

From: Harries, Lucy <harries@herefordshire.gov.uk>

Sent: 31 October 2019 16:14

To: Reed, Emily <Emily.Reed@herefordshire.gov.uk>

Cc: Ferguson, Andy (Technical Officer) <Andy.Ferguson2@herefordshire.gov.uk>

Subject: FW: Planning Consultation - 193520 - Barns at Upper Grove Farm, Sellack, Ross on Wye, Herefordshire

Hi Emily,

Further to the email you received on the 17th October, could the following remarks made on behalf of EH Housing in respect of the above application be added to the application please:

1. The proposed plans should include for a fire escape windows from all bedrooms, as the only internal escape route in the event of fire is through a risk room i.e. kitchen, utility, living or dining room as there is no segregation between this and the escape route. If there is more than a 4.5 meter drop from a bedroom 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.
2. 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.
3. If the property is in a Radon affected area, suitable mitigation measures should be put in place.
4. There should be sufficient, secure ventilation to the outside air from all living/dining and bedrooms as well as all internal bathrooms with no openable windows. The 2 bedrooms on either end of the ground floor do not appear to have openable windows that can be securely left ajar and neither does the living room other than the glass doors which would not be acceptable as windows for the sake of ventilation.
5. All bedrooms should meet the minimum room sizes laid out in the DCLG Technical housing standards. Usable space is classed as a ceiling height of no less than 1.5m.
6. If the property is an HMO it should comply with all aspects of the Councils Amenity standards

Kind Regards,

Mrs L Harries

HMO and Housing Enforcement Officer

Herefordshire Council

Environmental Health & Trading Standards

8 St Owen Street

Hereford

HR1 2PJ

Tel: 01432 261862

Herefordshire.gov.uk
