From: FRS Water and Access <FRSWaterandAccess@westsussex.gov.uk> on behalf of FRS Water and Access
Sent: 20 March 2023 15:14
To: planning@adur-worthing.gov.uk
Subject: Planning consultation - 44 Brighton Road Lancing West Sussex BN15 8ET

FAO: Peter Barnett

Dear Peter,

Having viewed the plans for the planning application no. AWDM/0170/23 for the Proposed construction of timber clad wooden self-contained cabin to the rear (South) garden for family usage, evidence is required to show that suitable access for a fire appliance is provided to ensure all points inside the cabin is within 45 metres of a fire appliance in accordance with Approved Document B Volume 1 2019 Edition: B5 section 13. This is to be measured along the hose lay route, not in a direct line or arc measurement.

Currently the cabin is being built 95m away from the access point a fire appliance can reach, 50m further than the distance required in AD-B Volume 1 B5 section 13 requirements. The additional distance could be mitigated by the installation of domestic sprinkler or water or water mist system complying with BS9251 or BS8458 standard. Either of these systems will either extinguish a fire or supress it long enough for the attending fire crew to run out additional equipment to reach the property. The first response firefighting hose connected to the fire appliance will not reach the cabin from the access road.

Regards

Ian



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