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Sent: 07 March 2025 16:03:12 UTC+00:00
To: "kla.architects@gmail.com" <kla.architects@gmail.com>
Cc: "Katherine Williams" <Katherine.Williams@midsussex.gov.uk>
Subject: DM/25/0196 - Thai Crystal, 45 The Broadway, Haywards Heath. - SR/25/0692

Good afternoon Ms Andrews

Housing Act 2004

DM/25/0196

Thai Crystal, 45 The Broadway, Haywards Heath.

Description: Demolition of existing redundant single storey buildings to rear. Erection of four storey rear extension to re configure work to convert existing commercial use to Class E and 5 x no of residential 3 x 1 bed flats & 2 x 2 bed flats. Refuse and cycle storage.

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.

The Housing Standards team of Mid Sussex District Council have identified that some aspects of the development may result in hazards that require action under the Housing Act 2004.

Typical hazards can include 'inner' rooms (where means of escape in the case of fire is through another risk room i.e. bedroom, living room, kitchen etc.,) or where there are inadequate windows or outlook from habitable rooms.

Compliance with Building Regulations will not necessarily address the hazards identified and you should contact the Housing Standards team to confirm that the layout of the property is acceptable prior to commencing the development in order to avoid the need for any formal intervention or the requirement of retrospective works.

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

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

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:

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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.
- Liaison with the West Sussex Fire and Rescue to ensure an adequate early fire alarm system is interlinked with the residential accommodation above the commercial premises.
- All terraces/balconies require one hour fire resistance

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.
- Every bedroom requires a window for natural ventilation.

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.
- Every bedroom requires natural light via a window

Kind regards

Cassy

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

Wednesday, Friday 8.45 – 17.15pm

I do not work Mondays.

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