

From: FRS Water and Access <FRSWaterandAccess@westsussex.gov.uk>
Sent: 11 August 2025 14:49:05 UTC+01:00
To: "Andy Watt" <Andy.Watt@midsussex.gov.uk>
Subject: RE: Planning consultation - DM/23/0140 68 - 70 Church Walk Burgess Hill West Sussex RH15 9AS

Dear Andy,

Providing all areas within all flats are within 60m of the fire appliance location or a dry riser outlet the requirements of Approved Document-B (AD-B) Volume 1: B5 section 15 will be met and no further action required. Although a sprinkler system will be installed throughout the property, this only extends the distance from the supply of water from 45m to 60m, if any flats are outside this distance a dry riser could be required to ensure all areas can be reached within the required distance, measured along the hose lay route, not a direct line or arc measurement.

Regards
Ian



Ian Stocks

Water & Access Manager - Protection

West Sussex Fire & Rescue Service

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Web www.westsussex.gov.uk/fire

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Bognor Regis Fire Station Fire Station, West Meads Drive, West Sussex, PO19 1BD

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From: Andy Watt <Andy.Watt@midsussex.gov.uk>
Sent: 11 August 2025 09:26
To: FRS Water and Access <frswaterandaccess@westsussex.gov.uk>
Subject: FW: Planning consultation - DM/23/0140 68 - 70 Church Walk Burgess Hill West Sussex RH15 9AS

****EXTERNAL****

Dear Ian

Please see response from the agent following your comments. The application is being reported to committee on Thursday afternoon (14th), so if you wish to make any further comments, could you please do so by midday on Thursday at the latest.

Many thanks

Andy Watt, BSc (Hons), MTPL, MRTPI
Senior Planning Officer
Development Management
01444 477517
andy.watt@midsussex.gov.uk
www.midsussex.gov.uk

Working together for a Better Mid Sussex

From: Buchan Rum Architects <info@buchanrumarchitects.co.uk>
Sent: 11 August 2025 09:14
To: Andy Watt <Andy.Watt@midsussex.gov.uk>
Cc: Emma Buchan <emma@buchanrumarchitects.co.uk>; Emily Hatton <emily@buchanrumarchitects.co.uk>
Subject: RE: Planning consultation - DM/23/0140 68 - 70 Church Walk Burgess Hill West Sussex RH15 9AS

Dear Andy,

We can confirm that the proposed flats at 68-70 Church Walk will incorporate a full sprinkler system to all areas as required under the relevant fire safety regulations.

The system will be designed and installed in accordance with BS 9251:2021 – Sprinkler systems for residential and domestic occupancies – Code of practice, and will provide coverage to:

- All individual flats, with sprinkler heads positioned in each habitable room and other required areas.
- All communal areas, including lobbies, corridors, and any shared storage spaces.

This provision is intended to ensure compliance with the fire safety requirements set out in Approved Document B (Volume 1 – Dwellinghouses) and Volume 2 where applicable, specifically Requirement B3 (Internal fire spread – structure) and Requirement B5 (Access and facilities for the fire service), as accepted by Building Control for developments where the fire appliance access distance exceeds 45 metres.

The system will be connected to a suitable and reliable water supply, with installation and commissioning carried out by a competent contractor registered under a recognised third-party certification scheme.

Please let us know if you require any further detail.

Kind regards

Buchan Rum Architects

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BA(hons)DipArch RIBA ARB & Interior Designer

buchan rum

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RH16 2NY

From: Andy Watt <Andy.Watt@midsussex.gov.uk>

Sent: 06 August 2025 16:16

To: Buchan Rum Architects <info@buchanrumarchitects.co.uk>

Subject: FW: Planning consultation - DM/23/0140 68 - 70 Church Walk Burgess Hill West Sussex RH15 9AS

Importance: High

Hi

Could you please provide the requested information as soon as possible and no later than Monday morning, so that this matter can be resolved in time for committee next week.

Thank you

Andy Watt, BSc (Hons), MTPL, MRTPI

Senior Planning Officer

Development Management

01444 477517

andy.watt@midsussex.gov.uk

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From: FRS Water and Access <FRSWaterandAccess@westsussex.gov.uk>
Sent: 06 August 2025 08:42
To: planninginfo <planninginfo@midsussex.gov.uk>
Subject: Planning consultation - DM/23/0140 68 - 70 Church Walk Burgess Hill West Sussex RH15 9AS

FAO: Andrew Watt

Dear Andrew,

Having viewed the plans for the planning application no. DM/23/0140 for the redevelopment of an existing two storey commercial building to create a four storey mixed use building through the addition of new floors over the existing building footprint (with partial demolition of the existing 1st floor) to accommodate 10 No. flats over the top three floors, retaining the existing commercial/retail use at ground floor; evidence is required to show that all points inside all flats are within 45 metres of the location of a fire appliance or a dry riser outlet in accordance with Approved Document B (AD-B) Volume 1 B5 section 13. This is to be measured along the hose lay route, not in a direct line or arc measurement as this type of measurement can rarely be achieved due to obstructions.

Any areas not within the 45-metre distance will need to be mitigated by the installation of sprinkler or water mist system complying with BS9251 or BS8458 standards. If a dry riser is intended to be used to overcome any extended distances the riser inlet will need to be within 18m of the fire appliance and in line of site of the fire appliance operator at the rear of the fire appliance as identified in AD-B Vol. 1 B5 section 13.

Regards
Ian



Ian Stocks

Water & Access Manager - Protection

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