

**DESIGN & ACCESS STATEMENT FOR FULL PLANNING AND HOUSEHOLDER APPLICATIONS IN A
CONSERVATION AREA AND APPLICATIONS FOR LISTED BUILDING CONSENT**

GUIDANCE NOTES AND FORMAT REQUIRED

The statement should explain the design thinking behind the application and justify the proposal and what is being applied for, as well as how issues relating to access, including disability access have been considered.

DESIGN & ACCESS STATEMENT

HEADINGS	DETAILS
DESIGN Not applicable	No design – the application refers to upgrading existing fire protection works and removal of an obsolete fire escape.
APPRAISAL	The vertical ladder fire escape has a section that exceeds 6 metres in height. Vertical ladder fire escapes exceeding 6 metres currently require hoops and fall arrest protection to BS4211:2005. Without this they are now considered an unsafe method of evacuation in the event of fire. The safety of occupants at the property is of paramount importance.
IF A LISTED BUILDING	The vertical ladder fire escape is now considered an unsafe method of evacuation because it does not have hoops or other fall protection currently required. Removal of the obsolete fire escape will improve the rear aspect of the property by returning it to its original built condition. It will also enable the rear of the building to be painted in accordance with paint colour BS.06.C.33 rich cream, which appears to be the preferred colour for Montpelier Road painted elevations.
ACCESS	Removal of the vertical ladder fire escape will require temporary scaffolding at the rear of the building. Access for the scaffold will be achieved through Flat 3 which is currently vacant (to allow the work to proceed). The fire escape when demolished will be removed through the basement flat to the front of the property in Montpelier Road and taken to an authorised metal company for recycling.

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CONSULTATION	<p>East Sussex Fire & Rescue Safety team was contacted regarding the removal of the obsolete vertical ladder fire escape. They required a full Fire Risk Assessment before visiting. A type 3 assessment was undertaken on 3rd January 2024 which identified a list of minor works to be carried out. This included intumescent letter flaps, improved door closers on 3 doors, an additional hinge on 5 doors, no smoking signage and a fireproof letter catcher on the street door. The risk assessment was discussed with a member of the East Sussex Fire Safety team during a visit on 11th January 2024. The work is required to be completed prior to removal of the vertical ladder fire escape.</p>
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