
From: Buchan Rum Architects <info@buchanrumarchitects.co.uk>
Sent: 24 August 2023 15:01
To: Andy Watt
Cc: Emma Buchan; Emily Hatton
Subject: RE: DM/23/0140 - 68-70 Church Walk, Burgess Hill RH15 9AS
Attachments: M&Co - PL_100_00 06.pdf; M&Co - PL_101_00 06.pdf; M&Co - PL_102_00 04.pdf; M&Co - PL_103_00 04.pdf; M&Co - PL_104_00 03.pdf; M&Co - PL_105_00 01.pdf; M&Co - PL_106_00 01.pdf; M&Co - PL_107_00 01.pdf; M&Co - PL_108_00 01.pdf; M&Co - PL_400_00 04.pdf; M&Co - PL_401_00 04.pdf; M&Co - PL_500_00 04.pdf; M&Co - PL_501_00 04.pdf

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Dear Andy,

Please find attached the updated scheme for 68-70 Church walk to reflect the comments by the Urban Designer.

Kind regards
Buchan Rum Architects

From: Andy Watt <Andy.Watt@midsussex.gov.uk>
Sent: Thursday, June 29, 2023 10:52 AM
To: Buchan Rum Architects <info@buchanrumarchitects.co.uk>
Cc: Emma Buchan <emma@buchanrumarchitects.co.uk>; Emily Hatton <emily@buchanrumarchitects.co.uk>
Subject: RE: DM/23/0140 - 68-70 Church Walk, Burgess Hill RH15 9AS

Dear Emma / Emily

Further to previous correspondence, I would be grateful if you could amend the scheme in accordance with comments made by the council's Urban Designer.

Many thanks

Andy Watt, BSc (Hons), MTPL, MRTPI
Senior Planning Officer
Development Management
01444 477517
andy.watt@midsussex.gov.uk
www.midsussex.gov.uk

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From: Buchan Rum Architects <info@buchanrumarchitects.co.uk>
Sent: 15 June 2023 09:46
To: Cassy Foster <Cassy.Foster@midsussex.gov.uk>
Cc: Andy Watt <Andy.Watt@midsussex.gov.uk>; Emma Buchan <emma@buchanrumarchitects.co.uk>; Emily Hatton <emily@buchanrumarchitects.co.uk>
Subject: Re: DM/23/0140 - 68-70 Church Walk, Burgess Hill RH15 9AS

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Morning Casey,

Many thanks for your email.

Our understanding is that the proposals do follow the standards but please advise if this is incorrect.

We would be grateful if you could please confirm you have all information you need to determine the application.

Kind regards

Buchan Rum Architects

Sent from [Outlook for iOS](#)

From: Cassy Foster <Cassy.Foster@midsussex.gov.uk>

Sent: Wednesday, June 14, 2023 13:51

To: Buchan Rum Architects <info@buchanrumarchitects.co.uk>

Cc: Andy Watt <Andy.Watt@midsussex.gov.uk>; Emma Buchan <emma@buchanrumarchitects.co.uk>

Subject: RE: DM/23/0140 - 68-70 Church Walk, Burgess Hill RH15 9AS

Good afternoon sirs,

Thank you for your email.

The Housing Act 2004

The changes that have been made have been noted. It is imperative that the standards are followed.

Kind regards

Cassy

Cassy Foster BSc MCIEH REHP

Environmental Health Officer

Mid Sussex District Council

Environmental Health

Tel: 01444 477583

Mobile 0759 0804562

cassy.foster@midsussex.gov.uk

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

Wednesdays 12:15pm – 17:15pm

www.midsussex.gov.uk



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From: Buchan Rum Architects <info@buchanrumarchitects.co.uk>

Sent: 07 June 2023 12:26

To: Cassy Foster <Cassy.Foster@midsussex.gov.uk>

Cc: Andy Watt <Andy.Watt@midsussex.gov.uk>; Emma Buchan <emma@buchanrumarchitects.co.uk>

Subject: RE: DM/23/0140 - 68-70 Church Walk, Burgess Hill RH15 9AS

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Hi Cassy,

Please find attached further plans as requested, we would be grateful if you could supercede the previously issued plans with the set attached.

To confirm:

1. Fire doors to kitchen and living areas – 30 minute fire doors shown.
2. To confirm an interlinked early fire alarm system to whole building with a 30 minute warning system will be installed.
3. Escape routes do not travel through high risk rooms.
4. All materials used on balconies will have a 60 minute fire protection

Kind regards

Buchan Rum Architects

From: Cassy Foster <Cassy.Foster@midsussex.gov.uk>

Sent: Thursday, March 30, 2023 11:14 AM

To: Buchan Rum Architects <info@buchanrumarchitects.co.uk>

Cc: Andy Watt <Andy.Watt@midsussex.gov.uk>

Subject: DM/23/0140 - 68-70 Church Walk, Burgess Hill RH15 9AS

Dear Sirs

Housing Act 2004

Re: DM/23/0140 – 68-70 Church Walk, Burgess Hill. RH15 9AS

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: redevelopment of an existing 2 storey commercial building to create four storey mixed use building. Through the addition of new floors over the existing building footprint (with partial demolition of the existing 1st floor) to accommodate 10 no of flats over the top three floors retaining the existing commercial/retail use of ground floor

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

5. Means of escape in case of fire. Provision of 30 Minute fire doors to kitchen and living areas.
6. Interlinked early fire alarm system to whole building with a 30 minute warning system.
7. 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.
8. 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.
9. Balconies require a 60 minute fire protection.

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 :

10. The system shall be capable of maintaining the following internal temperatures when the external temperature is -1degrees C.
11. Living room and dining room 21degrees C.
12. Bathroom 22degrees C.
13. Elsewhere 18degrees C.

14. 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.
15. 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

16. All kitchen/living areas must be provided with open-able windows of a suitable size to ensure sufficient ventilation without causing excessive draughts.
17. 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.
18. Unit 1, Unit 4, Unit 8, Unit 5, Unit 6 kitchens do not have natural ventilation to the area.
19. Unit 2 and Unit 3 Unit 6, Unit 7 Unit 9 and Unit 10 have windows in the living area which open onto an internal atrium.

Lighting

20. 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.
21. There should be sufficient natural light during daylight hours to enable normal domestic tasks to be carried out without eyestrain.
22. Unit 1, Unit 4, Unit 8, Unit 5, Unit 6 kitchens do not have natural lighting to the area.

Kind regards
Cassy

Cassy Foster BSc MCIEH REHP
Environmental Health Officer
Mid Sussex District Council
Environmental Health
Tel: 01444 477583
Mobile 0759 0804562
cassy.foster@midsussex.gov.uk
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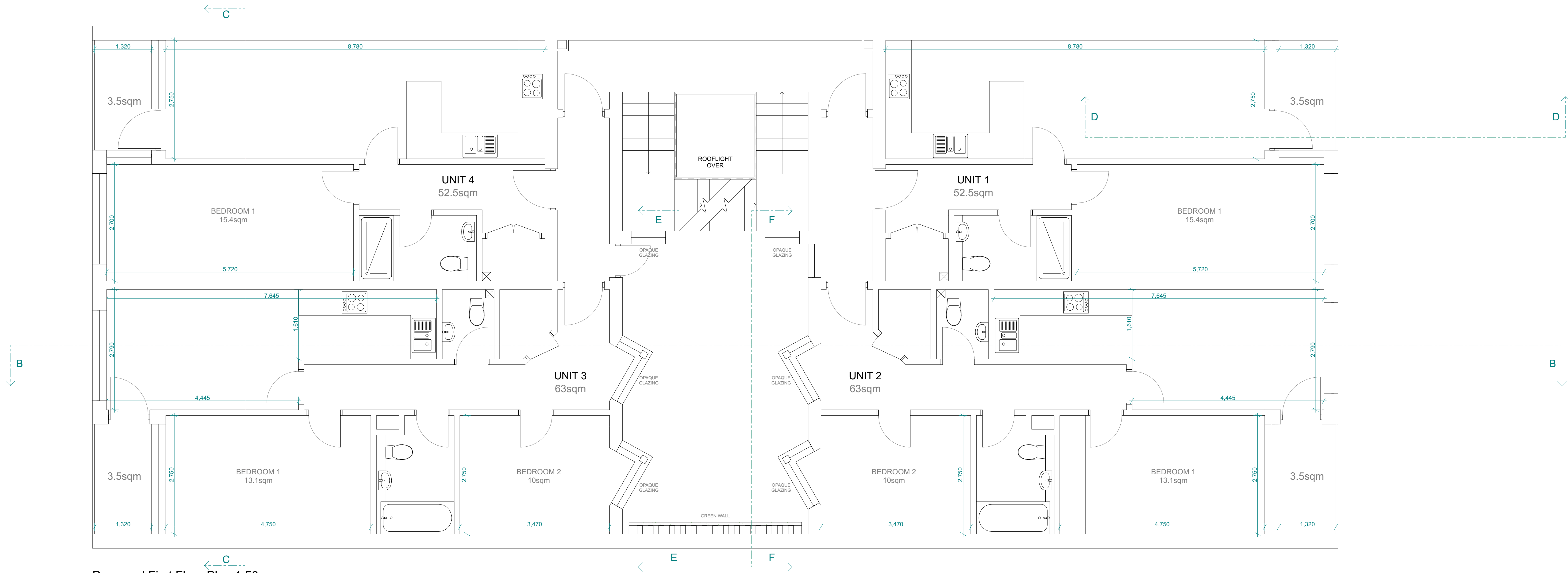
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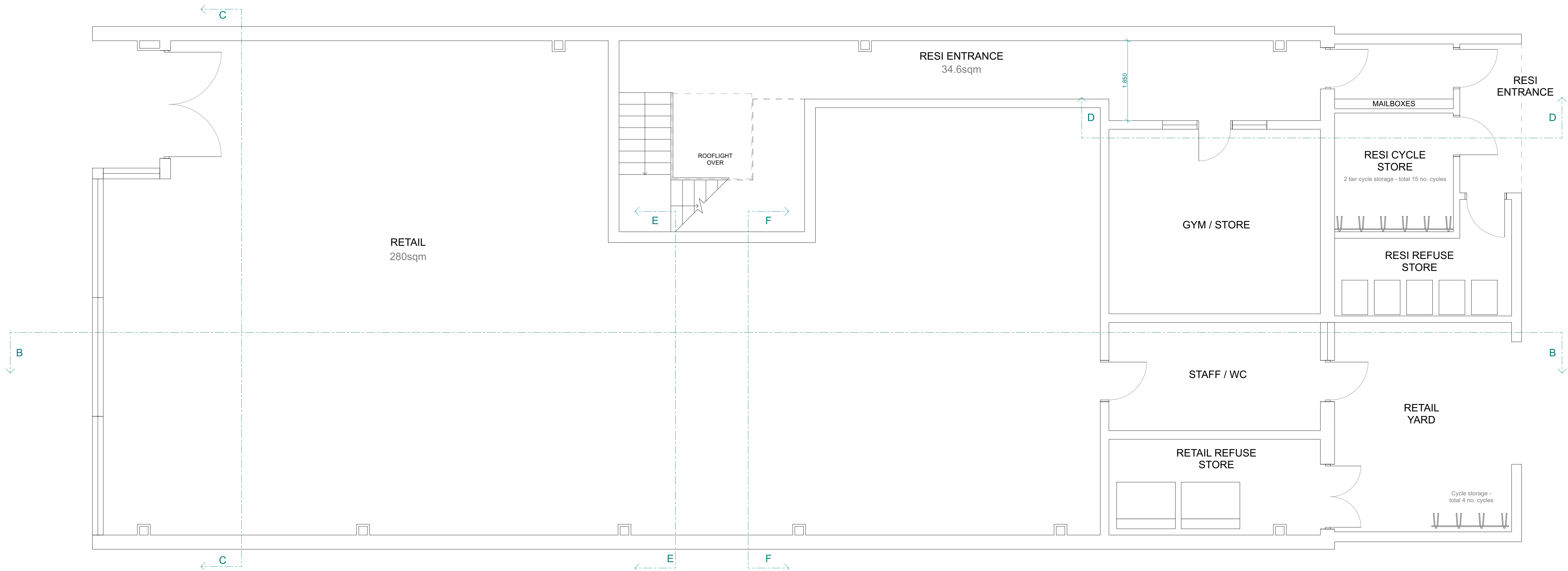
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Proposed First Floor Plan 1:50



Proposed Ground Floor Plan 1:50



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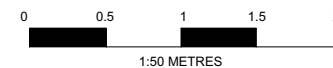
68-70 Church Walk
Burgess Hill

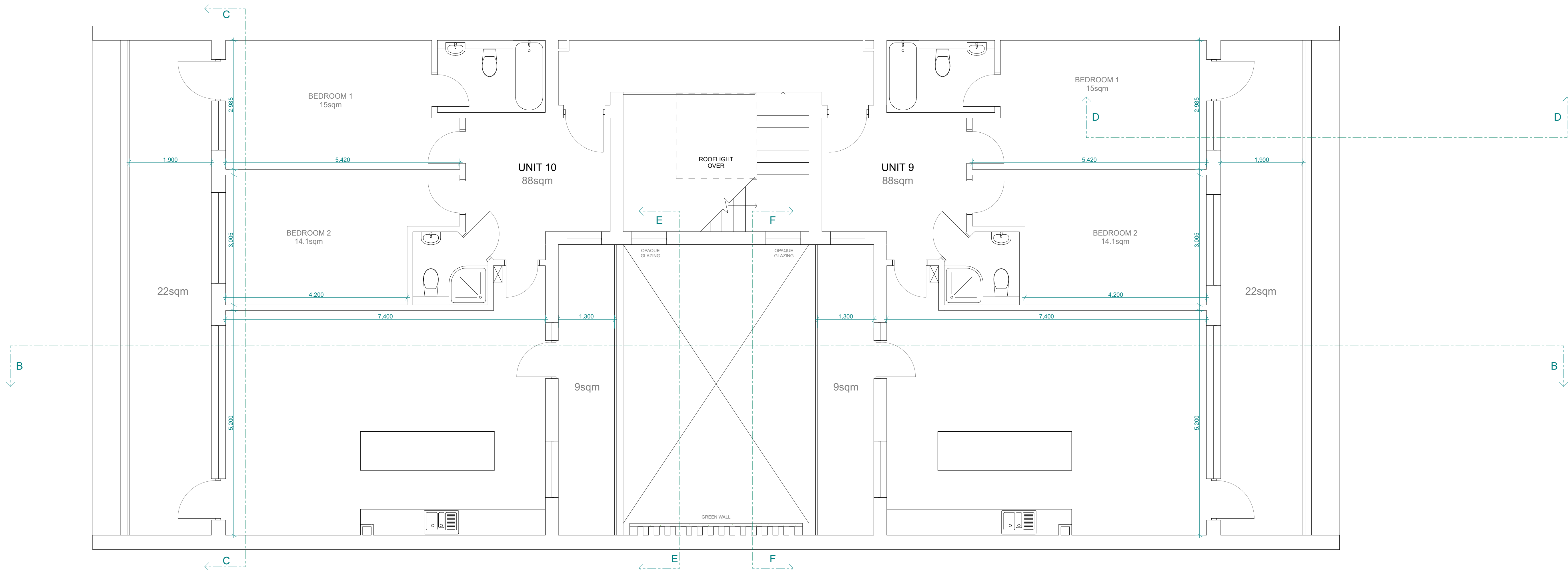
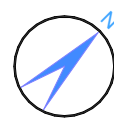
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PROPOSED GROUND & FIRST FLOOR PLANS

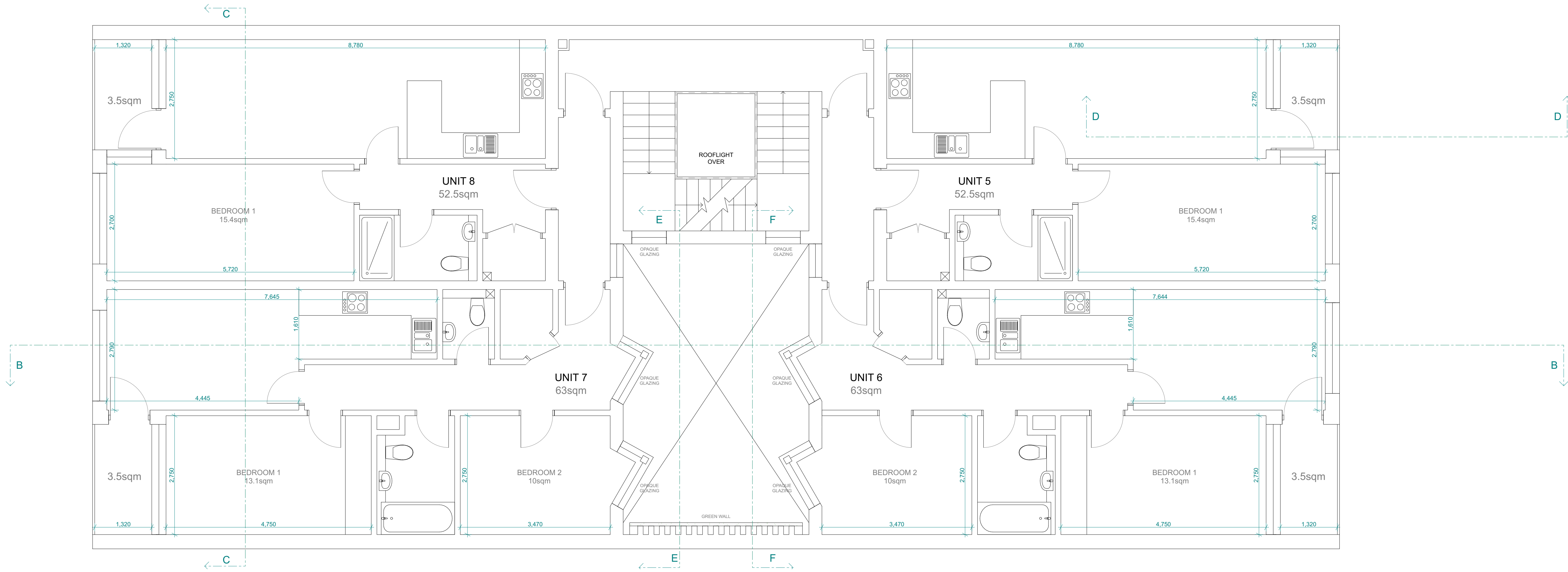
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9 SAVILL ROAD
LINDFIELD
WEST SUSSEX RH162NY
E : info@buchanrumarchitects.co.uk

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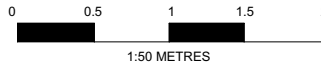




Proposed Third Floor Plan 1:50



Proposed Second Floor Plan 1:50



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68-70 Church Walk
Burgess Hill

Job Title
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Drawing Title
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Proposed Street Elevation 1:50



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PROPOSED STREET ELEVATION		
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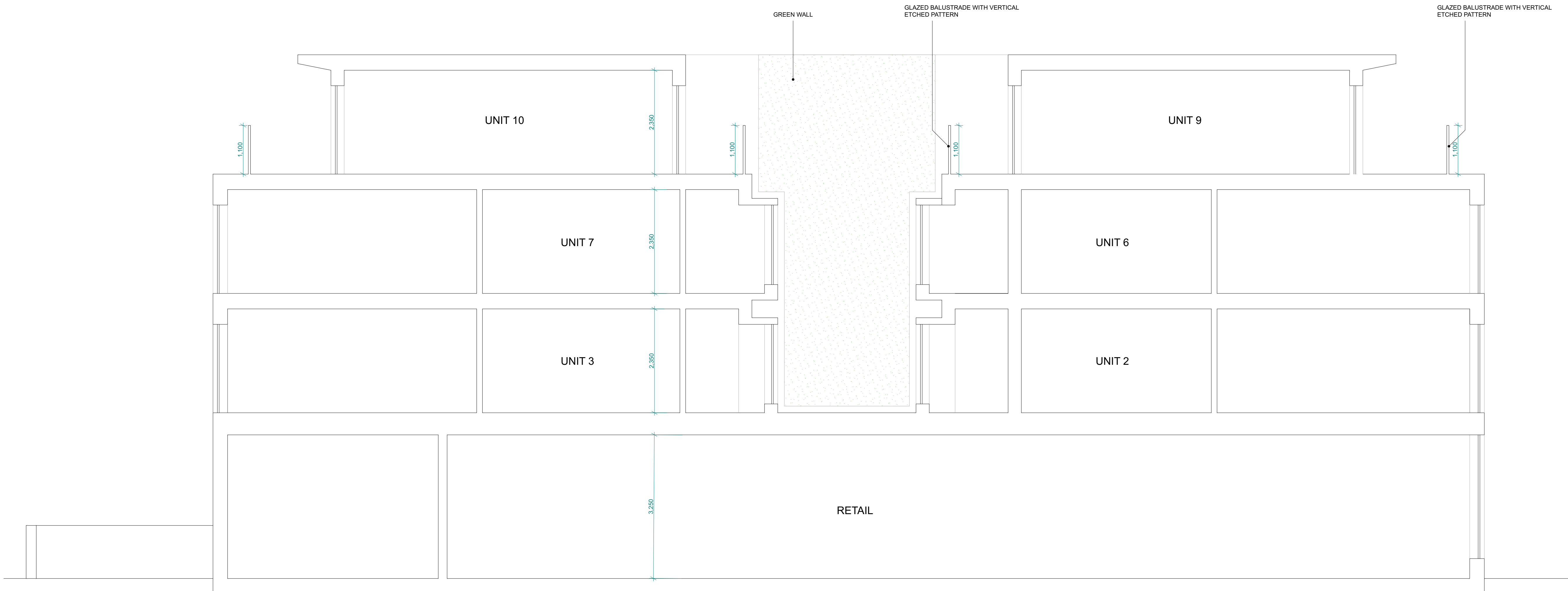
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Proposed Rear Elevation 2 1:50



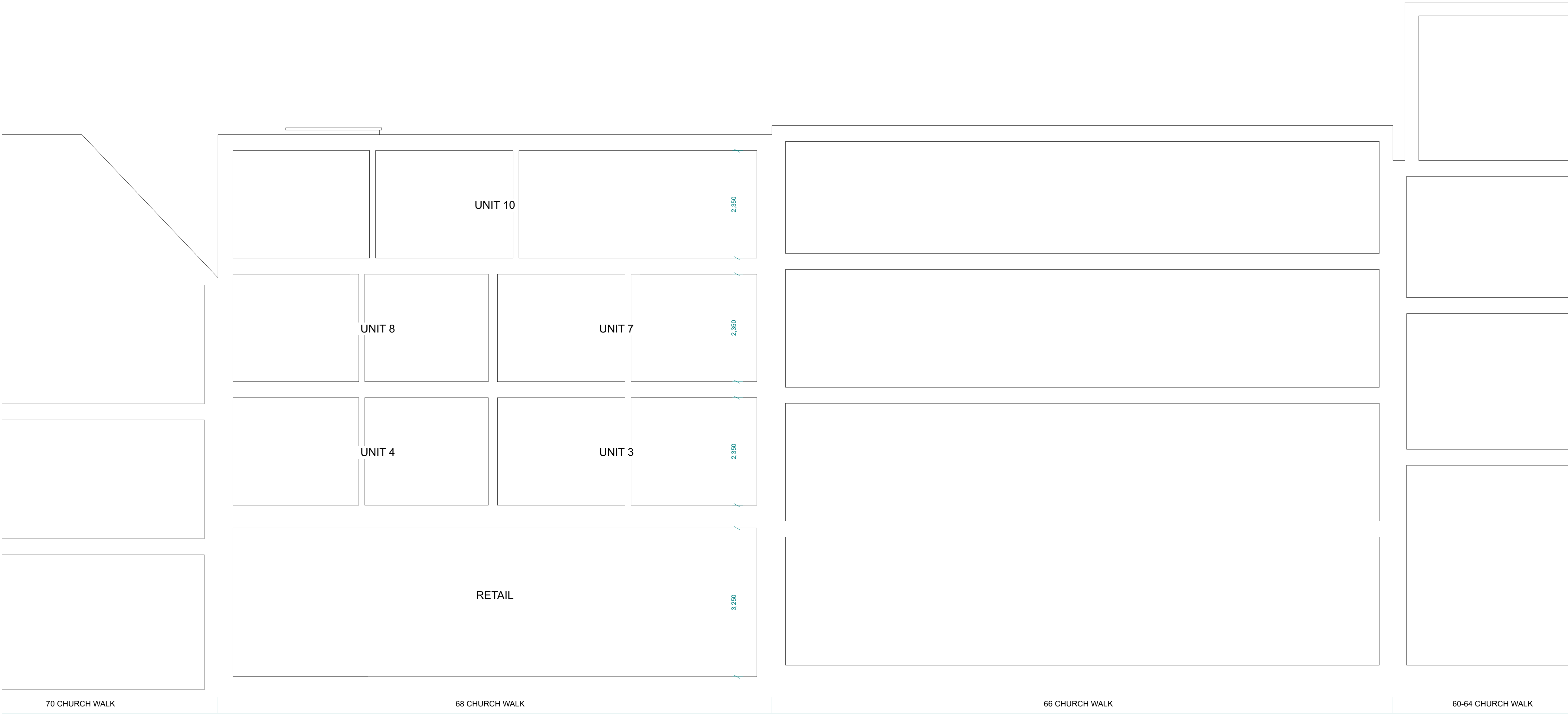
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Proposed Section BB 1:50



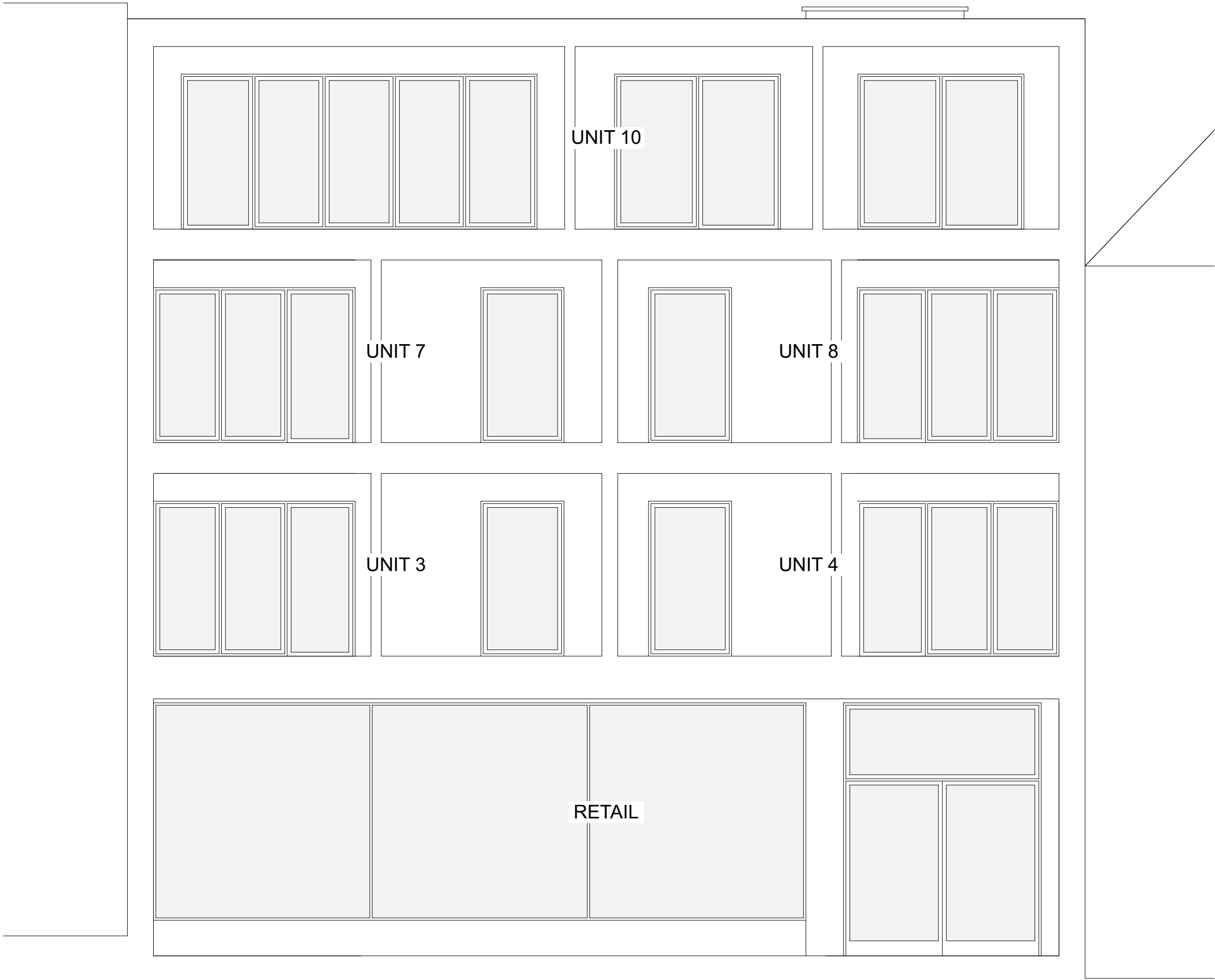
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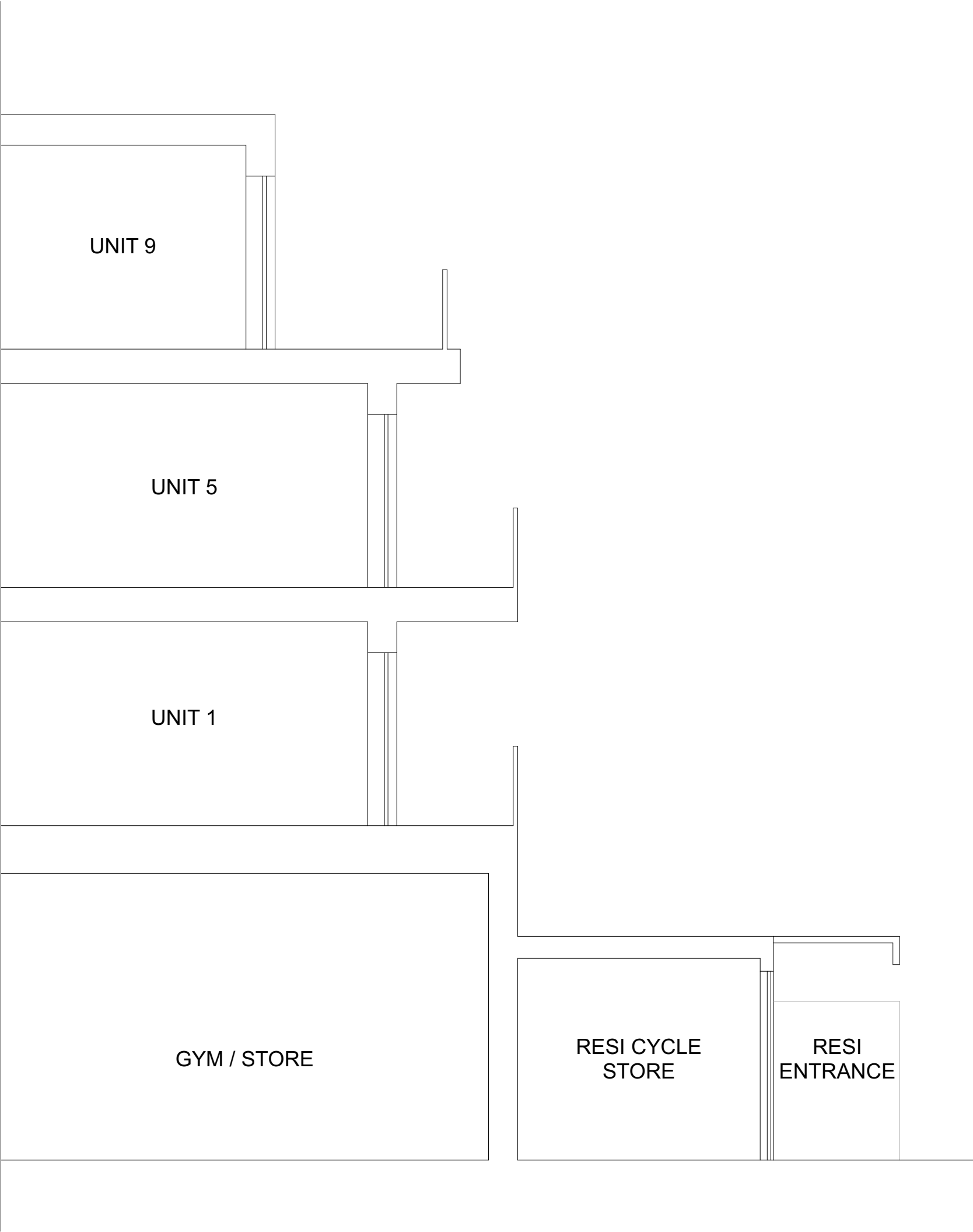
Proposed Street Section 1:50



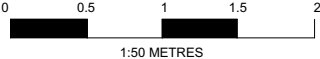
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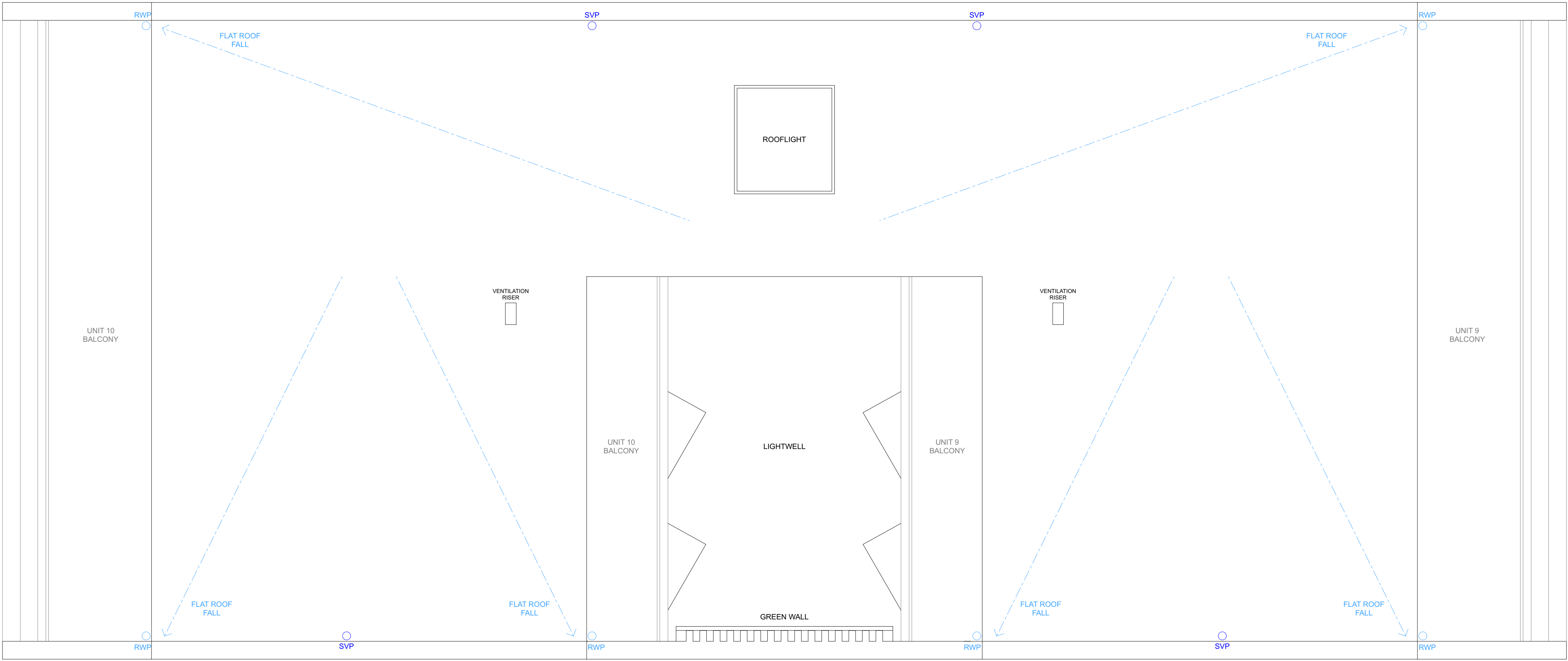
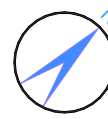
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Proposed Section DD 1:50



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68-70 Church Walk Burgess Hill		
Job Title		
M&Co		
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PROPOSED SECTIONS CC & DD		
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Proposed Roof Plan 1:50



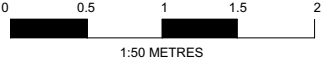
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Drawing Title		
PROPOSED ROOF PLAN		
buchan rum 9 SAVILL ROAD LINDFIELD WEST SUSSEX RH162NY E : info@buchanrumarchitects.co.uk		
Scale	Size	
1:50	A1	
Date	Dn By	
06/2023	BRA	
Drawing number	Rev.	
PL_107_00	01	



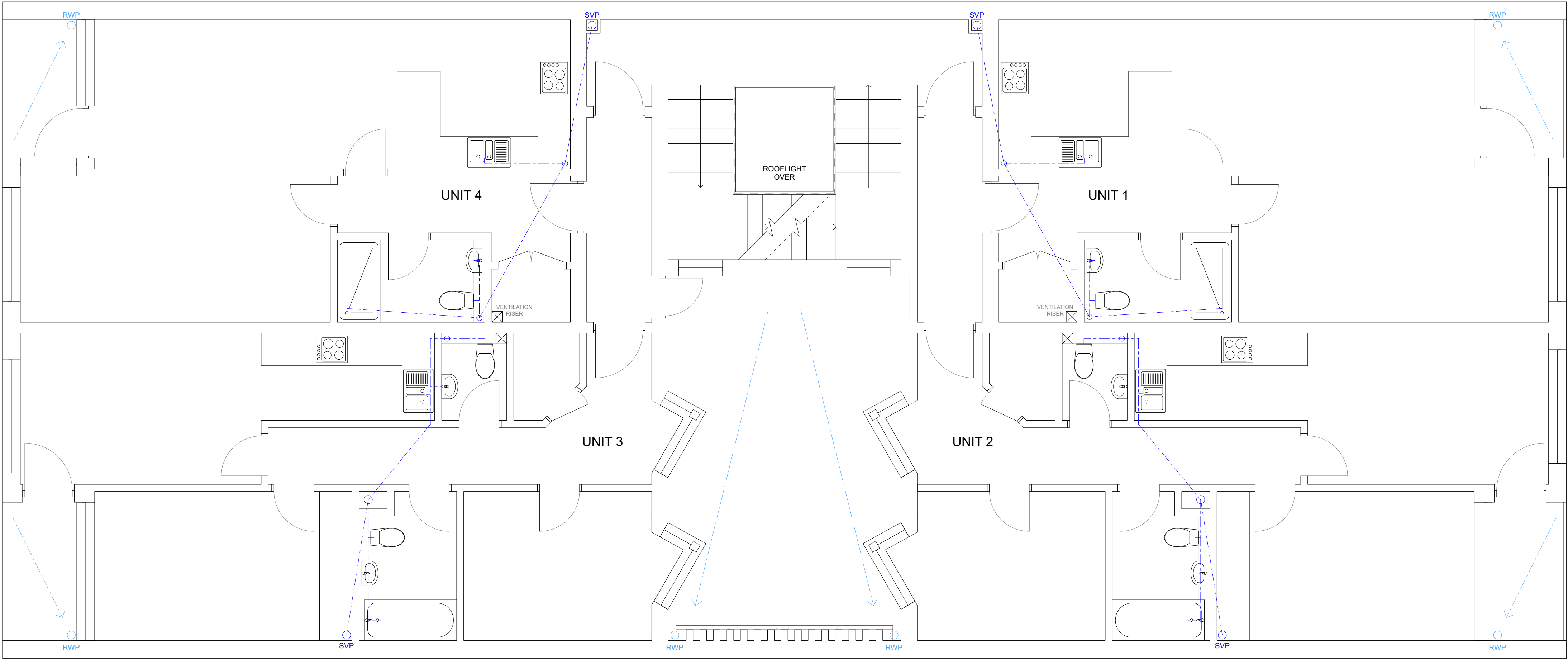
Proposed Section EE 1:50



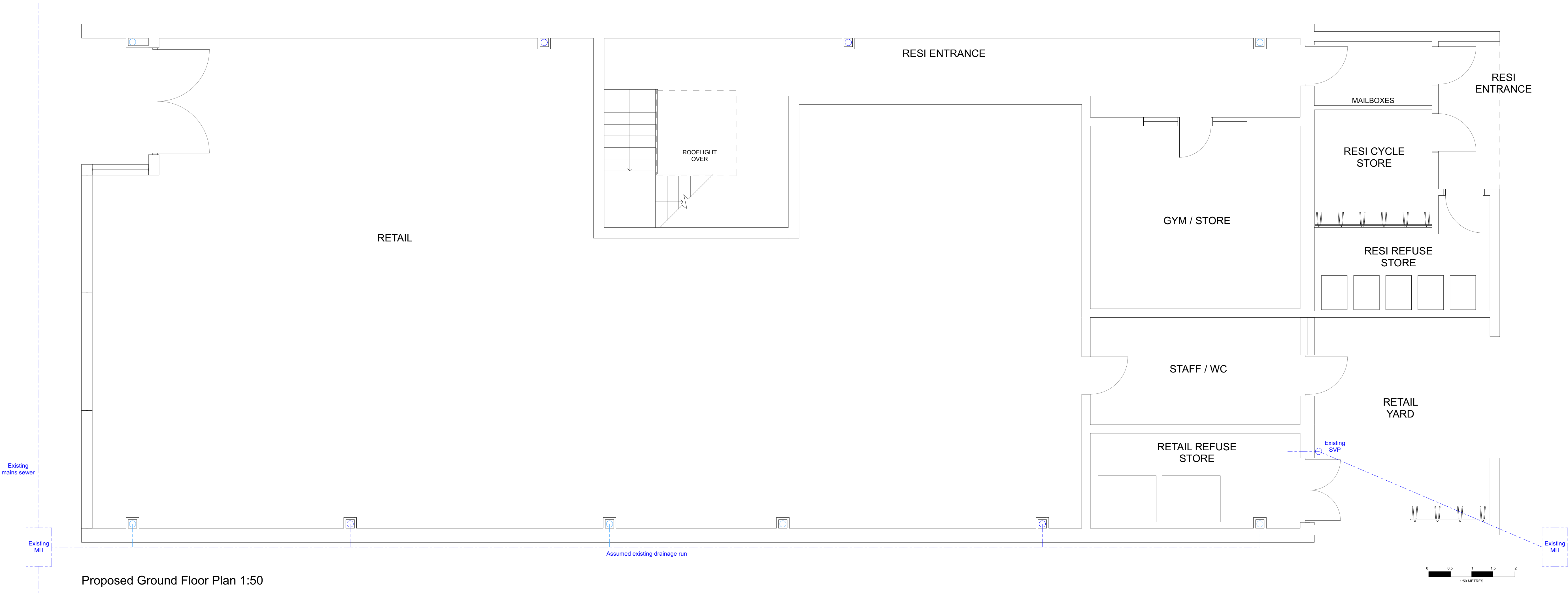
Proposed Section FF 1:50



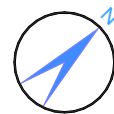
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REV	DATE	COMMENT
Client		
Site address		
68-70 Church Walk Burgess Hill		
Job Title		
M&Co		
Drawing Title		
PROPOSED SECTIONS EE & FF		
buchan rum 9 SAVILL ROAD LINDFIELD WEST SUSSEX RH162NY E : info@buchanrumarchitects.co.uk		
Scale	Size	
1:50	A1	
Date	Dn By	
06/2023	BRA	
Drawing number	Rev.	
PL_108_00	01	



Proposed First Floor Plan 1:50



Proposed Ground Floor Plan 1:50



SURVEY
DRAWING

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 - Any discrepancies between the drawings, details and specification must be reported to the architect immediately before work is put in hand.
 - All works to be carried out in full accordance with current Building Regulations, British Standards and all Health & Safety Regulations.
 - If in doubt please ask.

REV	DATE	COMMENT

Client

Site address

68-70 Church Walk
Burgess Hill

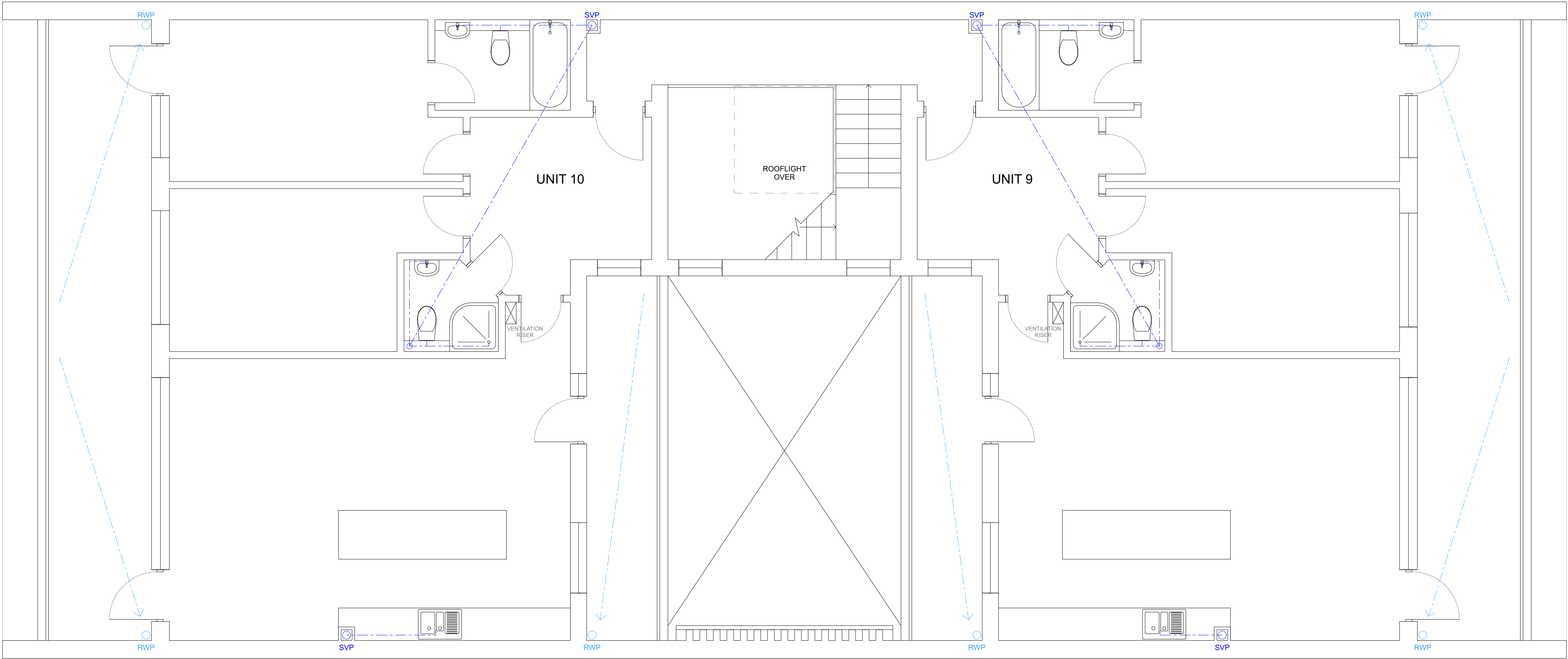
Job Title
M&Co

Drawing Title

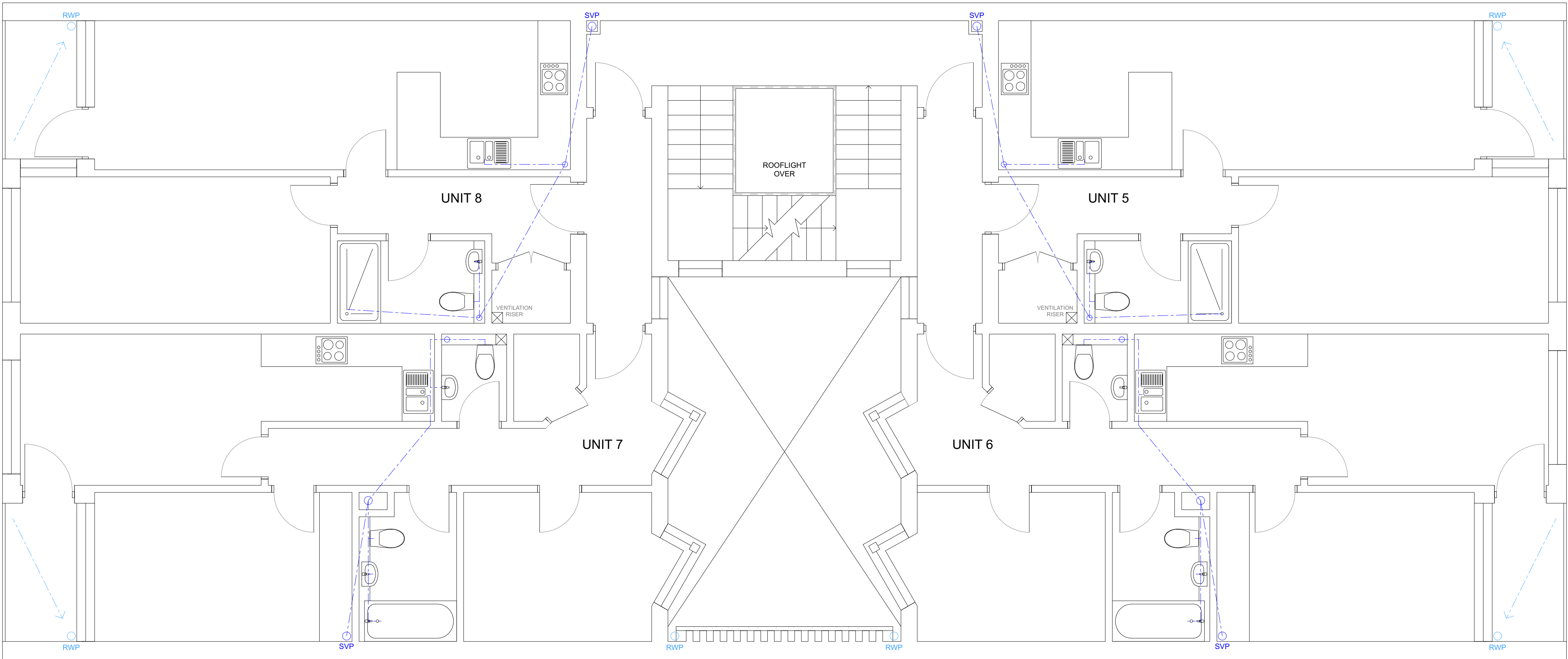
PROPOSED GROUND & FIRST FLOOR
DRAINAGE PLANS

buchan rum
9 SAVILL ROAD
LINDFIELD
WEST SUSSEX RH162NY
E : info@buchanrumarchitects.co.uk

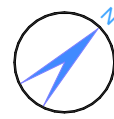
Scale 1:50	Size A1
Date 06/2023	Des By BRA
Drawing number PL_400_00	Rev. 04



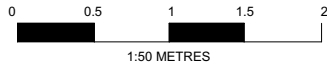
Proposed Third Floor Plan 1:50

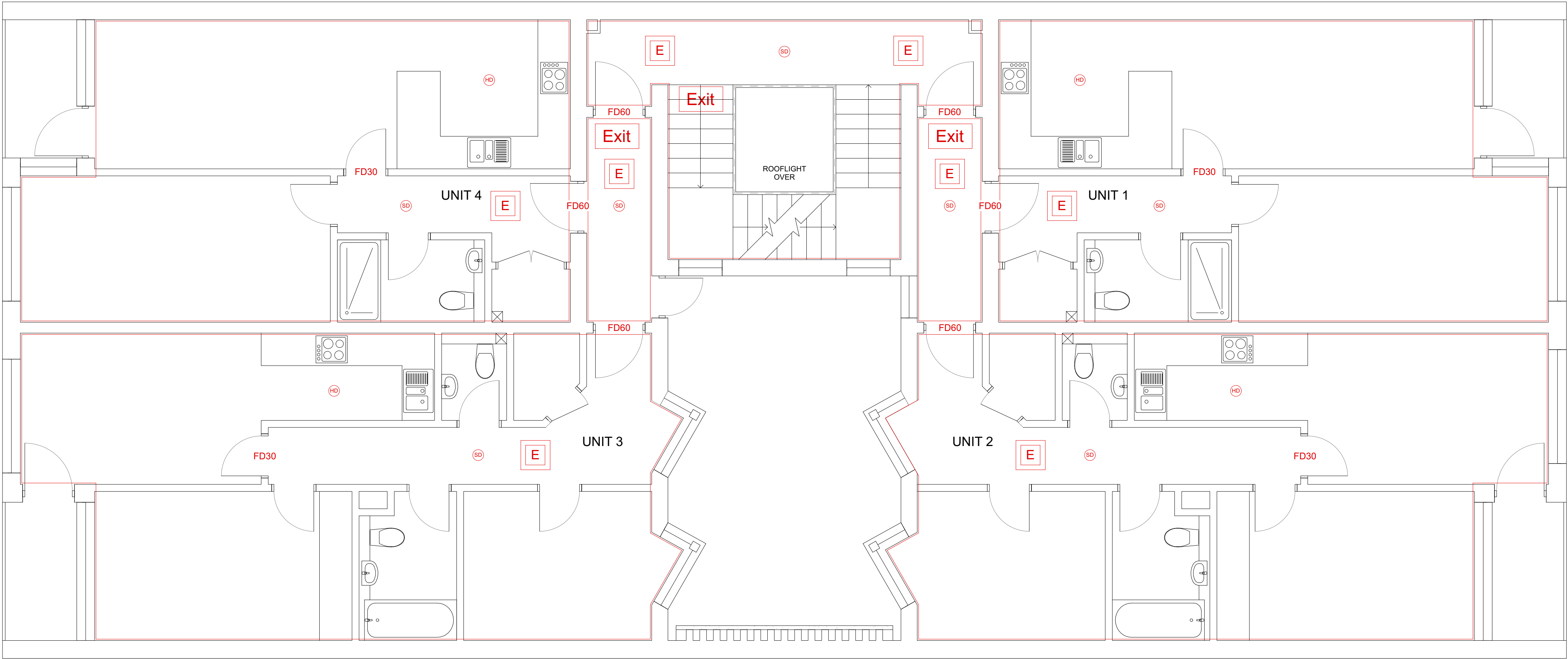


Proposed Second Floor Plan 1:50



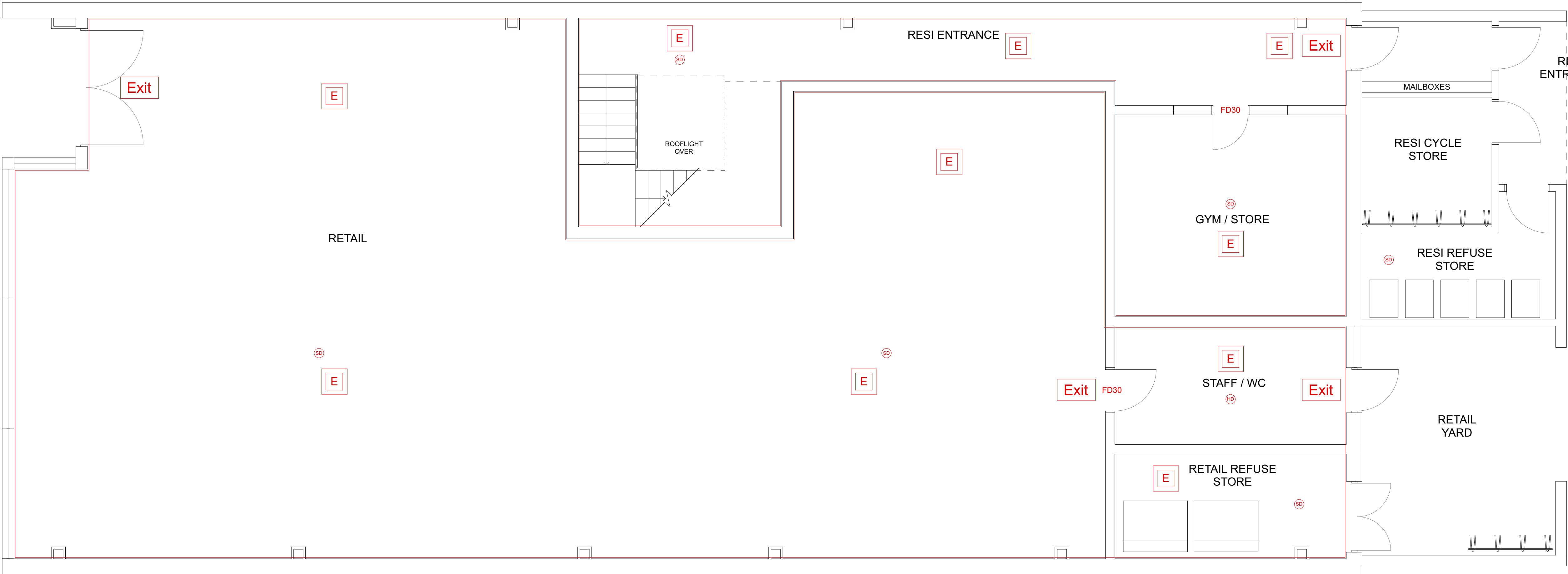
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REV	DATE	COMMENT
Client		
Site address		
68-70 Church Walk Burgess Hill		
Job Title		
M&Co		
Drawing Title		
PROPOSED SECOND & THIRD FLOOR DRAINAGE PLANS		
buchan rum 9 SAVILL ROAD LINDFIELD WEST SUSSEX RH162NY E : info@buchanrumarchitects.co.uk		
Scale	Size	
1:50	A1	
Date	Dn By	
06/2023	BRA	
Drawing number:	Rev.	
PL_401_00	04	



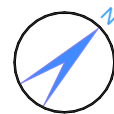


- E Emergency version of light fitting
- 1 1 hour fire separation
- FD30 30 minutes fire door
- FD60 60 minutes fire door
- Exit Fire Exit signs: Illuminate / photoluminescent + emergency lighting
- SD Smoke Detector
- HD Heat Detector

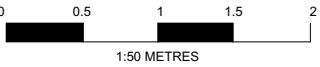
Proposed First Floor Plan 1:50

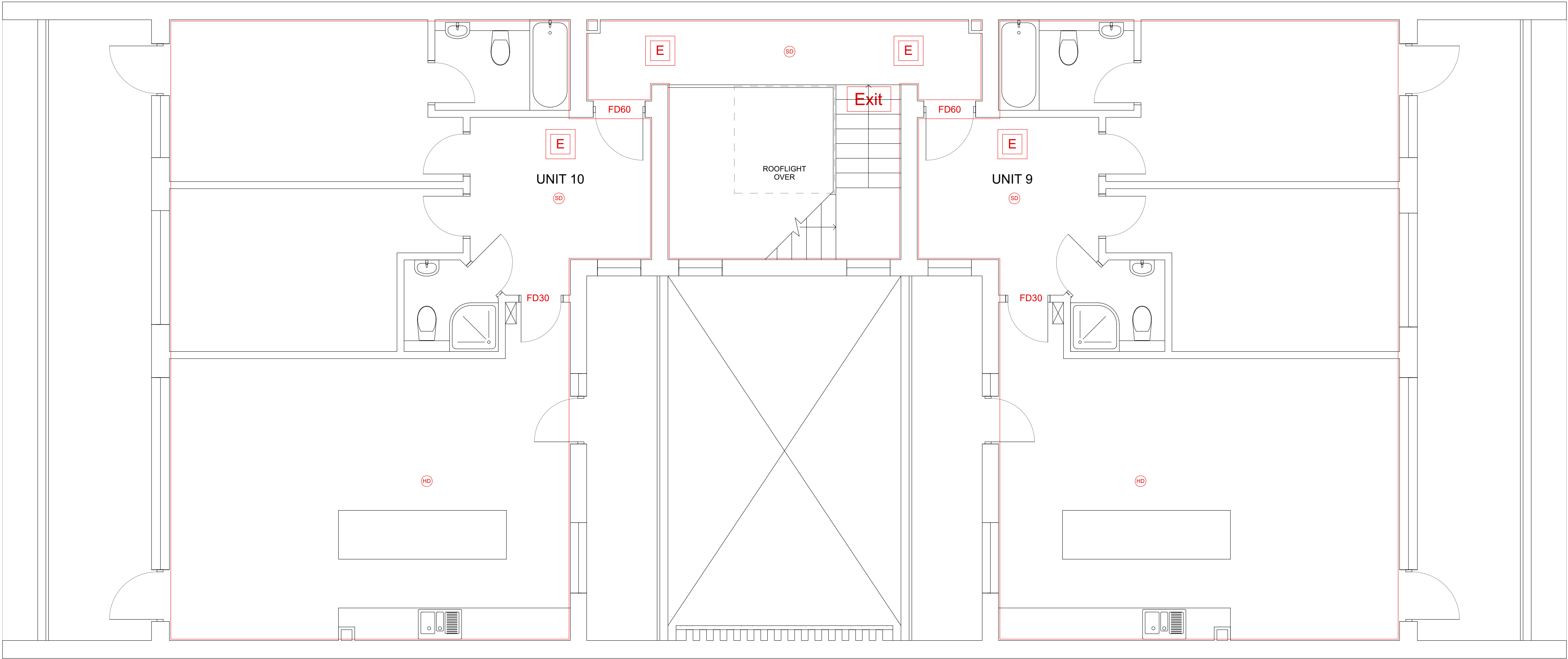


Proposed Ground Floor Plan 1:50

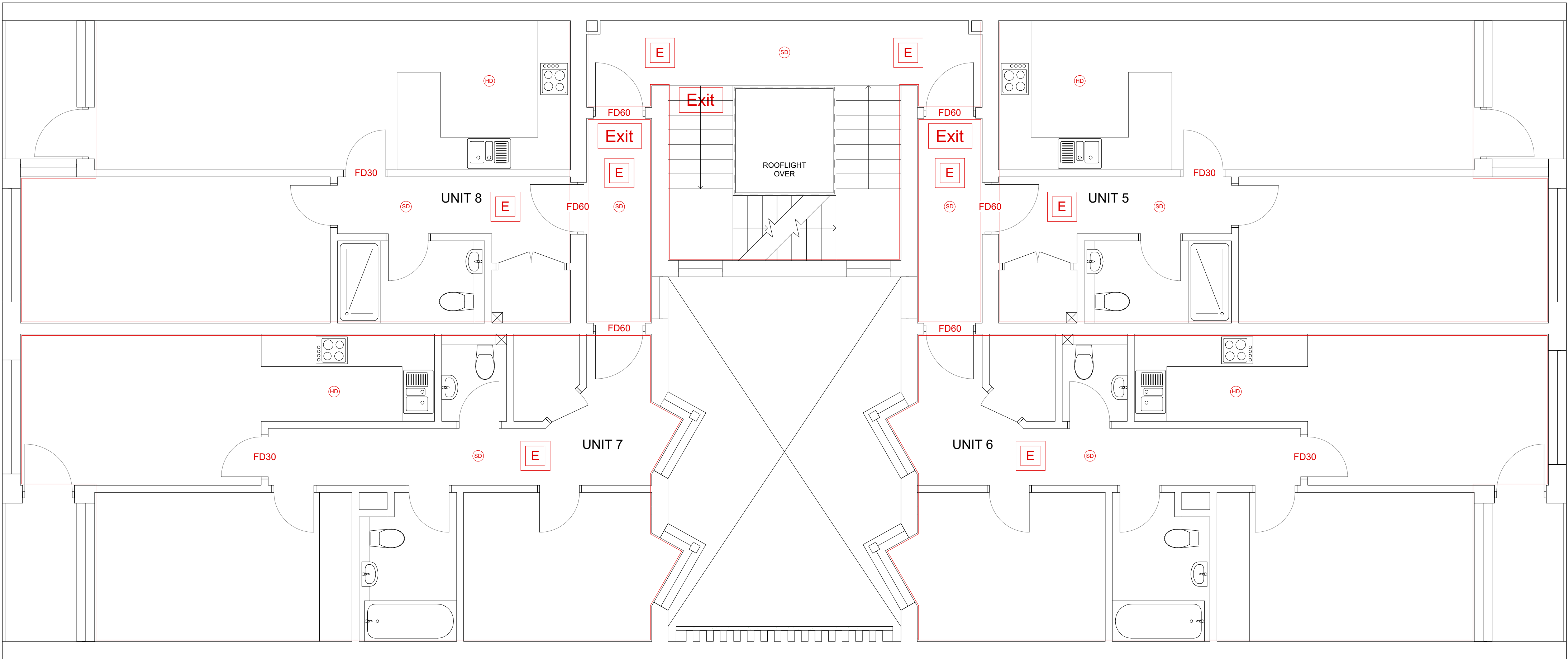


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REV	DATE	COMMENT
Client		
Site address		
68-70 Church Walk Burgess Hill		
Job Title		
M&Co		
Drawing Title		
PROPOSED GROUND & FIRST FLOOR FIRE STRATEGY PLANS		
buchan rum 9 SAVILL ROAD LINDFIELD WEST SUSSEX RH162NY E : info@buchanrumarchitects.co.uk		
Scale	Size	
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Date	Dn By	
06/2023	BRA	
Drawing number:	Rev.	
PL_500_00	04	

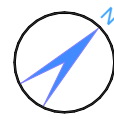




Proposed Third Floor Plan 1:50



Proposed Second Floor Plan 1:50



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Rev	Date	Comment
Client		
Site address		
68-70 Church Walk Burgess Hill		
Job Title		
M&Co		
Drawing Title		
PROPOSED SECOND & THIRD FLOOR FIRE STRATEGY PLANS		
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Date	Dn By	
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