



Horsham
District
Council

HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Old House Manor Estate, Cowfold Road, Coolham, West Sussex RH13 8QL
DESCRIPTION:	Conversion of existing manor house into 14no. residential units. (Retrospective).
REFERENCE:	DC/25/2121
RECOMMENDATION:	Advice / No Objection / Objection / More Information / Modification / Refusal
SUMMARY OF COMMENTS & RECOMMENDATION: Further information is required before Environmental Health can provide comments.	

MAIN COMMENTS:
Observations/comments

FIRE SAFETY

1. No information has been provided detailing the fire safety precautions/means of escape in the event of a fire that have been installed as part of the conversion or that were in situ. A copy of the fire risk assessment for the whole building is to be provided. A fire plan of the building is to be included, detailing all designated means of escape from the building, final exit doors that serve the converted residential units, automatic fire detection system, emergency lighting system and 30-minute fire rated protected escape routes from the second and first floors.
2. It appears that the sleeping accommodation within 'Willow' is an inner room, leading off a high-risk access room (kitchen). Further information is required detailing any mitigating fire safety measures that have been installed to allow the occupant to escape in the event a fire starts within the access room in accordance with Approved Document B (Fire Safety) Volume 1.

ROOM SIZES

3. Further information required to clarify if the total floor areas provided for each residential unit includes the floor area of the ensuite facilities or not. The floor areas for living space only must be provided for each residential unit.

USE OF THE GROUND AND SECOND FLOOR

4. Information is required detailing the use/occupation of the ground floor and second floor of the building (excluding Willow and Mallards).

COOKING FACILITIES

5. Further information is required detailing what facilities are installed as a 'kitchenette' in each residential unit for the storage, preparation and cooking.

ANY RECOMMENDED CONDITIONS:

NAME:	Samantha Smith, Environmental Health Officer
DEPARTMENT:	Environmental Health and Licensing
DATE:	21 st January 2026