

**Initial Consultation on Planning Application, 5 Keats Crescent, Radcliffe Application No. 69794**

I have looked at the proposed plans for 5 Keats Crescent and I am concerned that there seems to be a lack of consideration to a safe escape route in the event of fire. Only 3 of the bedrooms have safe escape routes and are not classed as inner rooms. The layout needs to be reconsidered so that the escape route from the bedrooms is not via the kitchen. The fire compartmentation also needs to be considered.

There is no mention of ceiling height as regards the rooms on the second floor. Any part of the room which has a head height of below 1.5 metres cannot be classed as usable space.

As regards the current level of amenities for kitchen and bathrooms this would be suitable for the proposed occupation levels.

The property would require a mandatory HMO licence.

Environmental Health Officer

Private Rented Sector Enforcement Team