From: James Elliott
Sent: 12 July 2018 14:30
To: Peter Barnett
Subject: AWDM/0990/18 Four Winds 2 West End Way, LAncing

Flag Status: Flagged

Hi Peter,

This property is a known HMO that has recently been refurbished to a high standard, however I identified that Bedroom 5 as shown on the plans was an inner room. The balcony had been removed at the time of my inspection. A secondary means of escape that did not pass through another risk room was required.

In this respect the external stairs leading to the ground floor are necessary and the design shown is suitable to mitigate the risk of injury in a fire. However, the large balcony that is shown extends over the only windows in two of the rooms - rooms 2 and 3, and is therefore likely to greatly reduce the level of natural light to these rooms.There is an increased risk of depression and other psychological effects associated with this. It would therefore be preferable to have a smaller or no balcony other than a suitable landing at the top of the stairs.

Kind regards,

James Elliott
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