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**From:** Margaret Duff <mduff@dsfire.gov.uk>  
**Sent:** 31 March 2022 14:25  
**To:** David Green  
**Cc:** Andy Hallam  
**Subject:** Land at Retreat Drive, Topsham, Exeter  
**Attachments:** CFRC855.pdf

Dear Sir

Please find attached the response from Devon and Somerset Fire and Rescue Service with regard to Planning Application ref: 22/0268/FUL.

Yours faithfully

Margaret Duff

**Sent on behalf of Andy Hallam Fire Safety Inspector**



**Margaret Duff**  
**Clerical Assistant (Monday-Thursday)**  
**Exeter Response Group and Protection Delivery**  
t. 01392 357219 w. [www.dsfire.gov.uk](http://www.dsfire.gov.uk)  
Middlemoor Fire Station, Sidmouth Road, Exeter, EX2 7AP

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**DEVON &  
SOMERSET**  
FIRE & RESCUE SERVICE

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**Mr D Green  
Exeter City Council Planning Dept  
Civic Centre  
Paris Street  
Exeter  
EX1 1JN**

**Protection Delivery  
Middlemoor Fire Station  
Sidmouth Road  
Exeter  
EX2 7AP**

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Your Ref: 22/0268/FUL  
Our Ref: 00134394/650096/MD  
Website: [www.dsfire.gov.uk](http://www.dsfire.gov.uk)

Date: 30 March 2022  
Please ask for: Andy Hallam  
Email: [ahallam@dsfire.gov.uk](mailto:ahallam@dsfire.gov.uk)

Telephone: 01392 357205

Dear Mr Green

**Planning Application: 22/0268/FUL  
Site Address: Land at Retreat Drive, Topsham, Exeter  
Proposal: Build apartment block of 17 no. units, including gymnasium,  
communal space, vehicular access and all associated development**

Thank you for consulting Devon and Somerset Fire and Rescue Service regarding the above planning application.

Access and facilities for the Fire Service are set out in detail in Approved Document B – Fire Safety of the Building Regulations 2010 (Volume 1: Dwellings for this premises). The Fire and Rescue Authority is a statutory consultee under the current Building Regulations and will make detailed comments at that time when consulted by building control (or approved inspector).

However, the provision required under the Building Regulations for this development will influence the access required for fire appliances. Therefore, I would offer the following observations and comments (without prejudice to any subsequent Building Regulations application):

1. Access for a fire appliance should be provided to within 45m of all points inside each flat of a block measured along a route suitable for laying hose. This will not be achieved in the plans deposited.
2. Where such access cannot be provided, buildings should be provided with wet or dry fire mains. BS 9990 provides guidance on the design and construction of fire mains.
3. For blocks of flats fitted with fire mains, the following access requirements apply:

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**Chief Fire Officer** Lee Howell QFSM FIFireE

- a. Access should be provided for a pumping appliance to within 18m of each fire main inlet connection point. Inlets should be on the face of the building.
  - b. The fire main inlet connection point should be visible from the parking position of an appliance.
  - c. In the case of a wet main, a fire appliance should be within sight of the inlet to replenish the suction tank for the fire main in an emergency.
4. As the staircases are to the rear elevation of the building this will require a greater degree of engineering to achieve the necessary fire main requirements.
5. Vehicular access to the front elevation of the building where the parking spaces are provided looks possible. This access route should comply with the guidance in Table 13.1 of Approved Document B. There appears to be a dead-end proportion of this that exceeds 20m; turning facilities should be provided in accordance with Diagram 13.1 of Approved Document B.
6. As the block of flats will have a top storey greater than 11m above ground level they should be fitted with a sprinkler system throughout the building.
7. There appears to be no access to Flat 16 on the fourth floor from the communal areas and excessive single direction travel distances within the communal corridors on the first, second and third floors.

I appreciate that these comments could be considered over and above those relevant to the planning application, but they are considered relevant to the access requirements. This is not an exhaustive list of what may be required but identifies some of the key points.

I also appreciate that these matters may be addressed by any subsequent Building Regulations application. I would advise early consultation when the applicant is in a position to submit a Building Regulations application.

Yours sincerely



**Andy Hallam**  
**Fire Safety Inspector**