
From: Cassy Foster
Sent: 19 September 2023 12:34
To: Buchan Rum Architects
Cc: Andy Watt
Subject: DM/23/0140 - 68-70 Church Walk, Burgess Hill. RH15 9AS - Planning consultation

Good morning

Housing Act 2004

DM/23/0140

68-70 Church Walk, Burgess Hill RH15 9AS

Description: Redevelopment of an existing two storey commercial building to create a four storey mixed use building. Through additions of new floors over the existing building footprint (with partial demolition of the existing 1st floor) to accommodate no of 10 x flats over the top three floors, retaining the existing commercial use at ground floor.

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.

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:

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

Please note that specific requirements in the Technical Housing Standards – Nationally described space standard used by planning departments.

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

Means of Escape:

- 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.

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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.
- The bedrooms have large windows. Smaller casement windows will provide adequate ventilation without excessive draughts.
- The living areas requires smaller casement windows which will provide adequate ventilation without excessive draughts.
- The windows to all the units second bedrooms are located into the atrium. Ensure the atrium has openable windows to the outside to provide natural ventilation. Without adequate ventilation this area could heat up in the hot months and there could also be a build up of condensation in cooler months

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.
- Roof lights can be problematic in that they can leak and require cleaning regularly to allow good natural light.
- The windows to all units second bedrooms are located into the atrium. This is borrowed light for the bedrooms that face into this area.

Kind regards

Cassy

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