

From: Cassy Foster <Cassy.Foster@midsussex.gov.uk>
Sent: 12 June 2025 10:19:26 UTC+01:00
To: "Katherine Williams" <Katherine.Williams@midsussex.gov.uk>
Subject: DM/25/0196 - Thai Crystal 45 The Broadway Haywards Heath. RH16 3AS - SR/25/1897

Good morning Katherine

Housing Act 2004

DM/25/0196

Thai Crystal 45 The Broadway Haywards Heath RH16 3AS

Description: Demolition of existing redundant single storey building to the rear. Erection of a four-storey rear extension and re-configuration work to convert commercial use to Use Class a-c, e and g, and 4 No of residential flats together with associated refuse and cycle storage. (amended plans and description 06/06/25)

With reference to the above planning application please note the following considerations following revised plan.

Comments:

Room 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:

- Single Bedroom: Minimum size 6.5 square metres
- Double Bedroom Minimum size 10 square metres
- 1 bedroom = 1 person 1 storey 39 square metres
- 1 bedroom = 2 person 1 storey 50 square metres

Means of Escape:

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- Suitable interlinked fire alarm systems installed in kitchens and living areas and hallways.
- Suitable and sufficient fire protection and means of escape must be provided including fire doors and interlinked fire alarm systems where appropriate. Access should be avoided via high risk rooms such as kitchens.
- All void loft space cupboards and cupboards under stairs must be upgraded to provide sufficient fire resistance of one hour in case of fire.
- One hour fire resistance between the commercial space and residential space is required. Liaison with West Sussex Fire and Rescue for compliance.

- Balconies must provide one hour fire resistance in case of fire
- **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 :

- 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

- All kitchen/living areas must be provided with open-able windows of a suitable size to ensure sufficient ventilation without causing excessive draughts.
- 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.

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Lighting

- 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.
- There should be sufficient natural light during daylight hours to enable normal domestic tasks to be carried out without eyestrain.

Kind regards

Please note that my last day at Mid Sussex District Council will be Friday 27th June. Any correspondence after this date must be sent to housingstandards@midsussex.gov.uk.

Cassy

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

Wednesday, Friday 8.45 – 17.15pm

I do not work Mondays.

www.midsussex.gov.uk



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