

**Woolpack Battery Staff Accommodation**

**Houses in Multiple Occupation**

The proposed layout changes has made a significant benefit to the use of the available space, allowing the property to meet the *Licensing of Houses Multiple Occupation (Mandatory Conditions of Licences) (England) Regulations 2018* room sizes.

The new room sizes provided will allow for a maximum occupancy of 10 across all rooms in the part of the building that will be an HMO (excluding room 6 and associated amenities as this area is not required to be licensed)

| Room             | Size M <sup>3</sup> | Permitted occupancy |
|------------------|---------------------|---------------------|
| 1                | 11.3                | Double              |
| 2                | 12.6                | Double              |
| No room 3 listed |                     |                     |
| 4                | 7.1                 | Single              |
| 5                | 10.9                | Double              |
| 6 (Leaders room) | 18.0                | (not in HMO)        |
| 7                | 10.9                | Double              |
| 8                | 9.7                 | Single              |
| 9                | 10.3                | Double              |

The toilet, wash hand basins and shower amenities shown in the plan would restrict the total occupancy of the premises to (rooms 1,2,4,5,7,8,9) to 10 people. Separate toilets are required to meet the mandatory amenity standards (see below).

The proposed kitchen looks very small as seen on the plan so the applicant must be aware of the requirement to meet the mandatory amenity standards required for kitchens. See: [Schedule 3](#) of the *Licensing and Management of Houses in Multiple Occupation and Other Houses (Miscellaneous Provisions) (England) Regulations 2006*.

My previously submitted comment concerning Radon assessments remain the same for this proposal although I have considered the comments presented by Ms L Jackson letter reference P160071/RT/KW. When the premises was utilised by the Wildlife Trust, it was not residential nor within the remit of the Housing Act. Under the new proposal it will be. If high level are detected as a result of interventions such as Housing Health and Safety Rating System (HHSRS) assessment in the future, remediation will be more difficult post development. I would highly recommend the measurement of potential exposure and the effectiveness of ventilation systems at this stage. I would also refer the developer to further information from Public Health England on [Landlord responsibilities surrounding Radon](#)

I would also suggest the outside ground level access area to be covered over by the developer? The current proposal means occupiers having to basically access an outside toilets (and showers) in all weathers.

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