
From: Cassy Foster
Sent: 06 July 2022 12:46
To: pc@bandcarchitecture.co.uk
Cc: Deborah Lynn
Subject: Planning consultation DM/22/1778/80 - 81 High Street, East Grinstead RH19 3DD

Dear Mr Carter

Housing Act 2004
Re: DM/22/1778/80
81 High Street, East Grinstead. RH19 3DD

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:
Conversion of existing office space (B1) to 1 bed dwelling.

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

3. Suitable interlinked fire alarm systems installed in kitchens and living areas and hallways. Ensure fire separation between separate dwellings is provided. Liaison with Building Control is recommended to ensure correct fire alarm system is installed for this particular mixed use of building.
4. 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. Ensure rear escape route is to the open and not to an enclosed area so as to not cause entrapment.
5. Amenities areas can be a fire risk due to use and function as an outside area. Ensure that there is adequate early fire warning and fire resistant fabrics used within these areas to reduce the risk of fire spread.
6. Liaison with West Sussex Fire and Rescue service for consultation is advised.

Heating :

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

- 7 All kitchen/living areas must be provided with open-able windows of a suitable size to ensure sufficient ventilation without causing excessive draughts.
- 8 The kitchen does not have any openable windows for ventilation

Lighting

9. 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. The living space requires natural lighting which does not require artificial lighting during the day.

Yours sincerely

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Wednesdays 12:15pm – 17:15pm

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