Jonathan Evans

From: Jacqui Jenkins <Jacqui.jenkins@tbcbrighton.co.uk>
Sent: 28 March 2024 16:46
To: Jonathan Evans
Cc: Nick Stickland; Dan Whittaker; Reinhardt Slabbert
Subject: RE: Plan check key points - RE: Project Information Assessment - 148-152 Montague Street-BN23-2747
Attachments: 23007-C-140--Existing Stair Set Out .pdf; 23007-C-141--New Stair Set Out .pdf; Project Information Assessment-148-152 Montague Street.pdf

Hi Jonathan,

Item 3 – Fire strategy plans are required. A fire safety report would only be required to justify any departure from Approved Document B or BS 9991.

Item 5 – a. If there is a protected corridor (under 4.5m) that is not vented, there will be two door protection between the flat and the stairway (i.e. the flat entrance door and the door between the protected corridor and the stairwell.
b. The rear protected stairs discharge into a protected corridor which leads to the final exit. There must be a protected lobby between this escape route and the fire risk (i.e. the bike store and bin store). In the current layout if there is a fire in the bin store or the bike store the occupants of the flats would have to come down through the smoke affected lobby to escape the building. This wouldn't be acceptable as they don't have an alternative escape route.

Part K – For existing buildings, the dimensional requirements in Table 1.1 should be followed, unless due to dimensional constraints it isn't possible. Please provide explanation to justify your request for a relaxation of this requirement. Private stair, common stair and general access stair are defined in AD K, Appendix A.

Part O – As long as the windows in Flats G and H are openable in each room the flats appear to comply with the simplified method in AD O.

Kind regards,
Jacqui Jenkins ACABE
Technical Support

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