

From: Cassy Foster <Cassy.Foster@midsussex.gov.uk>
Sent: 12 November 2024 09:29:00 UTC+00:00
To: "info@sussexarchitecturalservices.co.uk"
<info@sussexarchitecturalservices.co.uk>
Cc: "Caroline Grist" <Caroline.Grist@midsussex.gov.uk>
Subject: DM/24/2497 - Handcross Newsagents, High Street, Handcross. RH17 6BJ

Dear Sir/Madam

Housing Act 2004

DM/24/2497

Handcross Newsagents 16 High Street, Handcross RH17 6BJ

Proposed replacement of conservatory with extensions of living accommodation over two floors internal alterations and extension of commercial premises at ground floor level -

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.

Please check the head heights are acceptable height: Floor to ceiling heights should be 2.2m minimum, 2.4 standard and 2.6m considered good.

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:

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- 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.
- 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.
- 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. The means of escape must be a protected route.
- 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.
- Liaison with West Sussex Fire and Rescue service for consultation is advised where there is a commercial and residential use of the building.

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.

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

Cassy

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Environmental Health

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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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