

From: FRS Water and Access <FRSWaterandAccess@westsussex.gov.uk>
Sent: 17 December 2024 10:14:16 UTC+00:00
To: "planninginfo" <planninginfo@midsussex.gov.uk>
Subject: Planning consultation - DM/24/2922 Hollyrood House Ardingly Road Lindfield Haywards Heath West Sussex RH16 2RA

FAO: Joanne Fisher

Dear Joanne,

Having viewed the plans for the planning application no DM/24/2922 for the Removal of outbuildings and alterations to the existing buildings and hard surfaces to allow for a change of use from Class C2 (residential institution) use to a Class C3 (dwellinghouse) use to provide 3 no.1-bed flats, 14 no. 2-bed flats, and 2 no. 3-bed two storey dwellings (and retaining Holy Rood Cottage as a 3-bed dwelling), together with 37 no. car parking spaces, private and communal amenity spaces, landscaping, bin and cycle stores. Alterations to existing access points onto and from Ardingly Road and Park Lane; evidence is required to show that all points inside all flats are within 45 metres of the location of a fire appliance 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.

Evidence also required to show there is suitable access for a fire appliance to attend the site in the event of a fire, including a turning facility to enable a fire appliance to exit without the need to reverse more than 20 metres. 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.

Regards

Ian



Ian Stocks

Water & Access Manager - Protection

West Sussex Fire & Rescue Service

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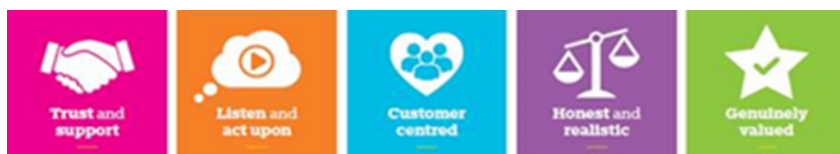
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My pronouns are he/him/his

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