From: James Elliott
Sent: 08 August 2016 17:07
To: Peter Barnett
Subject: Re: AWDM/0880/16: 139 Brighton Road, Lancing

Flag Status: Flagged

Hi Peter,

Sorry for the delay on responding to this. I have looked over the plans and would comment as follows:

1) Room 8 requires additional means of ventilation i.e. replacement of doors to balcony with an opening window. It would be acceptable to have one door and one window.

2) Room 3 requires additional means of ventilation i.e. replacement of doors to the rear garden with an opening window. It would be acceptable to have one door and one window, although there is a door shown already.

2)Works to the balcony accessed from room 8 would need to comply with current Building Regulations for guarding height and openings.

3)a) All first floor windows with low sill heights (less than 1,100mm above indoor floor level) should be fitted with opening limiters.

3)b) All bedroom windows on the ground floor should be fitted with opening limiters.

Any opening limiter fitted should be capable of restricting the opening of the window so that a sphere with a diameter of 100mm cannot pass through. Any device fitted should be capable of release by an adult person. Opening limiters should not be key operated.

4) There appears to be insufficient worktop space between the hob and the sink in Room 3. There should be at least 300mm of worktop space to at least one side of a hob. A two ring hob could be installed instead to increase worktop space.

5) Both rooms 2 and 3 are drawn with cooking facilities and en suite bathrooms. The room sizes given exceed the minimum room size for single room bedsits, however they are in fact studio flats. Should they fail to meet the space standard set out by planning for studio flats then the removal of the bathrooms from within the units would not be a problem as there are 3 communal bathrooms, a separate shower room, and 3 communal WCs, 2 of which are within communal bathrooms on the first floor.

I would add that removal of these bathrooms would be a reduction, but this could be overcome by re-configuring the bathrooms to have doors on the common hallway (making them communal).

Alternatively the cooking facilities could be removed from the rooms as there are adequate communal cooking facilities to accommodate the proposed number of occupants.

6) Externally vented mechanical extraction is required in all rooms where cooking is permitted. This will require an extraction rate of 30 litres/second if sited above the hob or 60 litres/second if located remote from the hobs.

7) Externally venting mechanical extraction is required in all bathroom/shower rooms. This should either be operated with the light with a 15 minute run-on or be humidistat controlled.

8) No details are provided of the heating system for the dwelling, or how this will be recharged to tenants. Furthermore no heating is shown with the bathrooms. Further information is required to determine whether satisfactory provision has been made.

9) Means to protect the privacy of occupants need to be implemented for rooms 3, 6 and 7. Room 3 can be accessed from the communal garden, and rooms 6 and 7 can be accessed from the balcony. I would suggest this could be best achieved through physical separation of areas outside these rooms.

10) All room doors and final exit doors should be fitted internally with thumb-turn latch or equivalent to allow escape without the need for a key.

11) Suitable automatic fire and smoke detection should be fitted suitable for the risk and layout. This is most likely to be an Grade D LD2 system.

12) Doors from risk rooms should be FD30S self-closing fire doors.

I trust that the above is clear, but please do not hesitate to contact me should you wish to discuss these matters further.

Sorry again for the delay.

Kind regards,

James Elliott | Senior Environmental Health Officer | Private Sector Housing | Adur & Worthing Councils
01273 263032

On 20 July 2016 at 09:45, Peter Barnett <peter.barnett@adur-worthing.gov.uk> wrote:

> Hi James
>
> Did you want to comment on this application? A decision is due at the end of this week.
>
> Thanks
>
> Peter
>
> **Peter Barnett** | Principal Planning Officer | Adur & Worthing Councils
> 01903 221310 | http://www.adur-worthing.gov.uk
>
> ---------- Forwarded message ----------
> From: **Peter Barnett** <peter.barnett@adur-worthing.gov.uk>
> Date: 20 June 2016 at 09:17
> Subject: Fwd: AWDM/0880/16: 139 Brighton Road, Lancing
> To: James Elliott <james.elliott@adur-worthing.gov.uk>
>
> James

Will you also be commenting on this one (HMO?)

Thanks

Peter

Peter Barnett | Principal Planning Officer | Adur & Worthing Councils
01903 221310 | http://www.adur-worthing.gov.uk

---------- Forwarded message ----------
From: **Michael Lavender** <michael.lavender@adur-worthing.gov.uk>
Date: 20 June 2016 at 09:15
Subject: AWDM/0880/16: 139 Brighton Road, Lancing
To: Peter Barnett <peter.barnett@adur-worthing.gov.uk>

Hi Peter,

I can confirm there are no adverse EH comments.

Regards

Michael Lavender | Senior Environmental Health Officer | Adur & Worthing Councils
01273 263343 | Environmental Health