is deemed the Responsible Person and must complete a Fire Safety Risk Assessment to consider fire safety issues such as:

- Identification of fire hazards and the primary control measures necessary to remove or reduce the risk of fire
- the provision of suitable means of escape
- the provision of firefighting media
- the provision of suitable means of warning and detection
- ensure there are arrangements in place to be taken in the event of a fire on the premises

If further information or practical advice on how to complete a Fire Safety Risk Assessment is required, guides suitable for the specific type of premises are available from good bookshops and by downloading them from the internet at [www.gov.uk](http://www.gov.uk) – [who is responsible](#)

2. The premises Fire Safety Risk Assessment should be reviewed to take account of the new use and/or layout and should include:
  - The identification of additional fire hazards
  - Amendments to the protection to the means of escape in case of fire
  - The need for any additional fire safety training

## The Construction (Design and Management) Regulations 2015

1. If the proposals involve construction work in an occupied building, the above regulations may apply. Regulations 30-32 require suitable and sufficient fire safety arrangements to be provided which ensure.
  - The existing means of escape in case of fire are sufficient and adequately protected
  - The fire warning & detection system is adequate
  - The emergency action procedures are adequate.

## **Schedule (GW)**

### **Goodwill Recommendations**

**Premises:** West Parley Community Sports & Social Club, Parley Sports & Social Club, 275, Christchurch Road, West Parley, Ferndown, BH22 8SQ

The following recommendations, not required by statute, are made with the aim of improving fire safety and/or reducing loss through fire:

#### **Automatic Water-based Fire Suppression System (AWFSS)**

1. The Fire Authority strongly recommends the inclusion of an AWFSS in any new development, major refurbishment or substantial extension of an existing building. AWFSS are an essential life safety and property protection tool and can be designed for both domestic and commercial premises.

Further information is available on the following websites: -

- [National Fire Sprinkler Network](#)
- [British Automatic Fire Sprinkler Association](#)
- [Residential Sprinkler Association](#)

The cost of AWFSS may be offset against other fire precautions measures and design freedoms subject to risk assessment.

#### **Avoidance of Deliberate Ignition**

2. In 2019, 60 people died and over 1000 were injured in deliberately set fires\*. It is possible to reduce the opportunities for fire to occur and make it hard for arsonists to operate by taking the following steps.
  - Minimise the amount of combustible material that is left in and around your premises.
  - Store waste in a secure area, away from the external walls of buildings.
  - Ensure that your premises are properly secured both internally and externally and that only permitted people have access to vulnerable and sensitive areas.
  - Consider the potential for arson in your fire risk assessment.

\*Source: Home Office Incident Recording System.