

From: Simon Davis

Sent: 30 April 2020 13:40

Subject: RE: BR/282/19 - The Beach Hotel, former Mud Club & 2-4 Waterloo Square Bognor Regis

Dear Simon,

Please find attached new Design Adviser comments. Please also note that he had separately raised a concern with fire safety:

"I'm not sure if the two separate buildings now work from a fire safety perspective? At present, each building now has only 1 means of escape for 5 habitable floors. I think this can work where the escape might be to the roof/terrace but my understanding of this is that there would need to be a subsequent escape from the roof. Or, there might be external stairs for each building (through the void). If there is an opportunity to do so, it might be worth double checking this with your Building Control team as it has a significant impact on the current scheme."

I have obtained the following response from our Building Control Team:

"In regard to the provision of one or more staircases an alternative escape from flats is advisable, however the Building Regulations (Para 2.20 Approved Document Part B) does provide for a single escape route where certain provisions are introduced into the design of the building. This includes the internal planning of the flats, the travel distance within the flat and also in the common parts of the building from the flat entrance door to the staircase lobby. Staircases and associated lobbies would need to have smoke venting by windows or smoke shafts (which may affect the fenestration), the stairs are to be non-combustible with no ancillary space or uses and within a protected shaft separate from other purpose groups. The designers fire consultant would provide a fire strategy for the building, including passive and active measures addressing means of escape provisions and access for firefighting. We would be happy to comment on this when available subject to Arun being the chosen Building Control Body."

You may also want to consider and respond re this point?

Kind Regards

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