**From:** Public Access DC Comments   
**Sent:** 27 July 2018 16:03  
**To:** Public Access DC Comments  
**Subject:** Consultee Comments for Planning Application 18/01158/F

A consultee has commented on a Planning Application. A summary of the comments is provided below.

Comments were submitted at 4:02 PM on 27 Jul 2018 from Mr Edward Antoniak ([edward.antoniak@cherwellandsouthnorthants.gov.uk](mailto:edward.antoniak@cherwellandsouthnorthants.gov.uk)) on behalf of Building Control (CDC).

|  |  |
| --- | --- |
| **Application Summary** | |
| **Reference:** | 18/01158/F |
| **Address:** | The Old Malthouse St Johns Road Banbury |
| **Proposal:** | Change of use from B1(a) offices to provide 25 No residential apartments with ancillary parking, bin storage and amenity area (Resubmission of 17/02167/F) |
| **Case Officer:** | James Kirkham |
| [Click for further information](https://www.publicaccess.cherwell.gov.uk/online-applications/centralDistribution.do?caseType=Application&keyVal=PB1JTIEMN4A00) | |

|  |  |
| --- | --- |
| **Comments Details** | |
| **Comments:** | There are some fire safety issues with the proposal, and these are as follows: Ground floor Flat 3 - the escape route from this flat to a relative place of safety is considered to be unsatisfactory as it has to pass along a narrow passageway past the bin store, the car parking areas and an adjacent building which may have openings onto it. Also, the distance between this flat and the nearest point for fire rescue vehicle access is considerably greater than 45 metres and therefore unsatisfactory. There is a note on the plans stating that the bedroom window lower sash should be fixed shut - this is unsatisfactory as the bedroom requires an escape window. First Floor - because the travel distances from some of the flat entrance doors to the stair lobbies exceed 4.5 metres, the lobbies adjacent to the stair require smoke control vents (these are not shown on the plans). Second Floor Flats 18 & 21 - the internal travel distances from the furthest point inside the flat to the entrance door is excessive. Third Floor Flats 24 & 25 - the entrance doors of these flats open directly onto the main stairs which is unsatisfactory as a fire in one of these flats could potentially compromise the escape route for flats lower down, therefore additional lobby protection is required to these flats. Third Floor stairs - the rooflights indicated at the head of both sets of stairs need to be smoke control vents. |