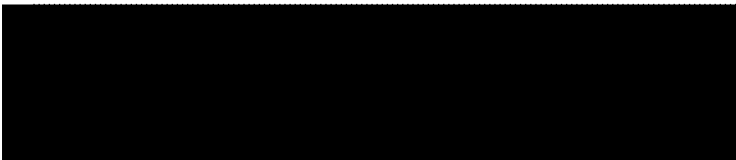




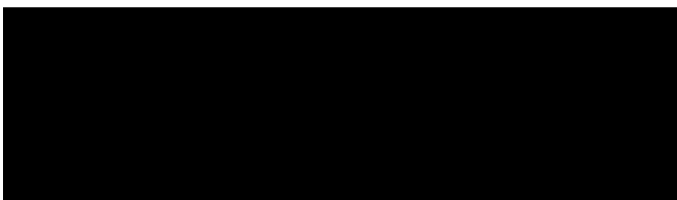
Please treat the attached planning statement as substitute and scan the e-mail against the application as additional info from agent



Dear Anita Gardner, thank you for your response to this application, I set out below my response to the items raised:

1. The letter 'W' on the plans indicates a wardrobe.
2. I attach a revised version of the Planning Statement with a new item 12 stating that of course all Building Regulations will be complied with and consent obtained. Details will form part of the future Building Regulations application.
3. The existing side access to the offices and the rear yard gate both open onto the vehicle access at the side of the property. The door is slightly relocated but the same situation is retained. Currently office staff numbers are approximately the same as will be the case when the new residential use is established. The door and gate both open inwards which is normal and does mean that egress is slowed down due to the action of opening them before stepping out. We could apply for permission the place a bollard each side of the door but this may require Arun D C consent. [See attached sketch]
4. Kind regards Graham Nicolls
5. Graham Nicolls Ltd

Sent from [Mail](#) for Windows 10



Dear Mr Nicolls,

I have received the following queries from the HMO officer in relation to the above application. Can you provide clarification please?

- 1) There are areas on the first and second floors where the letter "W" is written. What does this mean? Wall?
- 2) The applicant has proposed to site the entrance door to the internal communal staircase, located at ground floor level in the entrance road to Manor Car Park. The road itself is rather narrow and to have a residential doorway opening onto it would seem unsafe without a paved/guarded area to exit/enter onto. My thoughts are that perhaps keeping the external stairs would be a safer option, but I appreciate Flat A wouldn't then have exclusive access to the roof terrace.
- 3) There is no mention of a fire alarm system and what fire-resisting separation there is between the commercial and domestic areas.
- 4) Internal doors are not annotated on the plans supplied for the flats.
- 5) Railings to the Flat A roof terrace have been proposed, but no detail of height and type have been provided.

Regards

Anita Gardner

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