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**From:** Cassy Foster  
**Sent:** 11 July 2023 09:42  
**To:** Deborah Lynn  
**Subject:** RE: Internal Planning Consultation DM/22/1778/80 - 81 High Street, East Grinstead RH19 3DD

Good morning Debbie  
Thank you for your email.

I have noted the changes to the proposal and if they comply with the standards then that is acceptable.

Kind regards  
Cassy

Cassy Foster BSc MCIEH REHP  
Environmental Health Officer  
Mid Sussex District Council  
Environmental Health  
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**From:** Deborah Lynn <Deborah.Lynn@midsussex.gov.uk>  
**Sent:** 05 July 2023 17:08  
**To:** Cassy Foster <Cassy.Foster@midsussex.gov.uk>  
**Subject:** RE: Internal Planning Consultation DM/22/1778/80 - 81 High Street, East Grinstead RH19 3DD

Dear Cassy

Many thanks for your comments on the amended plans that have been submitted.

I just have a couple of queries.

Re point 9, the kitchen / dining room and living room are served by openable windows for ventilation:



*Ground floor windows serving living room.*



*First floor window above door serving bedroom and ground floor window to side of door serving kitchen/dining room.*

Re point 10, the bedroom benefits from a first floor window shown above, plus a small window that was previously shown to serve an ensuite – do you still consider this to be inadequate for ventilation?

Points 12 and 13 were not previously raised in comments you provided in July last year (attached) although no changes have been made to the plans in respect of the living room. Changes to the layout mean that the proposed bedroom will now benefit from 2 windows as opposed to one. Do your concerns still remain regarding natural light levels?

Happy to discuss if it helps.

Many thanks

Debbie.

Deborah Lynn BA(Hons) MSc Town Planning  
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**From:** Cassy Foster <[Cassy.Foster@midsussex.gov.uk](mailto:Cassy.Foster@midsussex.gov.uk)>

**Sent:** 30 June 2023 08:52

**To:** Deborah Lynn <[Deborah.Lynn@midsussex.gov.uk](mailto:Deborah.Lynn@midsussex.gov.uk)>

**Subject:** Internal Planning Consultation DM/22/1778/80 - 81 High Street, East Grinstead RH19 3DD

Good morning Deborah

**Housing Act 2004**

**DM/22/1778/1780**

**81 High Street, East Grinstead. RH19 3DD**

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

I have examined the revised 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 x bed residential dwelling. Updated Heritage Impact Assessment received 25/4/23**

**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.

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:

- There are changes in levels between the kitchen/dining room and the hall way. (Hazard 21).
- The flat access door opens onto a stairway.

### **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.
7. Interlinked early fire warning between 79A and 81 High Street.

### **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**

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

### **Lighting**

11. 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.
12. The bedroom does not have adequate natural light provision from windows.

13. The living room does not have adequate natural light provision from windows.

Yours sincerely  
Cassy

Cassy Foster BSc MCIEH REHP  
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