

**From:** Elizabeth Killey  
**Sent:** 26 July 2016 15:48  
**To:** Robert Arguile  
**Subject:** FW: 6/2016/0616/FULL 2 De Havilland Close, Hatfield, AL10 0DR Conversion of dwellinghouse into 2no dwellinghouses

Hi

Thank you for sending through the consultation for the above.

The Private Sector Housing Team have no specific objections to the application. However, it is necessary to comment on the proposed layout of the First Floor in the 'HMO' property.

The plan shows the staircase open to both a communal landing/relax area as well as to the main communal kitchen and lounge.

In HMOs, the staircase must be protected with a minimum of 30 minutes fire resistance from all risk rooms (e.g. kitchens, living rooms & bedrooms) in order that it can provide a safe means of escape. Therefore the current arrangement would not be acceptable.

Also, it is unclear where the exact location of the kitchen will be and I note that there is a communal shower room opening into the kitchen/lounge area. Shower rooms and toilets opening directly onto kitchens do not promote good food hygiene practices. Ideally, this shower room should be relocated or as a minimum located so that it opens into the lounge area of the room.

Kind regards

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