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Mr Peter Barnett
Principal Planning Officer, Adur and Worthing Councils
Development Management
Portland House
44 Richmond Road
Worthing
BN11 1HS

11th January 2019

Your ref: AWDM/0756/18 Our ref: DB/

LEGISLATION : The Building Regulation 2010

Site Address: land East of 24 to 30 Manor Close, access via Gardener Street Portslade, Brighton,

Dear Mr Barnett

In response to your email and attached correspondence I can respond to the application on the West Sussex perspective, but the issues are primarily access from East Sussex boundaries for which I can only give a general comment.

The site application is for four detached dwellings with adequate space to accommodate off street parking and a turning head compliant with the building regulation to allow a fire appliance to turn to exit in a forward direction.

The access onto the site is via Gardener Street and reviewing the width we would expect the site access road to be at least 3.7 mtrs in width between any vertical obstructions. Where this narrows adjacent to property No.57 which I understand is owned by the applicant it may be reduced to 3.1 mtrs for short distance provided the fire appliance is travelling in a straight ahead direction which would be the case in the proposed plans submitted.

The access statement refers to a width of 2.75mtrs and although this may be acceptable under the Manual for Street Design (section 6.7.3) this should only apply to tarmac or paved roadway section and not predetermine a width including pavements or vertical obstructions as above. Any roadways constructed should be capable of support the weight of a fire appliance (17 tonnes)

Access to the site which falls under East Sussex /Brighton and Hove Highways has numerous parked vehicles and this issue would need to be address by the relevant body to ensure junctions and entrance to the site are accessible (e.g. yellow lines on and opposite junctions and around the narrowed areas).

Your request for sprinklers to be installed is supported by the FRS, but is not a statutory requirement to mitigate any deficiencies in the building regulations for the site.

The normal consultations will apply when the Building Control Officer is appointed and this letter is advisory only.

There is currently a hydrant located at the junction of Gardener Street and Wolseley Road which should be adequate to serve the development so no additional water infrastructure would be required.

Yours sincerely



David Boarer
Water and Access Manager