

Glover, Kate

From: Eldred, Garin
Sent: 10 October 2024 10:28
To: Glover, Kate
Subject: Planning Application - 2 Llewellyn Street, Dowlais (P/24/0201) [NOT PROTECTIVELY MARKED]

Classification: NOT PROTECTIVELY MARKED

Hi Kate,

Sorry for the delay in responding.

I have reviewed the above consultation and have the following observations:

Required amenities personal hygiene:

Bathrooms (This means a room containing a bath or shower, but not necessarily a toilet or wash hand basin).	1 bathroom for every 5 occupants. 1 to 5 occupants = 1 bathroom. 6 to 10 occupants = 2 bathrooms. 11 to 15 occupants = 3 bathrooms.
Water Closets (WC) (Toilets)	1 WC for up to 4 occupants (may be in bathroom/shower room) 1 WC per 5 occupants (in a separate compartment to the bath/shower room) 2 WCs per 6 Occupants (may be in bathroom/shower room) 2 WCs per 7-10 occupants (1WC to be in a separate compartment) 3 WCs per 11-15 occupants (1WC to be in a separate compartment) * All W.C's must contain a WHB with hot and cold water

Required amenities Kitchens:

Cooker	1 cooker (oven, grill, 4 hobs) per 5 occupants Option for up to 7 occupants, rather than providing a second full cooker, is to provide a <u>convector</u> microwave combination oven of capacity (min) 27 litres. or more occupants. For 8 - 10 persons : 2 cookers (oven, grill, 4 hobs) 11-15 persons: 3 cookers (oven, grill, 4 hobs)
Sinks Each with permanent supply of hot & cold water and draining board.	1 sink per 5 occupants Option for up to 7 is to provide one sink and a dishwasher (or 2 sinks) For 8 - 10 persons : 2 sinks 11-15 persons: 3 sinks
Electrical sockets	3 double sockets in addition to any serving major appliances (major appliances being fridges, freezers, dishwashers, washing machines)
Worktop (Usually 600 mm deep)	2.0 linear metres per 5 occupants with an additional 0.5 linear metre for each additional person
Food Storage	1 standard 500mm base unit or 1000mm wall unit dry goods storage 1 shelf in a refrigerator plus one shelf in a freezer, per person (space under sink unit & drainer not allowable for food storage).
Ventilation	Extractor fan (to outside air) to be provided with a minimum extract rate of 10 litres/second for the cooker or 60 litres/second if located elsewhere.

Fire safety:

- No requirement for 30 minute protected route, but escape route should have sound, conventional construction and should not pass-through risk rooms. Conventional doors opening onto escape route should be well constructed and close-fitting. Walls and floors should be of sound, conventional construction.
 - Where construction standards are poor, travel distances are long, or other higher risk factors are present, a 30 minute protected route may be required.
 - If cellar/basement present, 30 minutes separation to cellar/basement including door OR accept sound traditional construction in good repair.
 - Fire blanket in kitchen required.
- Simple multi-purpose fire extinguisher in the hallway recommended.

• Fire alarm system - **Grade D1 LD2**

Smoke detectors in the escape route and principal habitable room(s), and heat detector in the kitchen. All detectors to be interlinked mains-powered, each with a tamper-proof standby supply.

- If more than 6 occupiers AND if one or more floors greater than 200m² in area - Fire alarm system

Grade A LD2

A system of smoke detectors / alarms in the escape route and all other high fire risk rooms to include bedrooms, living rooms and cellars (excluding toilets, bathrooms or shower rooms), and heat detector / alarm in the kitchen all sited in accordance with the recommendations of BS 5839-1:2017 for a Category L2 system. This type of system will include a control panel and manual call points.

Kind regards

Garin Eldred

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