

By Email

HSE Ref 25-1028

Planning Department,
Worthing Town Hall,
Chapel Road,
Worthing,
West Sussex,
BN11 1HA.

Attention : Louise Prew

Dear Sirs,

Re : AWD/1329/25 - Car Park Adjacent Sandell (Station) House, Railway Approach, Worthing West Sussex, BN11 1UR.

In response to your Substantive Response for the local planning authority by the Health and Safety Executive dated 17/12/25 we respond as follows :

Means of escape – horizontal

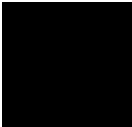
- 1.5 The floor plans have been amended to address the comment please refer.
- 1.6 The floor plans have been amended to address the comment please refer.
- 1.7 The floor plans have been amended to address the comment please refer.
- 1.8 The floor plans have been amended to address the comment please refer.
- 1.9 The smoke control system will be via natural ventilation by OV's to the head of stairwells and AOV's to all escape lobbies in accordance with AD B Volume 1 B1 Sections 3.50-3.53.
- 1.10 The car park will be ventilated naturally in the ground floor façade via open vents on opposing sides, the openings areas will be equal to at least 1/20th (5%) of the floor area of that storey. Refer to floor plans and elevations, all in accordance with AD B Volume 2 B3 Section 11.2.

Design Analysis

- 1.11 There is no sprinkler provision proposed as the car park is open sided (open air). There will be robust horizontal and vertical fire separation (120 minute compartmentation) between the parking use group and the two residential escape routes of the flats above.
- 1.13 The car parks natural ventilation will be in accordance with AD B Volume 2 B3 Section 11.2.
- 1.14 It is of our opinion that the means of escape due to the two stairwell/lift escape route approach is capable of being safely and effectively used at all times, including during firefighting operations.

Fire Safety Information

- 1.15 The fire tender will park on the adopted highway adjacent to the site. The travel distance from the highway to the dry fire main inlets will be a maximum 4.5m.
Access points are indicated on the fire service site plan. The maximum distance to the firefighting shafts is 14m.
Refer to the fire service site plan for fire main inlets. Outlet locations will be in the stairwells at each floor.
Evacuation assembly points are proposed on the adopted footpath adjacent Sandell (Station) House, should the fire brigade attempt a full or partial evacuation of the building.
The water hydrant is located outside Capella House which is a maximum 65m away from the site.
An annotated fire service site plan is attached, drawing 24/014/015PL01.



A r c h i t e c t u s

A r c h i t e c t u r a l D e s i g n a n d T e c h n o l o g y

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Please refer to the additional information added to the layout plan.

Supplementary Information

- 2 These items will be addressed during the working drawing design process by the design team prior to the submission of the Gateway 2 application.

Please don't hesitate to contact us if you have any questions.

Yours faithfully

Jez Rippon MCIAT AaPS

Director