



HAMPSHIRE
**FIRE AND
RESCUE
SERVICE**

For the attention of Mr Kevin Fraser
Titchfield Festival Theatre Ltd.,
15 Swanwick Lane
Swanwick
Hampshire
SO31 7DX

Hampshire Fire and Rescue Service
Service Delivery (Community Safety Delivery)
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Date: 1 May 2013

Enquiries To: Mr S Elkins

My Reference: F6/SE/LA/00818591

Extension:

Your Reference:

Dear Sir

Regulatory Reform (Fire Safety) Order 2005
Titchfield Festival Theatre, 73 St Margaret's Lane, Titchfield

With reference to the recent meeting with one of my inspectors I confirm the points discussed as follows:

This letter should be read in conjunction with the Action Plan (AP) report sent to you dated 16 April 2013.

A misunderstanding has occurred from the original information given when It was incorrectly understood the warehouse storage area, separated from the theatre section by the recently installed compartment wall, was under a separate occupancy, namely Welbro.

It has now been ascertained Titchfield Festival Theatre occupy the entire building, the theatre and associated offices on one side and the warehouse store the other.

Welbro occupy a completely separate and separated building nearby.

The improvements detailed within the above mentioned (AP) are to be completed accordingly, furthermore the following improvements for your warehouse store should be included as part of the overall fire safety action plan for your entire building.

Continued



Fire Safety Risk Assessment

The fire safety risk assessment (FSRA) requires an immediate full, detailed review and update to include the warehouse store, using at least the contents of this report along with your individual findings and associated improvements.

Fire Loading

The building is very heavily stocked with a considerable quantity of combustible storage, this should be reduced to a level necessary for immediate theatre production purposes only or some other suitable control measure introduced (e.g. full automatic water suppression system (AWSS)).

Means of Escape in Case of Fire

Means of escape is required from the front and rear of the building.

The front large roller shutter door is not suitable unless maintained fully opened at all times the warehouse is in use.

The large sliding door within the recently installed compartment wall may be suitable subject to it being easily openable from the warehouse side and then leading directly to the nearby fire exit from the theatre section.

In order to maintain adequate fire resisting protection and separation, the two doors within the new wall (one side hung, the other large sliding) should be positively self closing at all times.

The path from the rear door to a place of ultimate safety (front/side car park) must be kept clear and unobstructed and be a firm level route.

All escape routes throughout the warehouse should be kept clear of storage and obstructions at all times. A clear pedestrian thoroughfare not less than 900 mm wide, adequately defined by conspicuous permanent floor markings, should be provided as and where necessary.

All doors affording or giving access to means of escape (other than exits in ordinary use) should be indicated by 'FIRE EXIT' signs complying with BS 5499: Part 1 2002. Symbol sizes should be a minimum of 100 mm in height.

In addition to indication of exits, intermediate fire exit signs should be provided where they will be conspicuous from particular parts of the premises where the direction of escape is not apparent. Such intermediate fire exit signs should incorporate the appropriate pictogram and a directional arrow. These signs should be provided as necessary.

Fire Exit signs should be illuminated by suitably located emergency lighting luminaries.

Unless doors are to be unlocked for normal use, all emergency exit doors should be fitted with a fastening of a type that will enable them to be easily and immediately opened from the direction of escape without the use of a key.

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A suitable conspicuous notice should be provided on all exit doors fitted with security devices indicating the method of operation.

Emergency Lighting

Emergency lighting, designed and installed in accordance with British Standards 5266: Part 1 2002 and Part 7 1999, should be provided throughout. Luminaires should be capable of providing the necessary level of illumination for a period of 1 to 3 hours depending upon the findings of a suitable fire safety risk assessment immediately upon any failure of relevant local lighting sub-circuits.

Fire Alarm System/Automatic Detection

A manually operated electrical fire alarm system conforming to British Standard 5839: Part I: 2002 should be provided throughout the warehouse and interlinked with the fire alarm detection system required within the theatre building. The system should incorporate manual call points at positions alongside all exits. Sufficient sounders should be provided so as to be clearly audible throughout, above normal noise levels.

Automatic smoke and/or heat sensitive detectors should be incorporated into the fire alarm system to cover the warehouse store as necessary depending upon findings of the fire safety risk assessment.

Fire fighting Equipment

Suitable fire fighting equipment should be provided, sited and maintained in accordance with British Standard EN 3: Parts 3, 6 and 7 and British Standards 5306: Part 3 2003 and Part 8: 2000.

Extinguishers should be mounted on suitable wall brackets or placed in purpose made holders.

General

The use of any part of the building by third part occupancy is most strongly not recommended at least until adequate fire protection measures are fully provided and maintained.

The above comments are made without prejudice to any requirement that may be imposed by any other enforcing authority in relation to compliance with legislation.

A copy of this report has been forwarded to Fareham Borough Council, Building Control Department for information.

Your response and proposals to complete the required fire safety improvements within the original AP (as above) and also this report, will decide the future course of fire safety enforcement for the premises and I look forward to receiving your suitable reply at your earliest convenience.

Continued

Any queries concerning these matters may be directed to the inspector named above but all correspondence should be addressed to me.

Please quote our reference number on all correspondence.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Alan', is written over a faint, light-colored rectangular stamp or watermark.

for Chief Officer

cc: alan@causer47.fsnet.co.uk
bcpartnership@fareham.gov.uk – For the attention of Mr James Everett