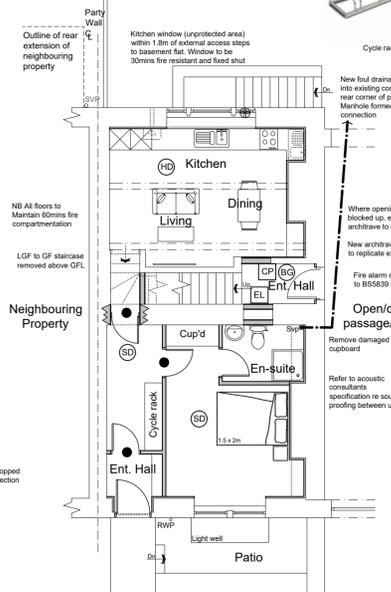


Lower Ground Floor Plan



Ground Floor Plan
Flat 1



First Floor Plan
Unit 1 (HMO) + Communal facilities



Second Floor Plan
Unit 2 + 3 (HMO)

| KEY | |
|-----|---|
| | Smoke/heat alarm - mains powered and interconnected |
| | Heat/heat alarm - mains powered and interconnected |
| | Safety Glass |
| | Obscure Glazing |
| | Extract Fan |
| | Flue |
| | Soil & Vent pipe |
| | Rain water pipe |
| | Back inlet gully |
| | Escape Window |
| | FD30 Fire door |
| | Mechanical Extract Fan |
| | Control Panel |
| | Emergency lighting |
| | Break Glass Call Point |

NB April 2025 amendments removed previously proposed LFG office - this LFG will remain as a basement (no accommodation)

All services passing between compartments walkfloors including Soil Stacks to be fire stopped or service fire protected with 60mins fire protection

Drainage connections to be verified with Yorkshire Water if connecting into YW owned/maintained drainage.

Where openings are to be blocked up, existing historical architrave to be retained.

All services passing between compartments walkfloors including Soil Stacks to be fire stopped or service fire protected with 60mins fire protection

Existing door frames to be retained, painted with white aluminium paint and 60min fire doors to be fitted. NB Units 1, 2, & 3 to have thumb turn locking devices (no keys) to room sides

NB Emergency lighting to also extend to covered archway external entrance area to ensure occupants can escape to a place of safety

Certification to be provided to LABC (Local Authority Building Control) from a suitably qualified person in respect of the acoustic performance of the building in accordance with Approved Document Part E

All services passing between compartments walkfloors including Soil Stacks to be fire stopped or service fire protected with 60mins fire protection

It is recommended that the three HMO units have push taps to save wasting water and reduce flood risk/damage

It is intended that the two independent flats will have their own independent heating systems. The three HMO units will be on the same electrical heating system, set at a base level with 1hr booster switches within each unit, to ensure a fair consumption and save waste.

Emergency Lighting to be as BS5266 Pt 1

Internal stairs to be fitted with a handrail, 900-1000mm above pitch line

Refer to acoustic consultants specification re sound proofing between units

The three HMO units are intended for single person occupancy. Possibly couples or civil partnerships but no room sharing - See PSH legislation

File alarm system to BS5839 Pt 1

Emergency Lighting to be as BS5266 Pt 1

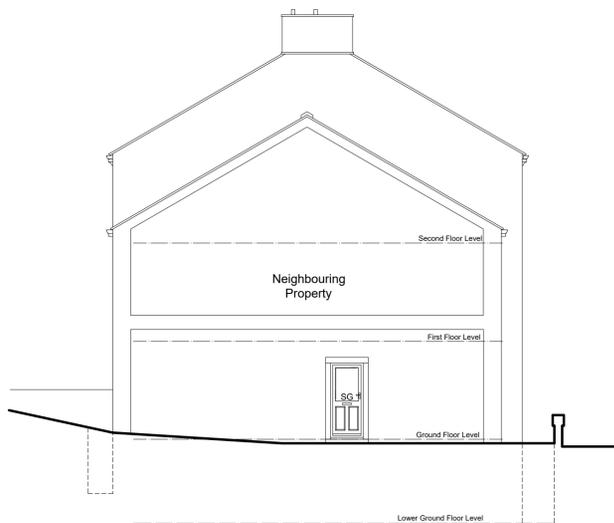
The proposed works provide 1 self contained flat and 3 HMO's (House of Multiple Occupation) with shared facilities. The HMO part of the proposal is deemed a small HMO property, C4 planning use class (a property with no more than 6 occupants). The property does not require a mandatory license as confirmed by KMC/PSH (private Sector Housing) - the property is not shared by more than 5 people (the flats are totally independent).

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 (1 flat and 3 HMO's). Fireline plasterboard to be used each side of walls to achieve this. Underside of stairs to also be fire protected to achieve 1hr fire resistance.

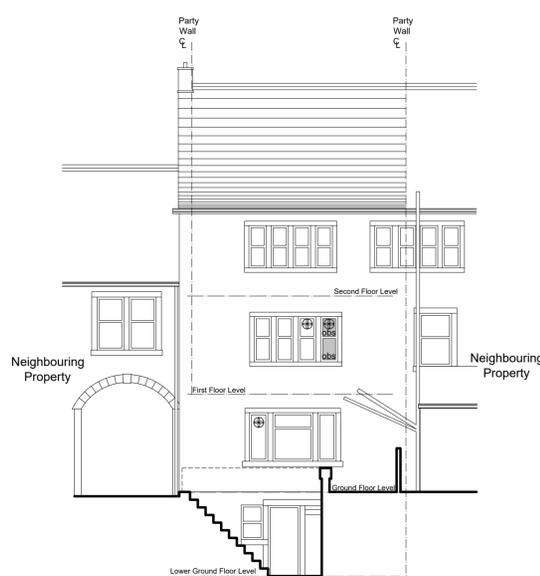
- Escape Route:**
- A 30-minute fully protected escape route is required including 30-minute fire and smoke resisting construction, and FD30S fire door frames and doors (with intumescent strips with cold smoke seals) & suitable door closure to all risk rooms (kitchens, bedrooms, living rooms and communal 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-minutes 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.
 - All floors to maintain 60mins fire compartmentation
- 60-minute fire separation between the flats and fatal/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 siren, 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 siren in any Category LD system should measure at least 85 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 (benzen) 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 free 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.



South Elevation
(front)



East Elevation
(side)



North Elevation
(rear)

Rev C - Further amends following feedback from Kirklees Building Control
Rev C - Amends following feedback from KMC Planning (LLFA) & Building Control 28/03/25
Rev B - Amends following feedback from KMC Building Control 06/08/24
Rev A - Amends following conservation feedback and PSH details 03/08/24

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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

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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1:100 06/2024 A1 24/1023/04f

HEATING & HOT WATER

GF Flat 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.

Heating system to be electric - designed by specialist with no flues/penetrations through external walls

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 within 3m and finished with cage or terminate internally where appropriate and ventilated with air admittance valve

Internal SVP to have 1hr fire covers where passing through wall/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 filter at each joint, and UPVC pipes to have reinforced concrete bedding.

Where drain passes through wall insert concrete relieving inlets over to give 50 mm clearance around pipe and mask opening both sides with rigid sheet material.

LGF Office may require a pump system 60min inverts yet to be confirmed) for the proposed foul drainage. If so a backup pump is to be used, with 150 litre storage capacity to ensure the unit can still operate in the case of a power failure. - 1905 - Mini Sewage Pumping Station (1000) 6m LH or similar approved.

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.

Drainage connections to be verified with Yorkshire Water if connecting into YW owned/maintained drainage.

THERMALS

All external walls perimeter walls to be lined with 19mm Gypliner, GL1 Lining Channel set 6mm off wall finished with 25mm loose APR1200 between and finished with 70mm Gyproc Thermaflex Super to give 0.28 U value. Alternatively same insulation to be placed between insulated timber positioned 6mm from inner face of perimeter external wall to enable existing wall to still 'breathe'

Window and door reveals to be lined with 27mm Gyproc Thermaflex Plus insulated plasterboard

Roof void to be insulated with 150 mm glass fibre insulation quilt laid between ceiling joists with additional layer min 250 mm thick, laid over ceiling joists. Existing mullion insulation to underside of rafters to be removed.

Evidence to be provided to LABC, at completion stage, that an Energy Performance Certificate (EPC) has been provided to the owner on completion of the flats.

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 seats 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 internal 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 manufacturers 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.

Purge ventilation to be provided (e.g. opening window) equivalent to at least 1/200th of the floor area to the habitable rooms in accordance with Requirement F1 (means of ventilation).

All windows to be operable unless specifically requested by planning authority, refer to drawing for further details.

All dwellings under the Part Q of the UK Building Regulations must either hold the British Standards under PAS 24 or must have been designed and manufactured in accordance with the Appendix B regulations (Bespoke timber secure door seats).

ACOUSTICS

Refer to acoustic consultants specification/requirements (not yet produced 05/08/2024).

NB given COU (change of use) 'test and declare' required if acoustic values (Building Regulations compliance) is not achieved.

VENTILATION

Mechanical ventilation will be required to all bathrooms and windowless WC accommodation. To comply with the Building Regulations. NB This is a Listed Building, if vents (to external air not permitted by conservation planning then an alternative method will be required i.e. whole property ventilation system with appropriate fire stopping at compartment walls and floors

