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Sent: 08 May 2025 09:46:11 UTC+01:00
To: "chris@puretownplanning.co.uk" <chris@puretownplanning.co.uk>
Cc: "Andy Watt" <Andy.Watt@midsussex.gov.uk>
Subject: DM/24/2957 - The Prince Albert, Copthorne Bank, Copthorne - SR/25/1549

Good morning

Housing Act 2004

Re: DM/24/2957

The Prince Albert, Copthorne Bank, Copthorne

I have been informed that you have applied for planning permission to carry out alterations to the above mentioned premises. I have examined your plans with respect to Housing Standards.

Based on the plans submitted the following comments are made with specific reference to compliance with Housing Standards legislation. Please note that this may differ from planning legislation, but respective minimum standards must be followed.

Description: Sever existing land to retain existing public house use and area of pub garden and erect a convenience store and 4 x no of apartments with associated works including alterations to the existing vehicular access and car park (amended plans 01/05/25)

Comments:

Rooms sizes

To prevent future enforcement action under Environmental Health legislation the developer must ensure that all bedrooms in the proposed development meet the following minimum room sizes:

1. Single bedroom: minimum size 6.5 square metres
2. Double bedroom minimum size 10 square metres

Please note specific requirements in the Technical Housing Standards – Nationally described space standard used by Planning Departments.

Means of escape

1. Means of escape in case of fire. Provision of 30 Minute fire doors to kitchen and living areas.
2. Interlinked early fire alarm system to whole building with a 30 minute warning system.
3. Suitable and sufficient fire protection and means of escape must be provided including fire doors and interlinked fire alarm systems where appropriate. Escape routes should

avoid travel through high risk rooms, namely, bedrooms accessing out of the accommodation past open plan kitchens.

4. Liaison with the Fire And Rescue Service may be appropriate to ensure the fire safety in place links with all the flats. Also to ensure there is sufficient fire protection between the commercial units and the residential above.
5. Ground floor flats A1 & A2 escape routes travel through high risk room, kitchen. Ensure fire escape windows are provided to the bedrooms and a safe area for evacuation and assembly is not in an enclosed area.
6. A bedroom must have a window as a means of escape.

Advice Note for Building Control and Planning Applicants regarding the Housing Health and Safety Rating System.

The Housing Health and Safety Rating system (HHSRS) was introduced in July 2006 and is used by Environmental Health Officers in Council's Private Sector Housing departments to assess the condition of residential dwellings. The HHSRS replaced the historic Fitness Standard and disrepair. HHSRS evaluates potential risks to health and safety from any deficiencies identified in dwellings – it is not a standard.

Residential new build dwellings and conversions can fall foul of the HHSRS despite meeting Building Control and planning requirements. This situation usually arises if the dwelling is subsequently let and the tenant complains about a particular issue.

Unfortunately there is not a guide to 'designing to conform to the HHSRS', however you may be interested in looking at the HHSRS Operating Guidance which contains notes on the perceived optimum standard derived from the British Standards or Building Regulations Approved Documents.

Operating guidance for HHSRS:

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/15810/142631.pdf

Heating :

7. The system shall be capable of maintaining the following internal temperatures when the external temperature is -1degrees C.
8. Living room and dining room 21degrees C.
9. Bathroom 22degrees C.
10. Elsewhere 18degrees C.
11. All storage heaters shall have automatic charge control and thermostatically controlled damper outlet. Living rooms to be provided with a fan assisted combination storage heater with thermostatically controlled top up convector heater.
12. Gas Central heating systems should satisfy the design and installation requirements of British Standard 5449: 1990 in accordance with Part L of the current Building Regulations (as amended).

Ventilation

13. All kitchen/living areas must be provided with open-able windows of a suitable size to ensure sufficient ventilation without causing excessive draughts.
14. All habitable rooms must have a window to provide natural ventilation. Allow for natural ventilation 1/20th of the floor area of each habitable room.

15. Flat A4 does not have openable windows for natural ventilation in the two bedrooms.
Attic rooms are prone to over heating and require thermal control via ventilation.

Lighting

16. Provision of adequate natural lighting via windows to kitchen, bedroom and living rooms to provide adequate natural lighting. BS8206 Code of practice Parts 1 & 2. Also BRE guidance on Natural Lighting.
17. There should be sufficient natural light during daylight hours to enable normal domestic tasks to be carried out without eyestrain.
18. Flat A4 has roof lights. These are difficult to maintain and keep clean. They should be of adequate size to provide adequate illumination to living areas.

Space standard

19. Two bed apartments have a minimum space standard of 73.sqm – this is to ensure adequate living space in open plan design.

Kind regards

Cassy

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Tuesday, Thursday, 8:00am to 1:00pm.

Wednesday, Friday 8.45 – 17.15pm

I do not work Mondays.

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