

From: O'Sullivan, Abbie
Sent: 29 January 2019 12:02
To: Gibbons, Kelly <Kelly.Gibbons@herefordshire.gov.uk>
Subject: Civica 274548 - Planning Consultation - 183841 - Car Park, Station Approach, Hereford,

Dear Ms Kelly Gibbons,

After reviewing the amended above planning consultation I would like to provide the following comments in relation to Housing Standards:

We do ask for all planning applications to comply with Herefordshire Council's General Amenity and Facility Standards which has been attached to this email. However we are specifically concerned with the 'Kitchen' section of the Amenity Standards (page 2 of 6).

As such we would like to put forward that the 'Kitchen' section in the Amenity Standards (page 2 of 6) is a condition for the Station Approach planning application.

Many thanks,
Abbie

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General Amenity and Facility Standards

PERSONAL WASHING AND TOILET FACILITIES		
Location, size and condition	General	All facilities should be located in rooms of an adequate size and layout within 2 floors of any bedroom and accessible from communal areas unless provided as en-suite facilities for the exclusive use of that occupant. Facilities should be inside the building.
		All baths or showers, toilets and wash hand basins should be of an adequate size and be provided with an adequate water supply, necessary fittings, drainage and be in a satisfactory condition to enable thorough cleaning. Running hot water at a suitable temperature to be provided to baths / showers and wash basins. Baths or showers and wash hand basins should be properly sealed into wall surfaces and have 300mm of tiled splashback (or equivalent). Bathrooms and toilet compartments should be of an adequate size and layout.
Baths or showers and showers and toilets	Shared use	Where there are four or fewer occupiers sharing there must be at least one fixed bath or shower and a toilet (which may be situated in the bathroom). Where there are five or more occupiers sharing there must be at least a fixed bath or shower for every 5 occupants (or part of) and at least one toilet separate to the bathroom for every 5 occupants (or part of), a further full bathroom would be acceptable in place of a separate toilet. A wash hand basin should be provided in each bathroom or compartment containing a toilet. See table below produced by the Office of the Deputy Prime Minister.
		In hostels where children are accommodated at least one bath should be provided.
	Exclusive use	A fixed bath or shower and a toilet with wash hand basin.
Wash hand basins	Shared use	In HMOs of four or fewer occupiers - a wash hand basin with running hot and cold water in a shared bathroom (or within each occupier's unit of accommodation, in this case a sink provided as a kitchen facility is acceptable).
		In HMOs of five or more occupiers - as far as practicable, a wash hand basin in each unit of living accommodation (a sink provided as a kitchen facility within a unit is acceptable).
	Exclusive use	A wash hand basin.
Ventilation	General	Bathrooms to have mechanical ventilation to the outside air at a minimum extraction rate of 15 litres/second in addition to any window(s).
		Each toilet in a separate compartment is required to have a window equivalent to 1/20th of the floor area or mechanical ventilation extracting at a minimum extraction rate of 6 litres/second.
		Ventilation should not be obstructed externally.
Heating	General	A fixed heating appliance in each bath or shower room sufficient to minimise condensation and provide thermal comfort.

KITCHENS		
Location, size and condition	General	If kitchens do not have a suitable dining area this facility must be provided within one floor distant (this may be a living room, bedsit or bedroom of suitable size - see standards for room sizes).
		If hostels provide all main meals the kitchen facilities below are to be provided for every 10 occupiers and the cooker can be replaced with a microwave. If hostels have a commercial kitchen where access is not available at all times a separate kitchen must be provided to the standards below.
		Kitchens must have a safe and efficient layout and be of a suitable size - see standards for room sizes.
		All facilities and equipment must be fit for purpose.
Sinks	Shared use	A sink with running hot and cold water, a draining board and tiled splash back per 4 occupiers (a dishwasher will be acceptable as a second sink) or within an individual unit of accommodation.
	Exclusive use	A sink with running hot and cold water, tiled splash back and a draining board.
Cookers	Shared use	A cooker with a 4 ring hob, oven and a grill per 4 occupiers or within an individual unit of accommodation (a 27litre microwave with oven and grill will be acceptable as a second cooker).
	Exclusive use	A cooker with a 4 ring hob, oven and grill.
		A cooker with a 4 ring hob, oven and grill or a 2 ring hob, oven and grill together (positioned so that hobs are at worktop level) with a microwave will be acceptable in accommodation occupied by a single person.
Electrical Sockets	General	Four suitably positioned electric sockets are required plus one per major appliance (i.e. a cooker microwave, refrigerator/freezer, washing machine etc.).
Worktop	Shared use	Fixed worktop(s) with a smooth impervious surface for food preparation, minimum size 500mm x 1500mm per 4 occupants or within an individual unit of accommodation.
	Exclusive use	Fixed worktop(s) with a smooth impervious surface for food preparation, minimum size 500mm x 1500mm.
Storage	Shared use	A 0.3m ³ dry goods storage cupboard other than a sink base unit per occupier either in each occupant's room or in a shared kitchen.
	Exclusive use	A 0.6m ³ dry goods storage cupboard other than a sink base unit.
Refrigerators	Shared use	Two worktop height refrigerators with freezer compartments or 1 worktop height fridge and 1 worktop height freezer per 4 occupiers or a worktop height refrigerator with a freezer compartment within each individual unit of accommodation.
	Exclusive use	A worktop height refrigerator with a freezer compartment.
Refuse	General	Suitable and sufficient provision for refuse disposal both within the unit of accommodation and outside.
Ventilation	Shared use	Mechanical ventilation to the outside air at a minimum extraction rate of 60 litres/second or 30 litres/second if the fan is sited within 300mm of the centre of the hob. This is in addition to any windows.

FIRE PRECAUTIONS		
Fire detection	General	A Category LD2 fire detection system to BS5839: Part 6: 2004. The design should be submitted for approval. Normally a Grade A system, which may incorporate Grade D to parts of the property, will be required. In some circumstances, a Grade D system will be acceptable for 3 storey properties occupied by up to 6 people. A Grade A system will normally include a control panel and, in addition to detectors in the circulation areas at each floor level and callpoints, detection in kitchens, living rooms, dining rooms, bedsitting rooms and bedrooms. A sound level of 75dBA should be reached at bedheads.
Emergency lighting	General	An emergency lighting system to BS5266: Part 1:1999
Fire blankets	General	A fire blanket conforming to BSEN 1869, 1967 in each shared kitchen.
Fire doors	General	A fire door conforming to BS 476; Part 22; 1987 to be provided to each shared kitchen.
Locks	General	All locks on doors onto the means of escape and final exit doors should be capable of being opened from the room without the use of a key.
HEATING		
Fixed heating	General	A fixed heating appliance(s) capable of maintaining a temperature of 21C with an outside temp of -1C in each unit of living accommodation (electrical appliances must have a dedicated socket). Heating should be available at all times and be under the control of the occupier.
ACCESS		
All facilities	General	All facilities are to be available at all times.
APPLICATION OF STANDARDS		
Application	General	These minimum standards are relevant only to the licensing of an HMO; however, on any subsequent inspection, a risk assessment may determine that it is necessary to take other additional measures to ensure that the housing standards are satisfactory for each individual unit of living accommodation.

DEFINITIONS		
	Shared use	Where one or more basic amenities (personal washing, toilet or kitchen) are shared by two or more households.
	Exclusive use	Where a basic amenity is provided for the use of a single household.
	Single household	Person(s) of the same family group, this includes an individual living on their own, an individual living in a group is also regarded as a single household.
	Family	Includes husband, wife, partner, child, stepchild, step parent, grandchild, grandparent, brother, sister, half-brother, half-sister, aunt, uncle, niece, cousin, foster child.
	Unit of living accommodation	Part of the HMO occupied by a single household, this includes bedrooms in shared houses or flats, bedsitting rooms, self contained flats (all basic amenities provided for exclusive use of that household).
	Hostel	Where board is provided as part of the occupation and it constitutes a persons only or main place of residence. Hostel includes bed and breakfast and hotel accommodation used by persons as their only and main residence which is a house in multiple occupation.

SCHEDULE OF AMENITY STANDARDS IN RELATION TO NUMBER OF PERSONS*	
1 - 4 persons	No requirement for wash hand basins in sleeping rooms. At least 1 bathroom and 1 WC (the bathroom and WC may be combined).
5 persons	1 WHB in each sleeping room (where reasonably practicable having regard to the property age, size, layout, character and existing provision) plus 1 bathroom AND 1 separate WC with WHB (but the WC can be contained within a second bathroom).
6 - 10 persons	1 WHB in each sleeping room (where reasonably practicable having regard to the property age, size, layout, character and existing provision) plus 2 bathrooms AND 2 separate WCs with WHBs (but one of the WCs can be contained within one of the bathrooms.).
11 - 15 persons	1 WHB in each sleeping room (where reasonably practicable having regard to the property age, size, layout, character and existing provision) plus 3 bathrooms AND 3 separate WCs with WHBs (but two of the WCs can be contained within 2 of the bathrooms).

*Source: Office of the Deputy Prime Minister 7 April 2006 (letter from Richard Footit)

NB. The requirement for a separate WC is met if there is a further full bathroom provided.

HEREFORDSHIRE COUNCIL AMENITY STANDARDS

MINIMUM ROOM SIZES

ACCOMMODATION WITH FACILITIES SHARED BY OCCUPIERS						
These standards apply where there is sharing of some or all facilities i.e. HMOs where:						
<ul style="list-style-type: none">occupiers live independently of others e.g. single room lettings or bedsit accommodation (kitchen facilities within own room);occupiers forming a group eg students, professional persons and others who interact socially.						
				Number of persons		
Where the room is for the sole use of occupier(s)				1	2	
Kitchen				4m ²	5m ²	
Bedroom				6.5m ²	10m ²	
Combined kitchen and living room				11m ²	15m ²	
Combined bedroom and living room*				9m ²	14m ²	
Combined bedroom, living room & kitchen				13m ²	19m ²	
		Number of persons				
Where the room is shared by occupiers		1	4	5	6	7 - 10
Kitchen		5m ²	6m ²	7m ²	9m ²	11m ²
Total communal living space**		13.5m ²	17m ²	18m ²	20m ²	27.5m ²
* independent living only						
** occupiers forming a group (includes kitchens, dining rooms and living rooms - the kitchen must be at least the minimum size specified above)						

ACCOMMODATION WITH FACILITIES FOR THE EXCLUSIVE USE OF OCCUPIERS					
These standards apply where all facilities are for the exclusive use of occupiers forming a single household i.e. an individual or family (husband, wife, partner, child, stepchild, step parent, grandchild, grandparent, brother, sister, half-brother, half-sister, aunt, uncle, niece, cousin, foster child) i.e. self contained flats within HMOs.					
	Number of persons				
	1	2	3	4	5
Bedroom	6.5m ²	10m ²			
Combined bedroom and living room	9m ²	14m ²			
Combined bedroom, living room & kitchen	13m ²	19m ²			
Kitchen	4m ²	5m ²	5m ²	6m ²	7m ²
Living Room	8m ²	11m ²	11m ²	11m ²	11m ²

HOSTELS						
These standards apply to HMOs where board is provided as part of the occupancy.						
					Number of Persons	
For exclusive use of occupants				1	2	
Bedroom				6.5m ²	10m ²	
Combined bedroom and living room where no separate living room is provided.				9m ²	14m ²	
Family bedroom (2 adults and 1 child under 10 years old)		14.5m ² or 18.5 m ² where no separate living room is provided.				
		Number of persons				
For shared use of occupants		1	4	5	6	7-10
Kitchen (all main meals* not provided)		5m ²	6m ²	7m ²	9m ²	11m ²
Kitchen (all main meals provided)		5m ²	5m ²	5m ²	5m ²	7m ²
Communal living room (not required if individual bedroom and living room meet the standard above)		8.5m ²	11m ²	11m ²	11m ²	16.5m ²
		11-15	16 or more			
		21.5m ²	At the discretion of the Local Authority			

*three meals a day (to be provided each day of the week)