From: Bruce Reynolds
Sent: 08 July 2017 16:00
To: Peter Barnett
Subject: AWDM/0681/17 13 Manor Hall Road Southwick Brighton West Sussex BN42 4NA

Flag Status: Flagged

Dear Peter

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

The main access for the two bedroom property is through the kitchen which is a high fire risk area and makes all habitable rooms inner rooms. I note that the lounge has double doors to the outside, but the risk in the bedrooms can be mitigated by ensuring that the windows comply with fire escape window requirements.

Similarly, although the layout of the proposed three-bedroom flat mirrors the existing access arrangements, the only means of escape for most rooms (including the first floor bedrooms) is through the high risk kitchen-lounge. This risk could best be mitigated by creating a new doorway to the outside from the new hallway.

Kind regards

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

