



Dropped Kerb / Crossover

Address: 176 Cowley Drive, Brighton BN2 6TD

Date: 12/12/2023

Dear Sir/Madam,

RE: Dropped Kerb / Crossover application at 176 Cowley Drive, Brighton BN2 6TD

We are applying for a new crossover/dropped kerb for the above address. Our client is a professional Taxi driver holding Lewes Licence, currently owning an 8-seater diesel Taxi and is considering buying a new multiseater (5 and more passengers) electrical vehicle, as the recommended by the local governments Taxi Licensing Team.

At the moment, he is parking his multiseater Taxi on street, which, as you can see from the attached photos, is very busy. Majority of the properties in Cowley Drive have no driveway and many have two cars per household. Our client often struggles to find a large enough parking space, often ending up in the adjacent streets.

He received notes on the windscreen in the past, as many people wrongly assume the road in front of their property is their exclusive parking space. (Please see the latest note attached on the page 3.) This is often stressful, as these notes are not always polite and his vehicle has been damaged (he is not sure if unintentionally or intentionally) several times, costing him money for repairs.

Our client's property has a front garden of a suitable size, located behind a pedestrian walkway and grass verge. If the front garden is converted to a parking space, this will allow him to park on their front drive and charge his future electric vehicle. However, to access the parking space, he will need to cross over the curb and a grass verge, unless a crossover and a dropped curb are constructed. He has applied and received an approval from Traffic Management Group of Brighton and Hove City Council on 14/06/2022, please see the attachment on the page 3.

If granted approval, our client will employ a professional and approved company to carry out the works in accordance with the drawings and UK legislation.

In support of this application, we provide following information (photos taken in Dec 2023 and drawings):

- The property and the proposed new crossover/dropped kerb is more than 10m away from the nearest junction.
- There is no street furniture in 2m vicinity of the proposed new crossover/dropped kerb.
- There will be clear view
- The nearest tree is more than 6m away from the proposed new crossover/dropped kerb.
- There are other properties in Cowley Drive, that have installed crossover/dropped kerb.

Please see attached following documents

1. Existing and Proposed plan in scale 1:100 (prints to size A3)
2. Site Plan / Block Plan in scale 1:500.
3. Photos of the site and surrounding area
4. The note from a neighbour

We believe that having a parking space in the front garden will allow charging of his planned electric vehicle and will ease traffic / parking situation on street, without having any negative impact on the environment.

Please do not hesitate to contact us if you require further information.

On behalf of our client, Mr David Mesdary,

Hana Fiserova,
office manager,
Ghassan Consulting Ltd.,
(The Agent)
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Sompting,
BN15 0AD
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Traffic Management Group
Brighton & Hove City Council
G14
Hove Town Hall
Hove
Norton Road
BN3 3BQ

David Mesdary,
176 Cowley Drive
Brighton
East Sussex
BN2 6TD

Date: 14/06/2022
Our Ref: VO5252
Phone: (01273) 290729
e-mail: VehicleCrossovers@brighton-hove.gov.uk

Dear David Mesdary,

CONSTRUCTION OF A VEHICLE CROSSOVER

I am pleased to advise you that approval in principle has been given for you to construct your crossover up to a maximum width of 5.5m inclusive of kerbs. Please construct using slabs with a brushed concrete apron. We note the possibility that Virgin Media have a shallow cable in this location, site plans will need to be seen supplied from this utility and discussions held between your chosen contractor and us in Highways if works locate shallow cable.

This approval is subject to meeting our visibility splay requirements and minimum hardstanding dimensions across the full width of the crossover:

'The hardstanding must be a minimum length of 4.5m at right angles to the road (or the length of your car if this is longer), and a minimum width of 2.75m. Your application will be refused if your driveway is smaller than this. If the crossover is wider than 2.75m the hardstand must be at least 4.5m long across the entire width of the crossover. The hardstanding must be in place and accessible in order for the crossover to be signed off as acceptable.'

'A visibility splay must be clear of obstructions over 0.6m in height to allow adequate visibility of pedestrians.

Carriageway visibility will also be taken into account, and the crossover must be at least 10m from any junction. Other barriers to visibility such as bends, hills, etc will also be taken into account when assessing the safety of a proposed crossover.'

The approval is valid for a period of six months. If you have not carried out the permitted works by the time permission expires, you will need to re-apply and repeat the assessment process. There is no guarantee that permission will be granted on a subsequent application.

Please find enclosed a Vehicle Crossover Licence Application pack, to be completed and submitted by your chosen Contractor at least 10 days prior to the start of works. We do not provide a list of approved Contractors. Your selected Contractor must have a minimum of £10 million Public Liability Insurance, and the

work must be supervised by a Supervisor, and carried out by Operatives, accredited as such under the New Roads & Street Works Act (1991).

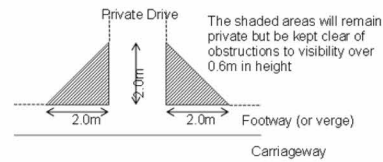
It is your responsibility to ensure that all paperwork enclosed in this pack, including specifications, special requirements, information regarding width/depth etc, is passed to your Contractor. The work carried out by your contractor to construct the vehicle crossover will not be signed off as acceptable unless your hardstanding is in place and accessible from the crossover.

This approval has been granted for works on the Public Highway only, and in no way approves works carried out within the boundary of your property, for which any relevant Planning and Building Control permissions must still be sought, if required. Within your property boundary, the Council takes no responsibility for any structures built by yourselves or your contractors, either existing or new. Any such structures are built and used at your own risk.

Please note that these works are to be undertaken according to Section 184 of the Highways Act, and that it is an offence, under Sections 131 and 133 of the Highways Act 1980, for any person to unlawfully open the Highway. Therefore, no work can be undertaken on the Public Highway until a Vehicle Crossover Licence has been issued by the Streetworks Team to your chosen Contractor, on receipt of all relevant information requested of them.

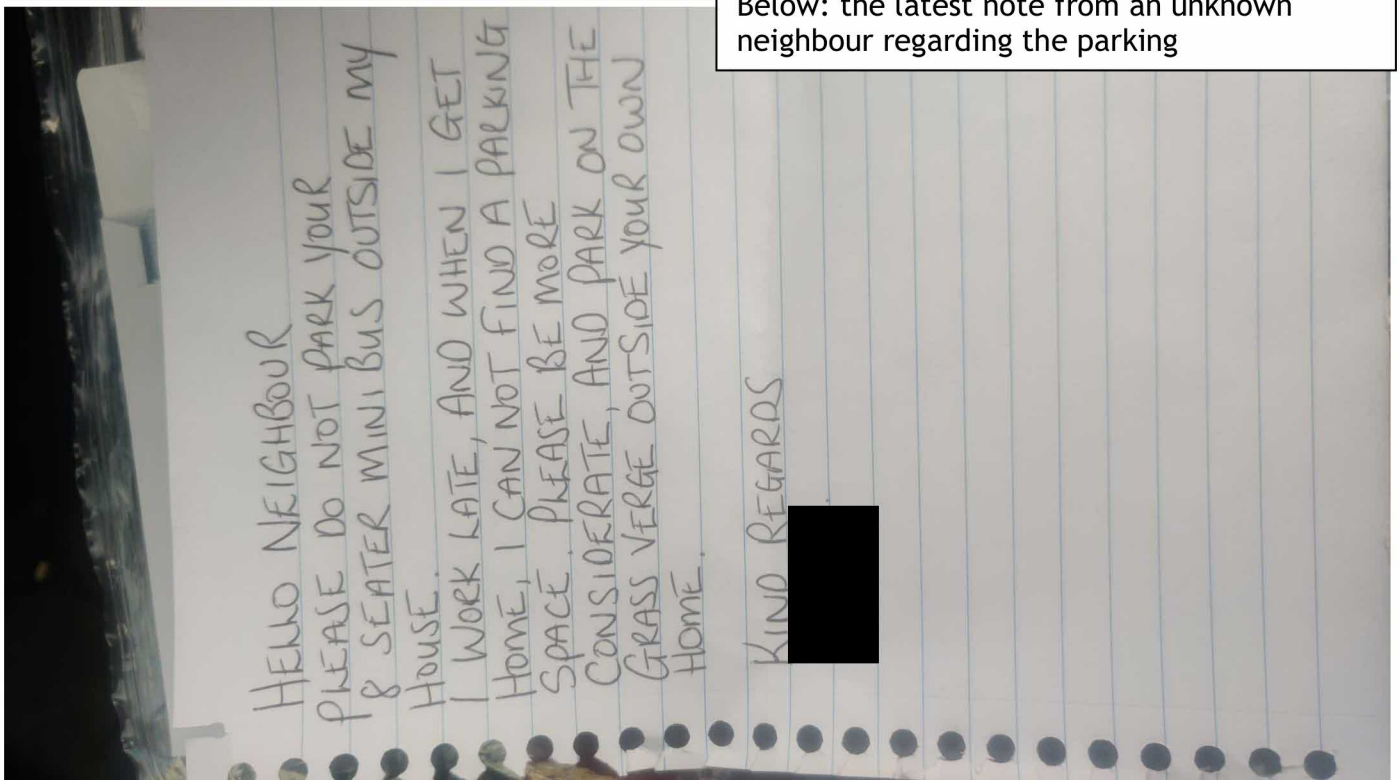
Yours sincerely

Gemma Bailey
Assistant Traffic Technician
Traffic Management Group



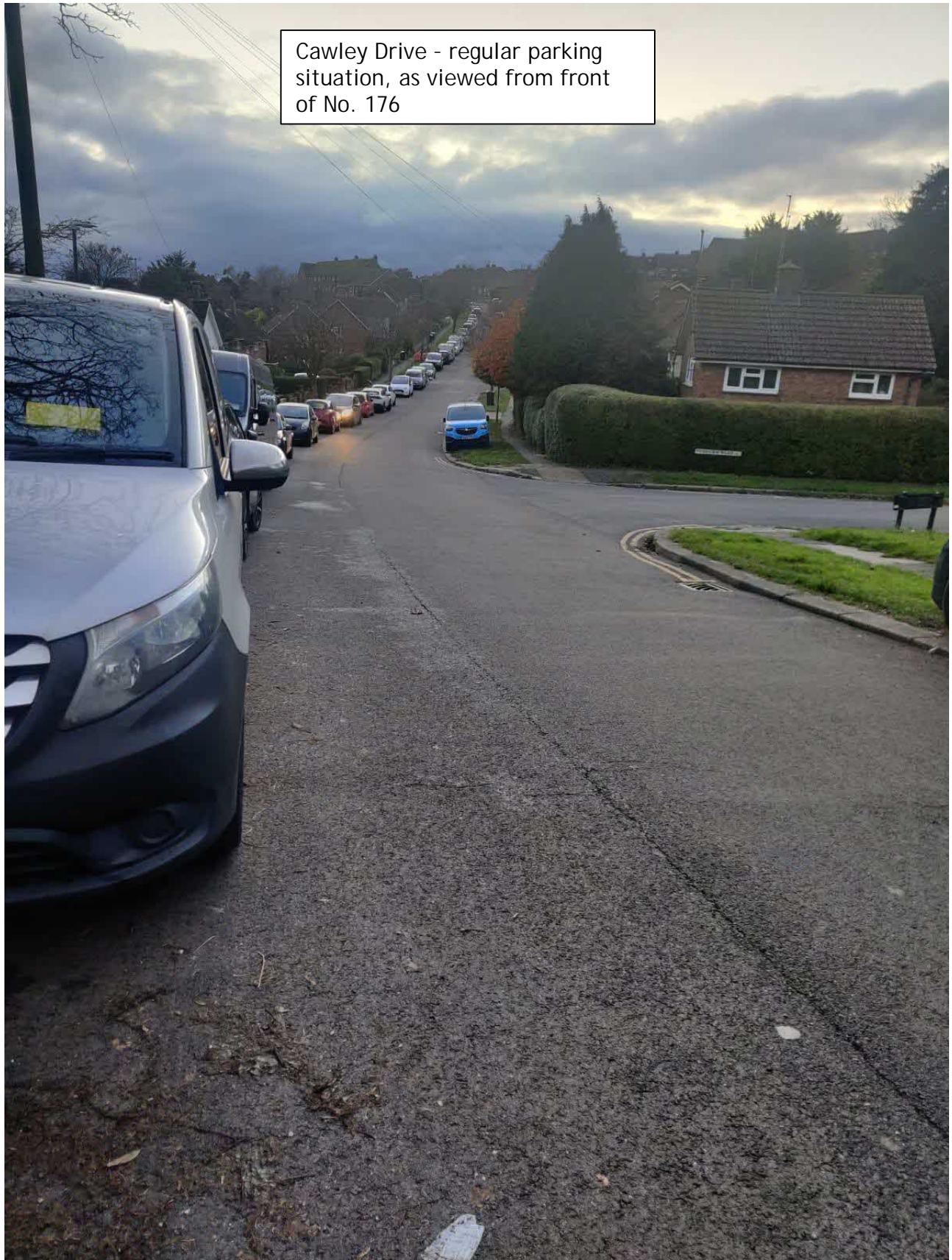
Above: an approval issued 14/06/22

Below: the latest note from an unknown neighbour regarding the parking



Other properties in Cowley Drive
with a front driveway and a
dropped curb / crossover







Unfinished retaining wall and hardstanding constructed after the approval of the Application on 14/06/22



The detail of a pavement and a border between No. 176 and No. 174

