

**From:** Paske, Mary

**Sent:** 13 July 2018 12:34

**To:** Webster, Gemma (Senior Planning Officer)

**Subject:** RE: RD - Civica 260301 - Planning Consultation - 182260 - Stable block at Lockleys Heath, Hatfield, Herefordshire,

Hi Gemma,

Further to the above application the following remarks are made on behalf of EH Housing;-

- I noted that the master bedroom internal escape route goes through the open plan kitchen area which is considered as a risk room. If this dwelling is going to be rented out we would take into account Hazard 24 (Fire) of the Housing House and Safety Rating Scheme (HHSRS) introduced in Part 1 of the Housing Act 2004, so that there should be a protected fire route that does not go through a risk room i.e. kitchen, utility, living or dining room. Options to be considered is to either include a wall into the kitchen so the hallway is a protected route or alternatively include a fire escape window in the master bedroom if the drop from the bedroom window is no more than 4.5 meters.
- An appropriate automatic fire detection system complying with BS5839:2013 should be fitted to cover the whole development including common areas and leisure facilities.
- If the property is in a Radon affected area, suitable mitigation measures should be put in place.
- There should be sufficient, secure ventilation to the outside air from all living/dining and bedrooms as well as internal bathrooms.
- All 3 bedrooms adhere to a minimum double bedroom size 10m<sup>2</sup> and the Council Amenity Standards.
- If the property is an HMO it should comply with all aspects of the Council's Amenity standards which are available at [https://www.herefordshire.gov.uk/downloads/file/2075/amenity\\_and\\_facil](https://www.herefordshire.gov.uk/downloads/file/2075/amenity_and_facil)

Kind Regards

Mary Paske

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