

From: Harries, Lucy

Sent: 16 July 2018 10:50

To: Webster, Gemma (Senior Planning Officer) <Gemma.Webster2@herefordshire.gov.uk>

Subject: FW: RD- Civica 261127 261127 - Planning Consultation - 182269 - Land at Sawbury Hill Farm, Bredenbury, Herefordshire,

Hi Gemma,

The following remarks are made on behalf of EH Housing in respect of the above app:

- The proposed plans should include for a fire escape windows from all bedrooms, if the only internal escape route in the event of fire is through a risk room i.e. kitchen, utility, living or dining room. If there is more than a 4.5 meter drop from bedroom windows (e.g. from the third floor), then an alternative layout should be provided so that persons can exit the property from the bedroom without the need to go through a risk room.
- In addition, 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.
- If the property is an HMO it should comply with all aspects of the Councils Amenity standards

There does not appear to be a proposed floor plan of Plot 4 so cannot comment on this-please provide this and we shall make comment.

Kind Regards,

Mrs L Harries B.Sc (Hons), ACIEH

HMO and Housing Enforcement Officer

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