

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

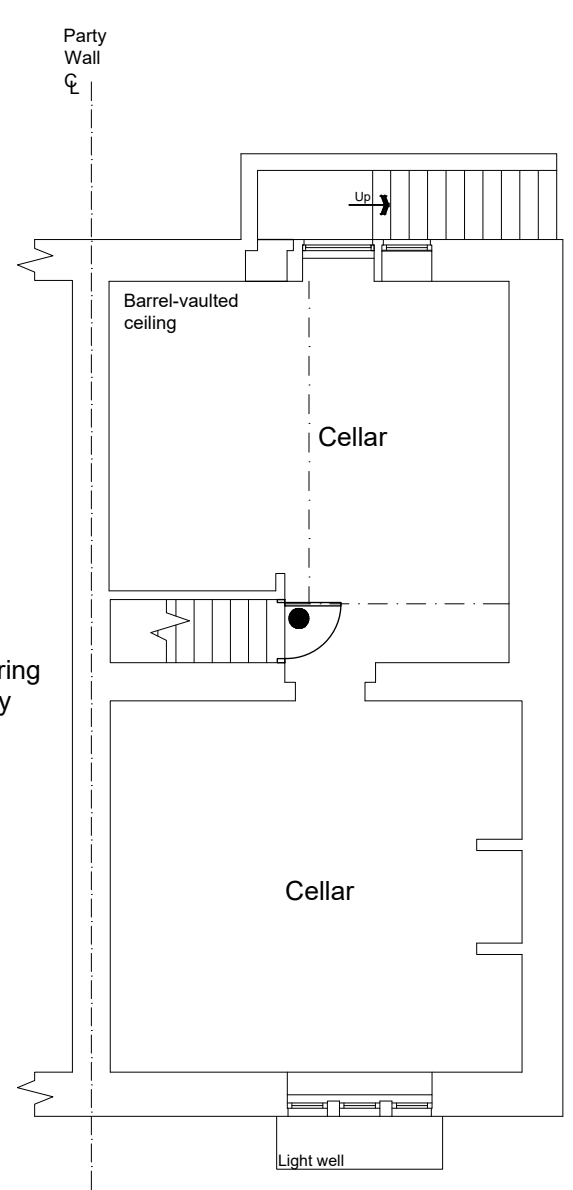
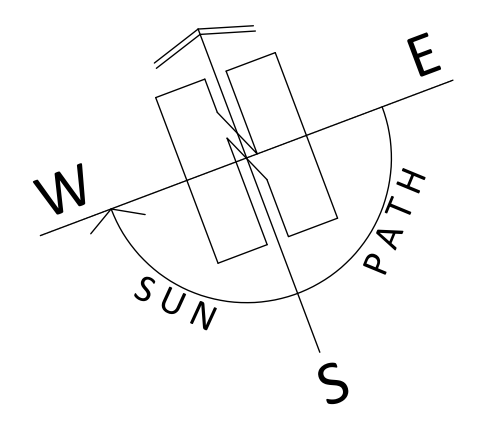
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1:100 06/2024 A1 24/1023/04f



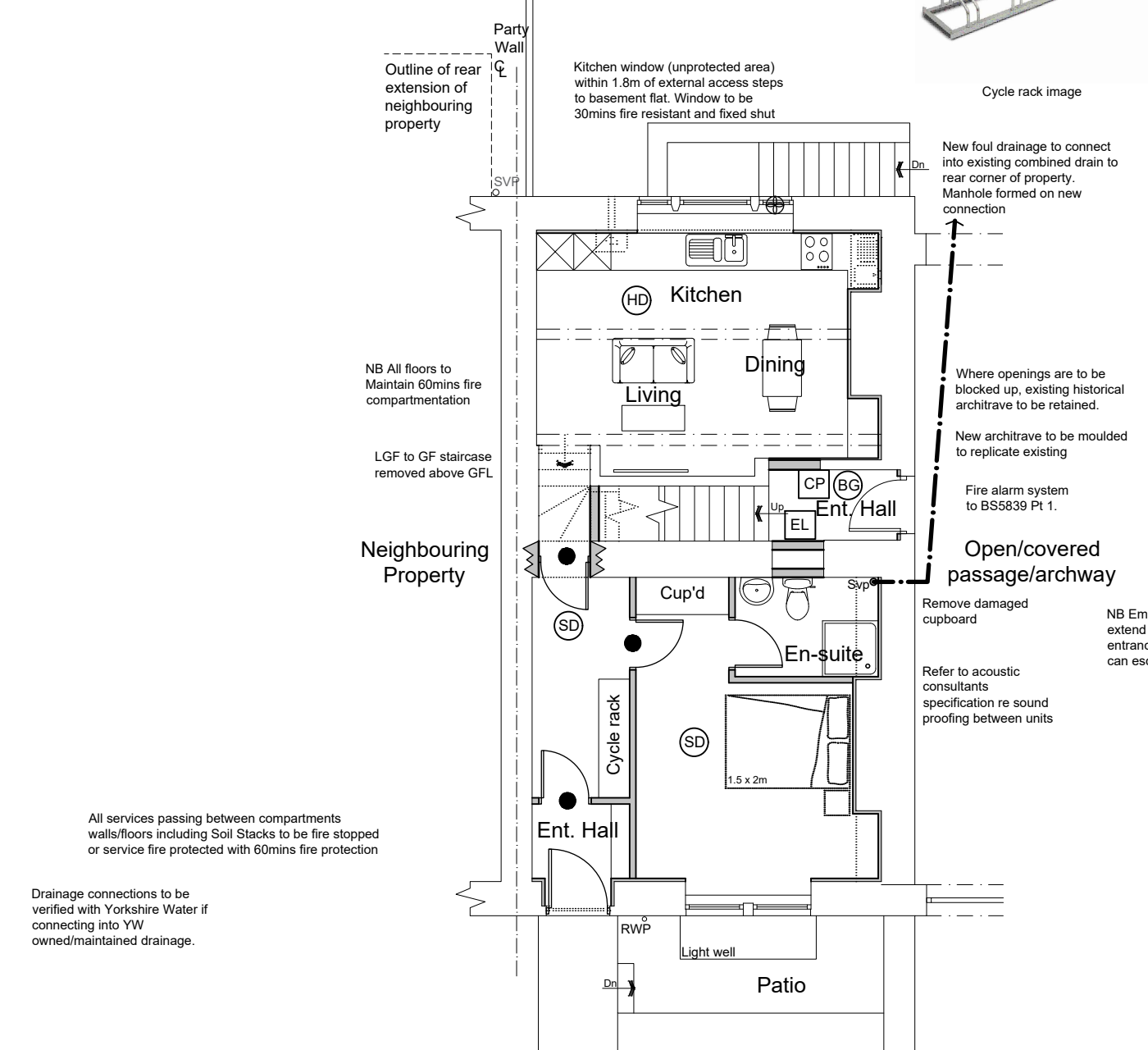
Do not scale from drawing, use figured dimensions only.

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

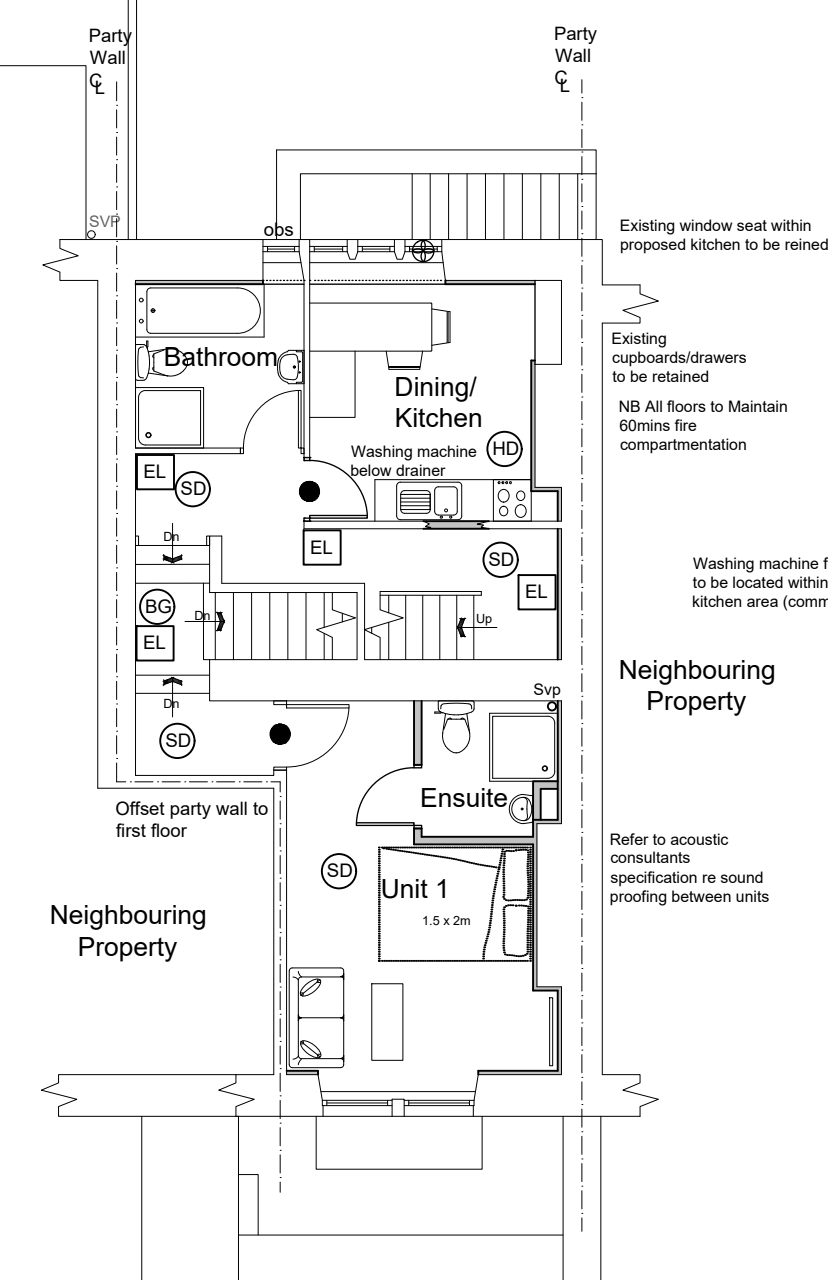
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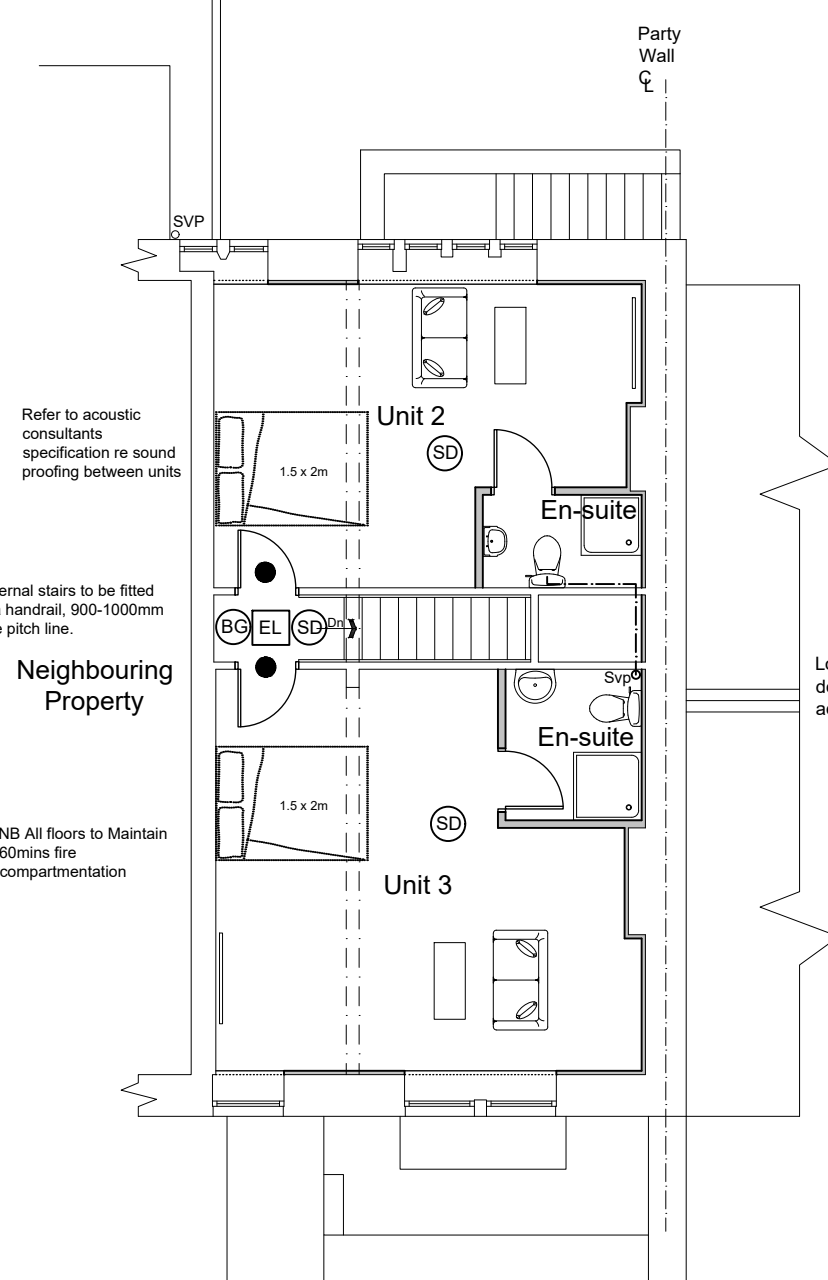
Lower Ground Floor Plan



Ground Floor Plan
Flat 1



First Floor Plan
Unit 1 (HMO) + Communal facilities



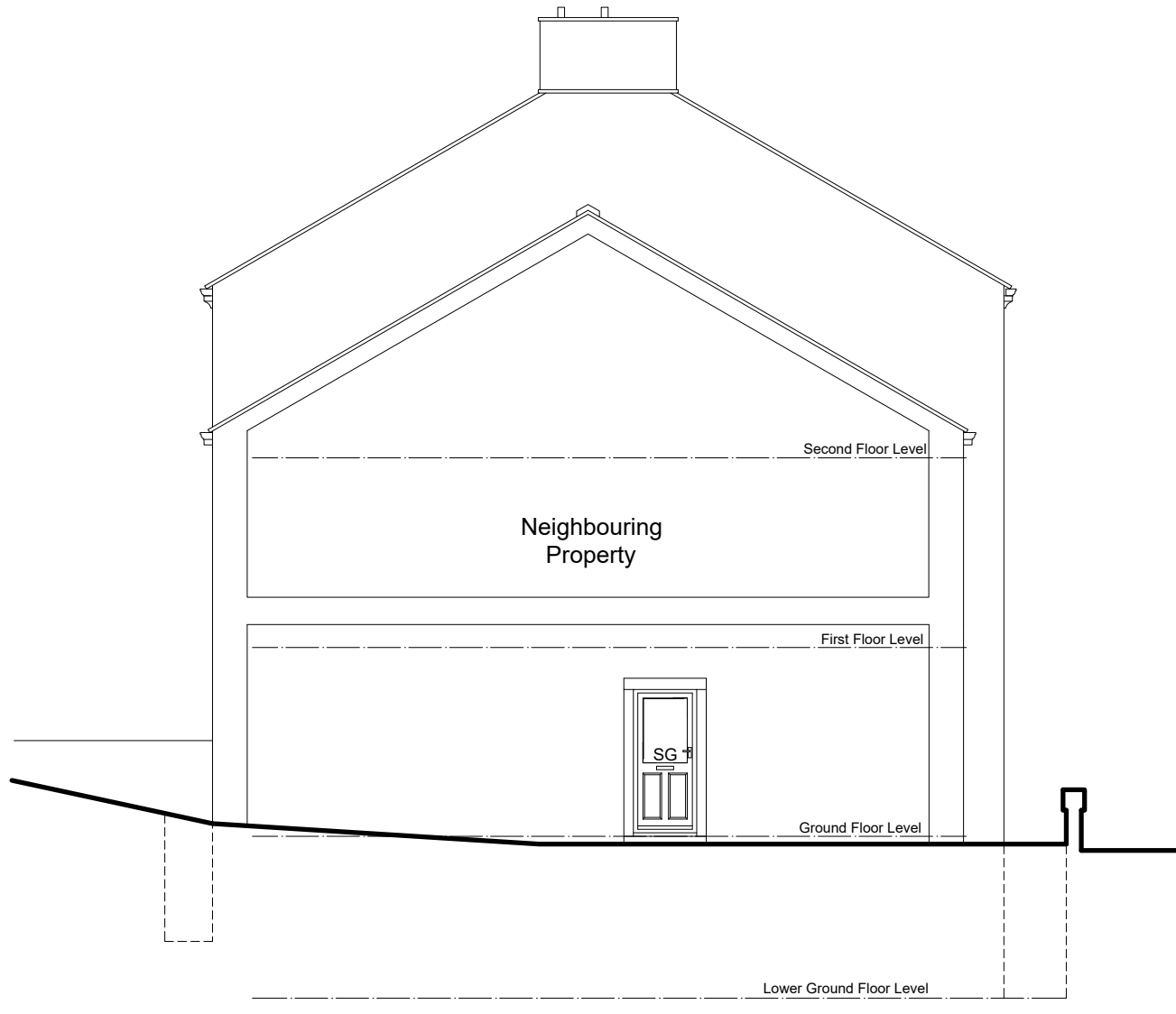
Second Floor Plan
Unit 2 + 3 (HMO)

KEY	
SD	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 Fire door
●	Mechanical Extract Fan
CP	Control Panel
EL	Emergency Lighting
BC	Break Glass Call Point

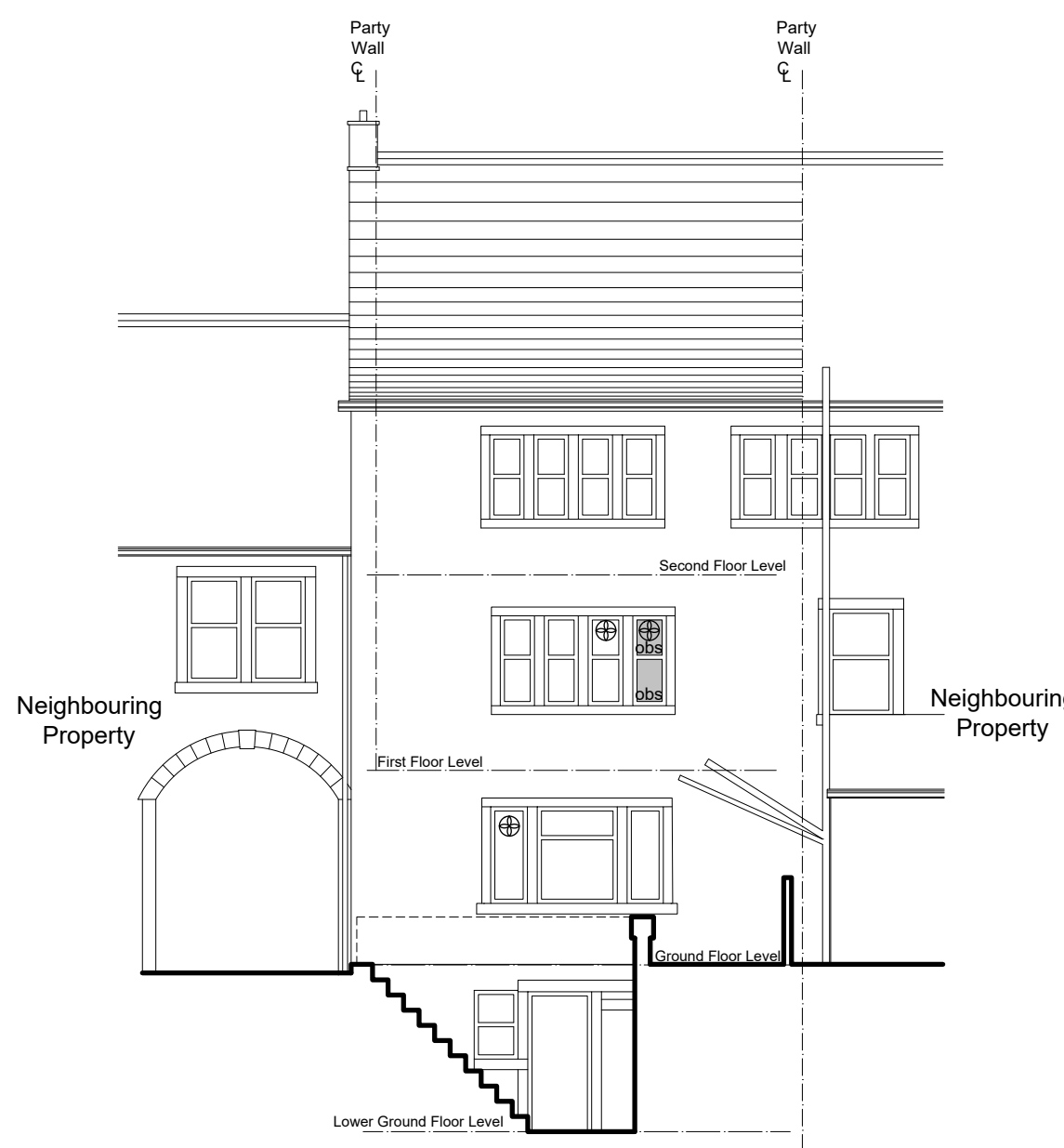
The proposed works provide 1 self contained flat and 3 HMO's (House of Multiple Occupation) with shared facilities.
The HMO part of the proposal is deemed a small HMO a property, C4 planning use class (a property with no more than 6 occupants)
The property does not require a a mandatory license as confirmed 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)

Bedst-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 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-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

- 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 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 bedst, and

- Note: The power for the alarm system circuit (and emergency lighting circuit) should be taken from a permanent (landlords) supply and not taken from an independent (tenants) supply to any bedst 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 bedst 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 bedst 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 License issued for a property and all relevant legislation.

