

From: admin@pdp <admin@pdplanninguk.com>
Sent: 13 January 2025 12:58:44 UTC+00:00
To: "Cassy Foster" <Cassy.Foster@midsussex.gov.uk>; "Joanne Fisher" <Joanne.Fisher@midsussex.gov.uk>
Subject: DM/24/2922 - Hollyrood House, Lindfield - ENVIRONMENTAL HEALTH CLARIFICATION

Dear Cassy and Joanne,

Cassy - Thank you for your email. I believe your comments are more related to the Building Regulations rather than planning legislation, but I can assure you that the development will comply with all relevant legislation. In response to your comments please see below and attached Revision D floor plans to demonstrate compliance with your requirements.

Joanne - the attached amended plans provide for the insertion of an internal door to Flats G2 and F4 and do not fundamentally affect the planning drawings. But I guess for consistency if Cassy is content with the suggestions that we substitute them as amended plans. However, I suggest we wait to see if there are any further consultee responses that may require further modifications.

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I can confirm that the whole of the development has been designed to exceed the minimum National Space Standards. Single bedrooms are at least 7.5 sq m and double/twin bedrooms are at least 12.5 sq m. On the M(3) unit G3 the principal bedroom is more than 13.5 sq m.

With regards to means of escape, the whole complex has been designed in accordance with Building Regulation Part B1. The lower ground, ground floor and first floor accommodation floor levels are less than 4.5m above ground level. The only accommodation located on a floor greater than 4.5m above the ground level is the second-floor apartment S1. Under Para. 3.6; 3.14; 3.15; 3.16; 3.17; 3.18 and 3.19 the means of escape has been designed primarily with a protected lobby in each apartment accessed out into a protected staircase and final exit point at ground level. If a protected lobby is not provided, fire escape is via suitably sized compliant windows at lower ground, ground and first floor level.

A compliant interlinked fire alarm system with smoke and heat detectors, sounders and fire panels will be installed. Fire rated construction details will be prepared at Building Regulation stage.

Lower Ground Floor:

Maisonette G1 – Bedroom means of escape is through new bay window as the window is located at ground floor level.

Maisonette G9 – Bedroom 1 is served by a fire protected internal staircases the primary means of escape and the secondary means is via escape windows.

Ground Floor:

Apartment G2 - an additional door has been added to separate the living accommodation from the protected lobby. See drawing 3404-12 rev D Design Proposal Basement and Ground Floor Plans.

Apartment G3, G5, G6, G7 & G8 use the protected lobby principle

Apartment G4 – Bedrooms 1 & 2 use the secondary means of escape through windows principle

Apartment G9 – Home Office/Bedroom 2 uses the means of escape through the window principle.

First Floor:

Apartment F1, F2, F3, F5, F6 & F7 use the protected lobby principle

Apartment F4 - an additional door has been added to separate the living accommodation from the protected lobby. See drawing 3404-13 rev D Design Proposal First Floor Plans.

Apartment F5 - uses the protected lobby principle but due the length of the corridor there is in addition the means of escape through the window principle.

Second Floor:

Apartment S1 uses the protected lobby principle.

Oakwood:

The complex has been designed in accordance with Building Regulation Part B1.

The ground floor and first floor accommodation floor levels are below 4.5m above ground level.

Oak 1:

Bedrooms 1 & 2 use the means of escape through the window principle.

Oak 2:

Bedrooms 1 & 2 use the means of escape through the window principle at first floor but have a secondary route through the window in Bedroom 3 on the ground floor via a protected staircase.

Bedroom 3 uses the means of escape principle on the ground floor.

Hollyrood Cottage:

As a detached dwelling the building uses the protected lobby principle.

Heating:

Items 5-10 information are noted. Heating details and levels of comfort will be designed in accordance with Building Regulation requirements and relevant British Standards.

Ventilation:

Items 11-14 information are noted. Ventilation and Light level details will be designed in accordance with Building Regulation requirements, BS 8206 and BRE guidance.

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Cassy - I trust this addresses the points you have mentioned, but please do let me know if there are any other concerns.

Sincerely,

Warren Pierson
Chartered Town Planner
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On 9 Jan 2025, at 12:47, Cassy Foster <Cassy.Foster@midsussex.gov.uk> wrote:

Good afternoon Mr Pierson

Housing Act 2004

DM/24/2922

Hollyrood House, Ardingly Road, Lindfield

Description: Removal of outbuildings and alterations to the existing buildings and hardsurfaces to allow for a change of use from Class C2 (residential institution) use to a Class C3 (dwellinghouse) use to provide 3 no.1-bed flats, 14 no. 2-bed flats, and 2 no. 3-bed two storey dwellings (and retaining Holy Rood Cottage as a 3-bed dwelling), together with 37 no. car parking spaces, private and communal amenity spaces, landscaping, bin and cycle stores. Alterations to existing access points onto and from Ardingly Road and Park Lane

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.

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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. Bedrooms in the some of the flats are access and exited through a kitchen which is a high risk room. The proposed layout **must** be changed to mitigate this.

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 with 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 :

5. The system shall be capable of maintaining the following internal temperatures when the external temperature is -1degrees C.
6. Living room and dining room 21degrees C.
7. Bathroom 22degrees C.
8. Elsewhere 18degrees C.
9. 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.
10. 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

11. All kitchen/living areas must be provided with open-able windows of a suitable size to ensure sufficient ventilation without causing excessive draughts.
12. 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.
13. 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.
14. There should be sufficient natural light during daylight hours to enable normal domestic tasks to be carried out without eyestrain.

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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