**From:** Bruce Reynolds
**Sent:** 14 June 2017 14:54
**To:** Peter Barnett
**Subject:** Re: AWDM/0625/17 - 12 North Road

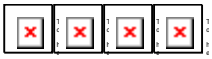
**Flag Status:** Flagged

Hi Peter

yes the revised floor plans address my concerns.

Kind regards

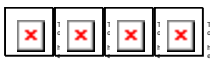

**Bruce Reynolds**
Private Sector Housing Manager, Adur & Worthing Councils
Phone: 01273 263098
Email: bruce.reynolds@adur-worthing.gov.uk
Website: www.adur-worthing.gov.uk/adur-homes
Address: Housing, Usually east wing, first floor
Portland House

On 14 June 2017 at 09:59, Peter Barnett <peter.barnett@adur-worthing.gov.uk> wrote:

> Hi Bruce
>
> Following your initial concerns, are you happier with these revised plans?
>
> Thanks
>
> Peter


**Peter Barnett**
Principal Planning Officer, Adur & Worthing Councils
Phone: 01903 221310
Email: peter.barnett@adur-worthing.gov.uk
Website: http://www.adur-worthing.gov.uk
Address: Development Management, Portland House, 44 Richmond Road, Worthing, BN11 1HS

---------- Forwarded message ----------
From: **BSB Party Wall and Architectural Services** <bsbpartywalls@yahoo.co.uk>
Date: 12 June 2017 at 15:21
Subject: Re: AWDM/0625/17 - 12 North Road
To: Peter Barnett <peter.barnett@adur-worthing.gov.uk>

Dear Peter

Please find attached amended plans as discussed for your consideration.

I look forward to your comments.

Kind regards

**Steven Barrett**
**C.Build E., MCABE, MFPWS, AssocRICS**
**Mobile: 07974 715009**
**Web: bsbpartywallservices.co.uk**

On Tuesday, 23 May 2017, 15:14, Peter Barnett <peter.barnett@adur-worthing.gov.uk> wrote:

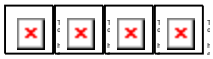
Steve

Yes, I think it would stand a better chance of approval.

Regards

Peter

**Peter Barnett**
Principal Planning Officer, Adur & Worthing Councils
Phone: 01903 221310
Email: peter.barnett@adur-worthing.gov.uk
Website: http://www.adur-worthing.gov.uk
Address: Development Management, Portland House, 44 Richmond Road, Worthing, BN11 1HS



On 23 May 2017 at 15:09, BSB Party Wall and Architectural Services <bsbpartywalls@yahoo.co.uk> wrote:

Dear Peter

Thank you for your comments. I will prepare a sketch for you and the clients consideration taking on board your comments. If we move forward with 2 units plus the shop and removing the front balcony do you feel the council could approve the application?

Kind regards

**Steven Barrett**
**C.Build E., MCABE, MFPWS, AssocRICS**
**Mobile: 07974 715009**
**Web: bsbpartywallservices.co.uk**

On Tuesday, 23 May 2017, 13:07, Peter Barnett <peter.barnett@adur-worthing. gov.uk> wrote:

Dear Steve

With reference to the above, there are a number of issues:

1. I do not consider that the alterations to the front elevation to create a balcony at first floor are acceptable. Such a feature would be out of keeping with the area and would detract in my view from the appearance of the building.

2. I have received comments from our Private Sector Housing Officer who advises that:

- The only means of escape in the case of fire from the first floor bedroom of the rear dwelling is through the high risk kitchen area. This means it is an inner room. It is suggested that the risk could be mitigated by creating a lobby between the stairs and the rear door.
- I also have concerns about the amount of usable space in the top floor flat due to the skeilings

3. With regard to the top floor flat, I have calculated the floor area as being closer to 30m2 due to the roofslope and therefore discounting those parts below 1.5m headroom. The national standard for a 1 bed 2 person flat is 50m2 or 39m2 for a 1 bed 1 person flat.

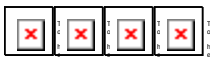
4. The other accommodation just about meets the minimum standards and studio 1 could increase with the removal of the balcony. Studio 2 could be incorporated into studio 1 to create a maisonette over first and second floors.

I shall be grateful if you would look at these issues and submit amended plans showing 2 flats as suggested.

Thanks

Peter

**Peter Barnett**
Principal Planning Officer, Adur & Worthing Councils
Phone: 01903 221310
Email: peter.barnett@adur-worthing. gov.uk
Website: http://www.adur-worthing.gov. uk
Address: Development Management, Portland House, 44 Richmond Road, Worthing, BN11 1HS



This email and any attachments are confidential and intended solely for the persons addressed. If it has come to you in error please send it back to us, and immediately and permanently delete it. Do not use, copy or disclose the information contained in this message or in any attachment. Whilst every care has been taken to check this e-mail for viruses, it is your responsibility to carry out checks upon receipt.

This email and any attachments are confidential and intended solely for the persons addressed. If it has come to you in error please send it back to us, and immediately and permanently delete it. Do not use, copy or disclose the information contained in this message or in any attachment. Whilst every care has been taken to check this e-mail for viruses, it is your responsibility to carry out checks upon receipt.