



25 January 2026

3 Duxford Close
Tangmere
Sussex
PO20 2JH

www.keithchandler.co.uk

Planning Department,
Aun District Council.

Planning Fire Safety Strategy – 4 Nelson Rd Bognor Regis. PO21 2RY

Conversion of two self contained units into one two storey duplex apartment

Criteria 1

Domestic house previously converted into flats on the highway which is acceptable as assembly point and for access for Fire Appliances

Criteria 2

The existing doors are adequate for their intended purpose in the existing parts of the dwelling and new FD30 will be installed on the new bedroom within the 1st floor of the building. Mains powered smoke/heat detection (with battery backup) are already installed throughout the building

The combination of the fire rated doors and the smoke detectors will create a protected fire escape from the floors above to the front door on the ground floor

Criteria 3

Materials used on the development will be certified to the latest standards and fit for purpose.

The proposed works to the property above are classed as “minor development” and will not change or increase the risk of fire within the building.

Criteria 4

The proposed escape route from the 1st floor via the original stairs will be always unobstructed. Exit from the building into fresh air is available through front door at the base of the existing staircase.

The installed lift will not be used when the fire detection system has activated

Criteria 5

This is a domestic apartment so does not require published robust fire safety strategy

Criteria 6

The front and rear access to the apartment on the ground floor is via standard doors and adequate for the fire service personnel and their equipment. There is no requirement for Fire Fighting Equipment within the property. Access for emergency services will not be altered as a result of these works.

The works will be subject to inspection and approval by Building Control.