

Amanda Haslett

From: Amanda Haslett <amanda.haslett@adur-worthing.gov.uk> on behalf of Amanda Haslett
Sent: 16 October 2024 09:59
To: Amanda Haslett
Subject: Fwd: NOTICE/0016/24 - Unit 4 Durrington Bridge House, Barrington Road

----- Forwarded message -----

From: Private Sector Housing <private.sectorhousing@adur-worthing.gov.uk>
Date: Tue, 15 Oct 2024 at 17:12
Subject: Re: NOTICE/0016/24 - Unit 4 Durrington Bridge House, Barrington Road
To: Amanda Haslett <amanda.haslett@adur-worthing.gov.uk>

Hi Amanda,

I have reviewed the plans submitted and considered whether or not the proposed use/layouts would create hazards as defined by the Housing Health and Safety Rating System (HHSRS) that may result in enforcement notices being served under the Housing Act 2004, and would comment as follows:

Layout

Flats 18, 40, 64 and 88 are all shown to have walls bisecting/abutting a window.
If this is in an error at drawing stage then I would seek confirmation that the rooms sizes shown are correct.
If the intention is to have the internal wall meet an existing window then this may well create issues for sound and fire separation (HHSRS - Hazards 14 - Noise and 24 - Fire respectively). I would expect the window aperture to be infilled to enable a suitable wall junction to be constructed to enable the required separation and mitigate any risk.

Otherwise, layouts appear sensible and well-considered.

Light levels

The internal daylight and sunlight report provided indicates a number of habitable rooms fail to achieve the minimum level of 50%, six of them significantly. The level of natural light (and outlook) is considered under Hazard 13 - Lighting, which considers the increased risk of depression and psychological effects caused by a lack of natural light or the lack of a window with a view. A lack of lighting can also contribute to increased risk of falls and trips occurring, which is considered under Hazard 20 - Falling on level surfaces.
Where levels are significantly below the minimum then this may trigger enforcement action which would be difficult to resolve retrospectively. It would be preferable for this to be considered and resolved at design stage.

Ventilation

It is noted that intention is to remove the roof above the atrium. This should be sufficient to allow ventilation to rooms/flats with windows opening into the atrium area, and is mentioned here to ensure that this is the case.

I trust the above is clear, but should there be any questions then these should be directed to the Private Sector Housing team.

Private Sector Housing - Environmental Health

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