From: FRS Water and Access <FRSWaterandAccess@westsussex.gov.uk>
Sent: 30 August 2024 10:20
To: Planning
Subject: Planning consultation - DC/24/1040 Rapkyns Old Stable Guildford Road Broadbridge Heath Horsham West Sussex RH12 3PQ

Categories: Consultations

FAO: Hannah Darley

Dear Hannah,

Having viewed the plans for the planning application no DC/24/1040 for the change of use, conversion, and internal alterations of an existing residential dwelling to provide 5 residential bedspaces for students with special educational needs. Conversion, internal alterations and change of use of the existing annex and garages to provide an additional residential unit with 3 bedspaces; the nearest fire hydrant for the supply of water for firefighting is 600 metres away, 425-metres further than the 175-metre distance required for a domestic premises. If an alternative water supply for firefighting is to be considered it will need to conform with the details identified in Approved Document–B (AD-B) Volume 1: B5 section 14 and agreed with West Sussex Fire & Rescue Service. Although an existing building it is a significant change of use and a considerable distance from a supply of water for firefighting.

Evidence also required to show there is suitable access for a fire appliance to attend the site in the event of a fire to within 45 metres of all points within the dwelling, a turning facility provided to enable a fire appliance to exit without the need to reverse more than 20 metres to make their exit. The access route will need to be capable of supporting 18 Tonne axial weight of a fire appliance, a minimum width of 3.1 metres through any gateway or narrowing and 3.7 metres width for the appliance to be operated when attending a fire situation, as identified in AD-B Volume 1: B5 section 13.

Any areas not meeting these requirements will need to be mitigated by the installation of domestic sprinkler or water mist system conforming with BS9251 or BS8458 standard.

Regards

Ian

Ian Stocks
Water & Access Manager - Protection
West Sussex Fire & Rescue Service
Office 0330 222 4499 [redacted]
Web www.westsussex.gov.uk/fire
Email frs.waterandaccess@westsussex.gov.uk
Bognor Regis Fire Station Fire Station, West Meads Drive, West Sussex, PO19 1BD

My pronouns are he/him/his
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