From: Bruce Reynolds
Sent: 19 April 2017 12:10
To: Peter Barnett
Subject: Fwd: AWDM/0439/17 3 Harbour House Harbour Way Shoreham-By-Sea West Sussex BN43 5HZ

Flag Status: Flagged

Dear Peter

I have now had the opportunity to review the above application and would make the following comments.

The proposed ground floor flats creates at least one bedroom where the only means of escape in the case of fire is through a high risk kitchen-living area and so is an 'inner' room. The risk can be mitigated if the window to this room can be constructed to comply with building regulation requirements for a fire escape window.

I would also note that the creation of a residential unit between two nominal work areas increases the potential for noise nuisance or disturbance and is against the spirit of the concept of the live-work units allowed on this site.

If you require any further information, please do not hesitate to contact me.

Yours sincerely

Bruce Reynolds
Private Sector Housing Manager, Adur & Worthing Councils
Phone: 01273 263098
Email: bruce.reynolds@adur-worthing.gov.uk
Website: www.adur-worthing.gov.uk/adur-homes
Address: Housing, Usually east wing, first floor
Portland House

