



Essex County
Fire & Rescue Service

██████████
Chief Fire Officer / Chief Executive

██████████
Project Surveyor
Salus
LDH House
St Ives Business Park
Parsons Green
St Ives
Cambridgeshire
PE27 4AA

North West Group Service Delivery Point
Harlow Fire Station
Fourth Avenue
Harlow
CM20 1DU

Enquiries to: ██████████ Fire Safety Officer
T: +44(0) 1376 57 ██████████
northwestgroupsdp@essex-fire.gov.uk

Our Ref: 73773
Your Ref: ██████████

Date: 29 June 2021

Dear Sir,

REGULATORY REFORM (FIRE SAFETY) ORDER 2005

ADDRESS: Catapult 4 Warner Drive Braintree CM7 2YW

PROPOSAL: Reconfigure and upgrades of existing building to Human Vaccine Manufacture - not exhaustive but including WC accommodation, fire alarm upgrade, server room and ventilation upgrades

DRAWING NUMBER(S): Various numbered plans and plan check comments

DATE RECEIVED: 23/06/2021

CONSULTATION UNDER THE BUILDING (APPROVED INSPECTORS ETC) REGULATIONS 2010

The proposal achieves an acceptable standard subject to the implementation of the items contained in your accompanying correspondence and implementation of the items contained within the plan check comments.

You are advised that all the comments are made in respect of the plans/information submitted. The Authority should be advised of any changes to the proposals in order to ensure compliance with the above Regulations.

In addition to the above observations the Authority draws the applicant's attention to their legal obligations under the Regulatory Reform (Fire Safety) Order 2005, by way of the attached correspondence.

The attached correspondence also highlights the Essex County Fire and Rescue Service's continuing support of "Automatic Water Suppression Systems".

Please quote our reference number in any future correspondence.

Yours faithfully

[Redacted signature]

[Redacted name]
Protection



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Dear Sir or Madam

REGULATORY REFORM (FIRE SAFETY) ORDER 2005

RELEVANT INFORMATION FOR THE ATTENTION OF THE APPLICANT

ADDRESS: Catapult 4 Warner Drive Braintree CM7 2YW

PROPOSAL: Reconfigure and upgrades of existing building to Human Vaccine Manufacture - not exhaustive but including WC accommodation, fire alarm upgrade, server room and ventilation upgrades

DRAWING NUMBER(S): Various numbered plans and plan check comments

In addition to the observations made under the Building (Approved Inspectors Etc.) Regulations 2010 during the consultation between Salus and ourselves, the Essex Police, Fire and Crime Commissioner Fire and Rescue Authority (hereafter called "the Authority") draws the applicant's attention to their legal obligations under the Regulatory Reform (Fire Safety) Order 2005, regarding the proposed works, whereby:

- During the proposed works and following completion, the premises Fire Risk Assessment will require reviewing.

The responsibility for the Fire Risk Assessment falls upon the *Responsible Person* (as defined under Part 1 Article 3 a-b (i) (ii) of the order.

Although the *Responsible Person* may delegate this responsibility anyone appointed should be deemed competent, this person may be directly employed or a sub-contractor.

For technical details and guidance on undertaking a fire risk assessment, you are strongly advised to obtain the most suitable guide for your premises from the list below; these are available from the Stationery Office or most bookshops.

Fire Safety Risk Assessment - Offices and Shops	ISBN-13: 978 1 85112 815 0
Fire Safety Risk Assessment - Factories & Warehouses	ISBN-13: 978 1 85112 816 7
Fire Safety Risk Assessment - Sleeping Accommodation	ISBN-13: 978 1 85112 817 4
Fire Safety Risk Assessment - Residential care premises	ISBN-13: 978 1 85112 818 1
Fire Safety Risk Assessment - Educational Premises	ISBN-13: 978 1 85112 819 8
Fire Safety Risk Assessment - Small & Medium Places of Assembly	ISBN-13: 978 1 85112 820 4
Fire Safety Risk Assessment - Large Places of Assembly	ISBN-13: 978 1 85112 821 1
Fire Safety Risk Assessment - Theatres & Cinemas	ISBN-13: 978 1 85112 822 8
Fire Safety Risk Assessment - Healthcare Premises	ISBN-13: 978 1 85112 824 2
Fire Safety Risk Assessment - Outdoor Events and Venues	ISBN-13: 978 1 85112 823 5
Fire Safety Risk Assessment - Transport Premises & Facilities	ISBN-13: 978 1 85112 825 9
Fire Safety Risk Assessment – Animal Premises and Stables	ISBN-13: 978 1 85112 884 6
<i>Supplementary Guide</i>	
Fire Safety Risk Assessment – Means of Escape for Disabled People	ISBN-13:978 1 95112 873 7

Alternatively, these can be viewed online at <https://www.gov.uk/workplace-fire-safety-your-responsibilities/fire-safety-advice-documents>. If, after referring to these publications and producing your own.

Fire Alarm Management

The ECFRS standard mobilising policy asserts that premises presenting a risk to life in connection with the provision of sleeping accommodation, schools and premises that have an intrinsically high fire risk, as defined in the policy, will receive a full and immediate pre-determined attendance (PDA) appropriate to the risk. For such premises the mobilisation of fire service resources will be initiated upon receipt of the initial fire call from an automatic fire alarm (AFA) system and will not be dependent on a separate 999 confirmation call.

Mobilisation to all other types of premises will not be initiated upon receipt of a fire call via an AFA system. However, a receipt of a 999 call from these premises confirming a fire will attract a full response in all instances.

Fire safety management including the arrangements for the investigation of AFA activations and prevention of false alarms is the responsibility of the premises managers under the 'Responsible Person' duty of the above legislation.

Building Fire Manual

You are reminded that a building fire manual detailing the Fire Precautionary Arrangements needs to be available for inspection upon completion of the building works.

Automatic Water Suppression Systems

There is clear evidence that the installation of Automatic Water Suppression Systems (AWSS) can be effective in the rapid suppression of fires. Essex County Fire & Rescue Service (ECFRS) therefore uses every occasion to urge building owners and developers to consider the installation of AWSS. ECFRS are ideally placed to promote a better understanding of how fire protection measures can reduce the risk to life, business continuity and limit the impact of fire on the environment and to the local economy.

Even where not required under Building Regulations guidance, ECFRS would strongly recommend a risk-based approach to the inclusion of AWSS, which can substantially reduce the risk to life and of property loss. We also encourage developers to use them to allow design freedoms, where it can be demonstrated that there is an equivalent level of safety and that the functional requirements of the Regulations are met.

Should you wish to discuss any issues raised please do not hesitate to contact the above-named Officer, quoting our reference number.

Yours faithfully,

[Redacted signature]

[Redacted name]

Protection