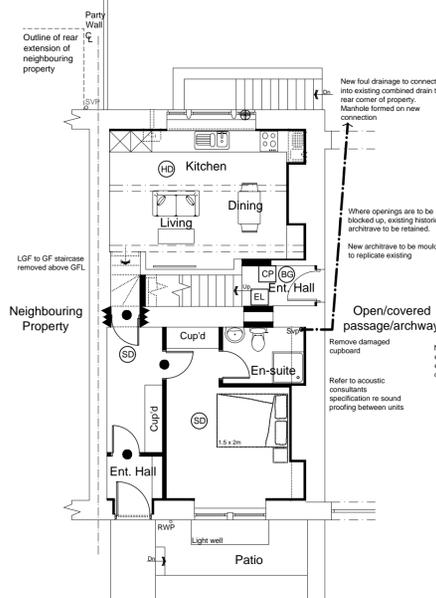
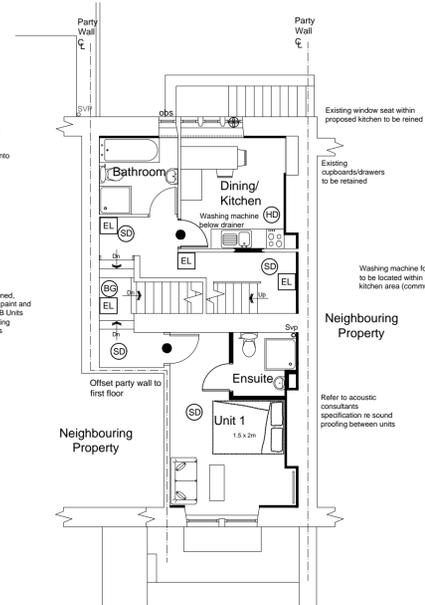


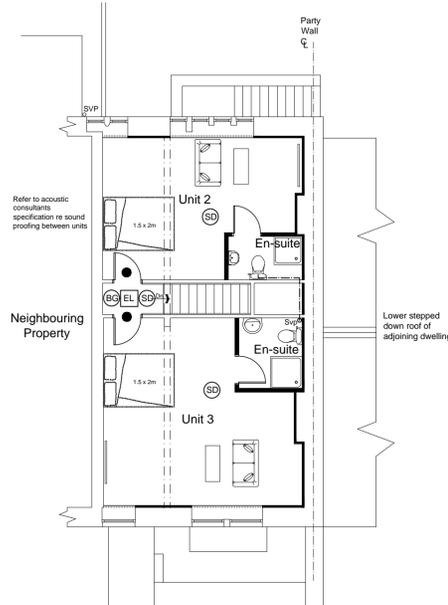
Lower Ground Floor Plan
Flat 1



Ground Floor Plan
Flat 2



First Floor Plan
Unit 1 (HMO) + Communal facilities



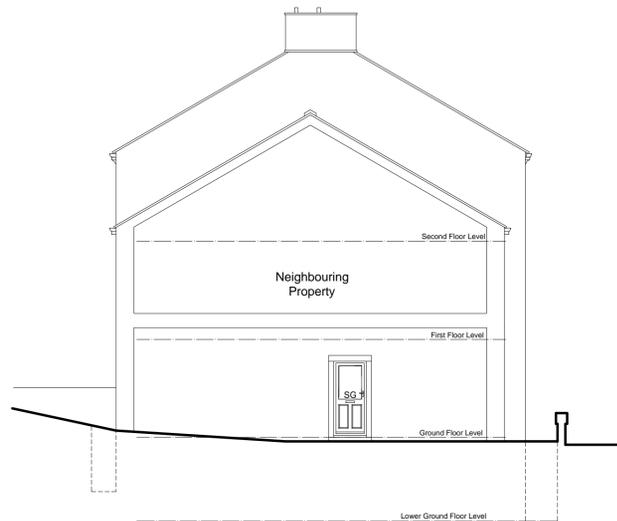
Second Floor Plan
Unit 2 + 3 (HMO)

KEY	
SC	Smoke/sounder alarm - mains powered and interconnected
HD	Heat/sounder alarm - mains powered and interconnected
SG	Safety Glass
obs	Obscure Glazing
E	Extract Fan
F	Flue
SVP	Soil & Vent pipe
RWP	Rain water pipe
B.I.G	Back inlet gully
EW	Escape Window
FD30	FD30 Fire door
ME	Mechanical Extract Fan
CP	Control Panel
EL	Emergency lighting
BC	Break Glass Call Point

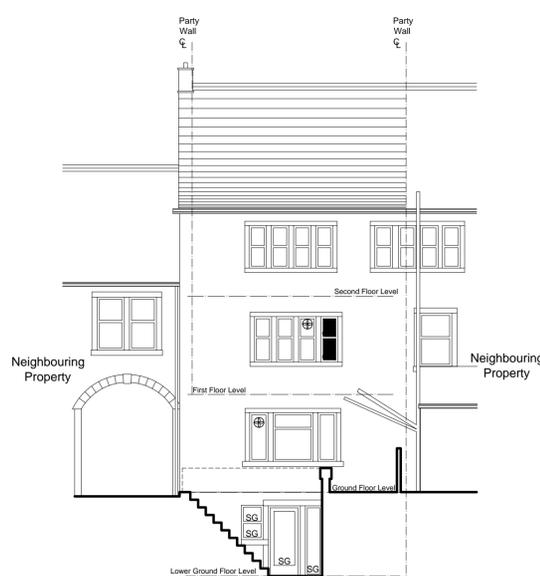
The proposed works provide 2 self contained flats and 3 HMO's (House of Multiple Occupancy) with shared facilities.
The HMO part of the proposal is deemed a small HMO property, C4 planning use class (a property with no more than 6 occupants).
The property does not require a mandatory license as confirmed by KMC PSH (Private Sector Housing) - the property is not shared by more than 5 people (the flats are totally independent).



South Elevation
(front)



East Elevation
(side)



North Elevation
(rear)

Bedsit-Type HMO of Three or Four Stores:
NB these comments below are HMO comments - 1 hours fire resistance is required between each of the 5 units (2 flats and 3 HMO's). Fireline plasterboard to be used each side of walls to achieve this. Understore of stairs to also be fire protected to achieve this fire resistance.

Escape Route:
A 30-minute fully protected escape route is required including 30-minute fire and smoke resisting construction, and FD30S fire door frames and doors (with intumescent strips with cold smoke seals) & suitable door closure to all risk rooms (kitchens, bedrooms, living rooms and communal rooms).
All cupboards leading onto the means of escape should be emptied of all flammable goods and kept locked.
All cupboards leading onto the means of escape that contain a risk of ignition (such as electrical fuse boards or water heaters) must offer 30-minute fire and smoke resistance.
Travel distance to a final exit must not be excessive.
The final exit doors from the property and all bedroom doors must be capable of being unlocked and opened from inside without the use of a key.

Fire Separation:
There is no requirement for additional fire resistance but floors, walls and ceilings should be of sound, conventional construction. 60-minute fire separation between the flats and flats/Unit 1 required.

Fire Detection & Alarm System:
There is a requirement for a Grade A, LD2 system. This typically consists of:
A system of interlinked electrically operated smoke detectors in all circulation areas that form a part of the escape routes and that are linked to a control panel.
The fire control panel located adjacent to the front door of the property.
Manual call points located next to the final exits provided that no person should need to travel more than 45m to reach a call point.
Audibility - If the bedroom(s) do not contain either an alarm sounder, or a smoke alarm or heat detector that emits a fire alarm signal when there is a fire anywhere in the property. Then the sound pressure level of the alarm sounder in any Category LD system should measure at least 65 dB(A) at the doorway of the bedroom(s) when the door is open.

Where cooking facilities are sited in separate shared kitchens:
An interlinked mains-wired heat detector located within vicinity of the cooking appliance in each communal kitchen.
An additional interlinked mains-wired smoke detector located in each bedsit; and
Note: The power for the alarm system circuit (and emergency lighting circuit) should be taken from a permanent (hardwired) supply and not taken from an independent (batteries) supply to any bedsit or flat.

Lighting of Escape Routes:
An emergency lighting system compliant with the relevant British Standards is required where there is inadequate background light either from natural sources or borrowed from street lighting.
Conventional artificial lighting is required.

Fire Fighting Equipment:
A fire blanket is to be provided in each bedsit with cooking facilities and in shared kitchens.
A 9-litre multi-purpose foam fire extinguisher on each floor in the common parts of the HMO is recommended.
A 2kg CO2 or Dry Powder fire extinguisher is recommended in each bedsit with cooking facilities and in shared kitchens.

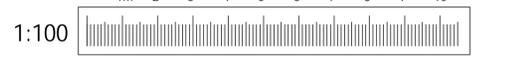
Fire Safety Signs:
Fire safety signage along the escape route is required the route is long or complex.

Surface Finishes & Floor Coverings:
All wall surfaces in the escape route area are to be of Class 0 surface spread of flame standard as in accordance with Building Regulations (Part B). Normal paint and paper are adequate but heavy flock paper or timber claddings are not permitted.
All floor coverings throughout the protected route should conform to low radius of flame spread (up to 35mm) when tested in accordance with the relevant British Standards or European equivalent.
As a general guide for existing carpets, those comprising of a mix of 80% wool and 20% synthetic fibre will comply. Many vinyl, linoleum and laminate floor coverings may not be suitable and will need to be replaced.

Management and Maintenance of Fire Safety:
It is expected all occupants upon signing tenancy agreement are provided with a tenants pack. This should include but not be limited to:
It is recommended that all doors are kept closed at night.
Fire blankets should be checked periodically to make sure they are in place and available for use.
Fire extinguishers must be inspected and serviced annually in accordance with the relevant British Standards and with the manufacturer's instructions.
The escape route must always be kept free from obstruction.
There should be no fire storage on the escape routes.

The automatic fire detection and warning system should be tested as in accordance with the relevant British Standards. This entails:
Weekly routine testing of one detector or call point in each zone and recorded in the system's log book. Any defects should also be recorded in the log book and action taken to correct the fault.
A six-monthly service conducted by a suitably qualified specialist alarm engineer under a maintenance contract. This test should be recorded in the system's log book and a test certificate issued.
If installed the emergency lighting system should be inspected and serviced annually as in accordance with the relevant British Standards. The service includes a full discharge test and must be carried out by a suitably qualified lighting engineer. The test must be recorded in the system's log book and a test certificate issued.

Note: Additional fire safety management obligations (and other management obligations) will be required for all licensable HMOs as in accordance with the conditions of the HMO licence issued for a property and all relevant legislation.



HEATING & HOT WATER
LGF & GF Flats to have their own independent heating system (electric to reduce fire risk)
Hot water pipes and cylinders to be insulated in accordance with 'Domestic Building Services Compliance Guide 2013 Edition'.
The hot water system should be able to resist the effects of temperature and pressure during normal operation and foreseeable failure modes.
CO detectors to be provided in all rooms where combustion appliances are (apart from cookers).
DRAINAGE
Above Ground Drainage
40mm diam. sink wastes.
All fittings to have anti-siphon resealing traps with 75mm deep seals to sinks.
All foul drainage to connect into existing foul system. See note elsewhere re back up for possible pumped system to LGF flat.
No connections to be made to soil pipes within 200mm below w.c. connection, vent pipe to either terminate to external air 900mm above openings with 3m and finished with cap or to terminate internally where appropriate and ventilated with air admittance valve.
Internal SVP to have 1hr fire collars where passing through walls/floors.
Below Ground Drainage - private drains
Drainage under buildings and those deeper than 600mm to be surrounded in 100 mm bedding.
Where less than 600mm deep vitrified clay pipes to have 100mm concrete surrounding with 13mm compressible filler at each joint, and UPVC pipes to have reinforced concrete bridging.
Where drain passes through wall insert concrete retaining lintels over to give 50 mm clearance around pipe and mask opening both sides with rigid sheet material.
INTERNAL WALLS
100 x 100mm RC lintels to suit internal openings of up to 1.2m wide 225mm deep RC lintels to be used for openings < 1.2m but < 1800mm.
Number of lintels to suit wall width.
ELECTRICAL
The electrics are to be designed, installed, tested, commissioned, and certified by a person competent to do so and shall be to 18th Edition of IEE Wiring Regulations and BS7671:2018.
The ventilation systems are to be tested and commissioned, air flow rate to be provided to Building Control and an O & M manual provided to occupier. NB this is a Grade II Listed Building.
Kitchens to have mechanical extract ventilation equivalent to 30 litres / sec adjacent to or over a hob, or 60 litres / sec elsewhere when operated manually. Where no operative window provided, fan to be controlled automatically and to have 15 minute overrun.
NB no automation for existing external walls to be core drilled (Listed Building). Mechanical extract units to be fixed within double glazed units.
All ductwork to be rigid and tagged with foil backed Rockwool insulation or to be thermal ducting. Flexible ducting not to be used.
Provide 100% energy efficient lighting with an efficiency of at least 75 light source lumens per circuit-watt.
External lighting to be controlled by daylight and movement sensors and max 100w.
All electric switches and socket outlets to be located between 450mm and 1200mm from floor level.

WINDOWS AND DOORS
Any glazing to windows within 800 mm of floor level, any glazing to doors within 1500 mm of floor level and 300 mm either side to be laminated or toughened glass unless in small panes not exceeding 250mm wide, and no larger overall than 0.5m².
All ground floor windows with an opening light should incorporate laminated glass to BS EN 356:2000. Door sets must incorporate one pane of laminated glass meeting requirements of BS EN 356:2000 class P1A. There should also be a means of giving a wide angle view of the area immediately outside the main entrance door to individual homes.
Easily accessible doors and windows will be of a design that has been certified to PAS 24 or equivalent security standard, and installed in accordance with manufacturer's design.
All windows to be draught sealed and fitted with sealed slimline double glazing (listed building).
No trickle vents permitted by KMC Conservation officers.
Home ventilation guides required to be given to the homeowner by the builder explaining how to use and ventilate the dwelling efficiently.
Windows to habitable rooms to have opening light area min. 1/20th of floor area.
All windows to be operable unless specifically requested by planning authority, refer to drawing for further details.
ACOUSTICS
Refer to acoustic consultants specification/requirements (not yet produced 05/06/2024).
NB given COU (change of use) test and declare' required if acoustic values (Building Regulations compliance) is not achieved

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Company Registration Number: 09898149 - Company Registered in England and Wales

Project
Change of use of Dwelling (Listed Building) to form HMO at, 3 Lockwood Scar, Lockwood, Huddersfield, HD4 6BL
Client
G&N Land&Property

Drawing Title/Issue
General Arrangement as Proposed

Scale date sheet size dwg. no.
1:100 06/2024 A1 24/1023/04b

Do not scale from drawing, use figured dimensions only.

All dimensions must be checked and verified on site prior to commencement of works and architect to be notified of any discrepancies.

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Rev B - Amends following feedback from KMC Building Control 06/08/24
Rev A - Amends following conservation feedback and PSH details 03/08/24