

From: Cassy Foster <Cassy.Foster@midsussex.gov.uk>
Sent: 15 May 2025 12:31:47 UTC+01:00
To: "Anna Tidey" <anna.tidey@midsussex.gov.uk>
Subject: Internal consultation DM/25/1077 2-8 Sussex Road, Haywards Heath. RH16 4EA
- SR/25/1471

Good morning Anna

Housing Act 2004

Re: Planning Application DM/25/1077 2-8 Sussex Road, Haywards Heath. RH16 4EA

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:

Change of use from commercial floorspace (Class E) to form 2 x self-contained flats (Class C3)

Comments:

Rooms sizes

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

Referral to the

<https://www.gov.uk/government/publications/technical-housing-standards-nationally-described-space-standard/technical-housing-standards-nationally-described-space-standard>

to ensure adequate living space based upon double room occupation. Also consideration for storage/built in.

3. The living space which includes the kitchen area has a lack of wall space and rotation space for individuals.

Means of escape

4. Means of escape in case of fire. 30 Minute fire doors to kitchen and living areas
5. Suitable interlinked fire alarm systems installed in kitchens and living areas and hallways of all flats. Interlink early fire alarm system for the whole building.
6. Flat A and Flat B exit via a high risk room – kitchen.

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. Provision for openable windows at all hours of the day and night.
8. Large expanse of glazing can make the habitable rooms over heat
9. Large expanse of glazing can make the habitable rooms difficult to maintain heat in the winter.

Lighting

10. 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.

Domestic Hygiene, Pests and Refuse.

11. Provision for refuse storage and collection.

Yours sincerely

Cassy

Cassy Foster BSc MCIEH REHP
 Senior Environmental Health Officer
 Mid Sussex District Council
 Environmental Health
 Tel: 01444 477583
 Mobile 0759 0804562
cassy.foster@midsussex.gov.uk
 Tuesday, Thursday, 8:00am to 1:00pm.
 Wednesday, Friday 8.45 – 17.15pm
 I do not work Mondays.

www.midsussex.gov.uk



The information contained in this email may be subject to public disclosure under the Freedom of Information Act 2000. Unless the information contained in this email is legally exempt from disclosure, we cannot guarantee that we will not provide the whole or part of this email to a third party making a request for information about the subject matter of this email. This email and any attachments may contain confidential information and is intended only to be seen and used by the named addressees. If you are not the named addressee, any use, disclosure, copying, alteration or forwarding of this email and its attachments is unauthorised. If you have received this email in error please notify the sender immediately by email or by calling +44 (0) 1444 458 166 and remove this email and its attachments from your system. The views expressed within this email and any attachments are not necessarily the views or policies of Mid Sussex District Council. We have taken precautions to minimise the risk of transmitting software viruses, but we advise you to carry out your own virus checks before accessing this email and any attachments. Except where required by law, we shall not be responsible for any damage, loss or liability of any kind suffered in connection with this email and any attachments, or which may result from reliance on the contents of this email and any attachments.