

[REDACTED]

From: Simon Davis
Sent: 05 June 2020 11:29
To: Tim Rodway | Rodway Planning [REDACTED]
Subject: RE: BR/99/20/PL

Hi Tim,

Thanks for sending this over.

Simon J Davis MRTPI
Principal Planning Officer
Directorate of Place

T: 01903 737874
E: simon.davis@arun.gov.uk



Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
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From: Tim Rodway | Rodway Planning [REDACTED]
Sent: 04 June 2020 17:09
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: RE: BR/99/20/PL

Dear Simon

Thank you for bringing these comments to our attention.

The scheme's architect has reviewed the comments and provided the following response:

"A window serving the bedroom to Unit 3 would need to be capable of means of escape in case of fire under The building Regulations in any case – the minimum clear area must be 0.33 m2 with no dimension (vertical or horizontal) being less than 450 mm. Cill height is to be between 800 and 1,100 mm from internal floor level.

The casements sizes are fairly narrow – if a single casement does not give the 450 mm width, the window will need to open as a whole (fixed mullion) but the look can remain the same.

I attach a copy of the plan with means of escape window marked on."

I trust that this information is of assistance. If any further clarification is required on this, or any other matter, then please do not hesitate to contact me. I look forward to hearing from you in due course, once you have had the opportunity to review the application in detail.

Best regards,

TIM RODWAY
DIRECTOR / [REDACTED]



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From: Simon Davis <Simon.Davis@arun.gov.uk>

Sent: 04 June 2020 10:43

To: Tim Rodway | Rodway Planning [REDACTED]

Subject: BR/99/20/PL

Hi Tim,

Please see comments of our EH HMO Officer. These are mostly for information but I don't know whether you need to amend the plans re having an escape window for unit 3?

"An escape window with a sill height of not more than 1100mm from finished floor level, with an unobstructed openable area of 0.33m² and have a minimum 450mm height and 450mm width must be provided in the bedroom of unit 3."

Kind Regards

Simon J Davis MRTPI
Principal Planning Officer
Directorate of Place

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