

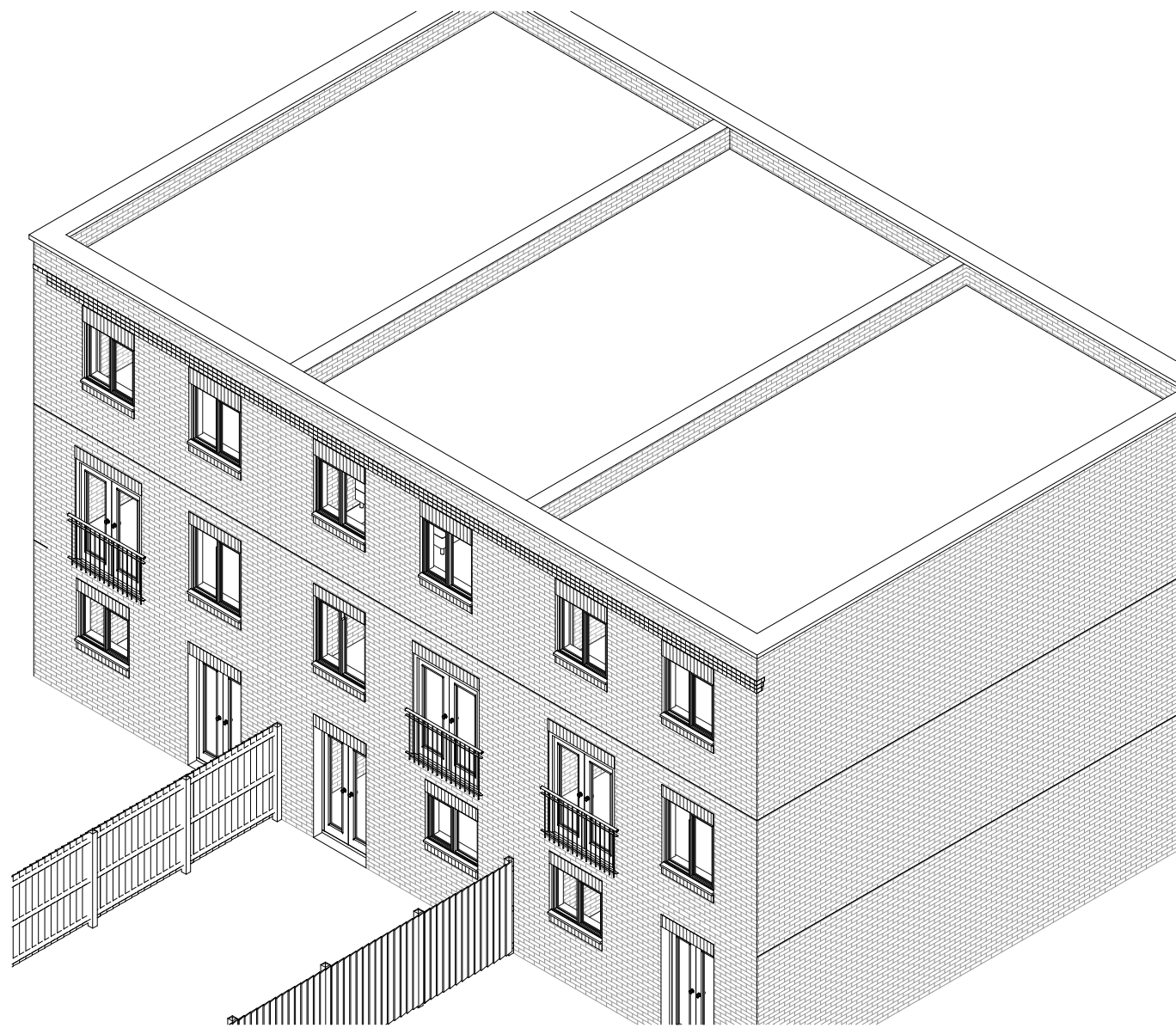
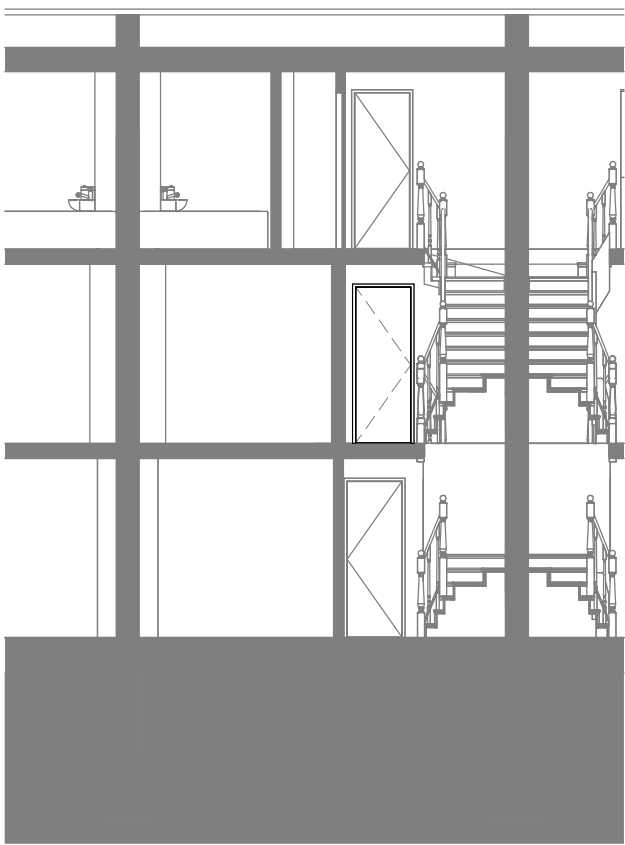
1 Proposed Ground
1 : 100

2 Proposed First
1 : 100

3 Proposed Second
1 : 100

4 Proposed Roof
1 : 100

5 Proposed 3D View 1



7 Proposed Front Elevation
1 : 100

8 Proposed Rear Elevation
1 : 100

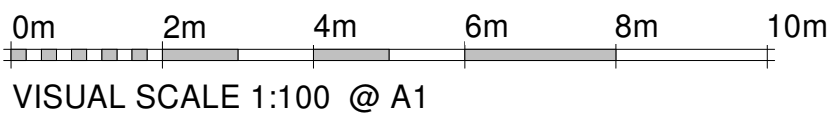
9 Proposed Section
1 : 100

6 Proposed 3D View 2

HMO Schedule					
Level	Name	Occupancy	Area	Perimeter	Comments
00_GF	Bed 3	2 Persons	15.04 m ²	17.40 m	
00_GF	W/C	Bed 3 Provision	1.69 m ²	5.52 m	
00_GF	Shwr	Bed 3 Provision	0.77 m ²	3.51 m	
00_GF	U/S Cpd	Communal	1.72 m ²	5.50 m	
00_GF	Hall		7.47 m ²	16.04 m	
00_GF	Kitchen / Living	Communal	16.24 m ²	16.49 m	
01_FF	Store	Communal	11.60 m ²	13.86 m	
01_FF	Communal Living Space		16.47 m ²	16.49 m	
01_FF	E/S	Living Room Provision	3.81 m ²	8.40 m	
01_FF	Landing		6.19 m ²	10.08 m	
01_FF	W	Bed 3 Provision	1.77 m ²	6.91 m	
02_SF	Cpd	Communal	0.83 m ²	3.66 m	
02_SF	Landing		6.19 m ²	10.08 m	
02_SF	Bath	Bed 2 Provision	4.02 m ²	9.27 m	
02_SF	Bedroom 2	2 Persons	11.60 m ²	13.86 m	Separate Kitchen point provided.
02_SF	E/S	Bed 1 Provision	3.09 m ²	8.16 m	
02_SF	Bedroom 1	2 Persons	13.19 m ²	15.03 m	Separate Kitchen point provided.
02_SF	W	Bed 1 Provision	1.59 m ²	6.46 m	
02_SF	W	Bed 2 Provision	1.77 m ²	6.91 m	

Grand total: 19

- HMO Provision Notes
- Rooms provided with natural light & are openable.
 - Artificial lighting provided throughout the property.
 - Light switches are easily accessible
 - Rooms with an open flue gas appliance have permanent ventilation provided.
 - Bathrooms and toilets have a ventilation system instead of a window.
 - Heating provided is safe, efficient and under the control of occupants.
 - Heating provided will maintain a temperature of 21°C when the temperature outside is -1°C
 - Water supply and drainage system provided will be kept in good working order.
 - Water fittings provided will be protected against frost damage.
 - Electrical systems are inspected by a qualified electrician every five years.
 - Electrical appliances provided by the landlord are tested every five years.
 - Carbon monoxide detectors and fire safety equipment will be provided.
 - Tenants will be provided with information on when bins are collected.
 - A minimum 180litre rubbish bin, 240 litre recycling bin and a 23 litre food bin will be provided for the property. If additional waste is generate additional bins will be purchased.
 - This HMO will meet the requirements of Building Regulations and the HMO FIRE SAFETY GUIDE.



PRELIM

Revision

B	01.10.24	Revised as clouded
A	24.09.24	Revised as clouded

HMO Conversion - 6 Person

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Client:

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ALL DRAWINGS TO BE READ IN
CONJUNCTION WITH ANY STRUCTURAL
ENGINEER'S DRAWINGS, SECTIONS &
DETAILS SHEETS FOR DETAILLED
SPECIFICATION.

DO NOT SCALE DIMENSIONS FROM
THIS DRAWING USE FIGURED
DIMENSIONS ONLY (all in mm)

The client, designers and contractors must abide by the Construction Design and Management Regulations 2015. The domestic client is to appoint a Principal Contractor to plan, manage and coordinate the construction of the project and ensure there are arrangements in place for the preservation of Health and Safety on site at all times. The client must also supply the principal contractor with all relevant information in their possession relevant to the safe completion of the project. The principal contractor shall also assume the role of principal designer for the site stages of the project. If the construction is scheduled to last longer than 30 working days, as well as having more than 20 workers working at the same time at any point in the building project or if it will involve more than 500 person-days, the principal contractor must also notify The Health and Safety Executive as soon as possible before construction work starts. The principal contractor must then ensure that all appropriate measures are taken to ensure the safety of operatives and the general public at all times during the completion of the works on site. Unusual residual risks which the design team have highlighted are listed below. The principal contractor must ensure that all operatives employed to undertake the works shown are familiar with common construction risks and are adequately qualified and proficient to undertake them. Similarly, before accepting a commission on the site, future maintenance and demolition operatives should ensure that they are familiar with the common associated risks and that they are adequately qualified and proficient to undertake the commission. No Asbestos survey is available for this property. Given its age it is possible that asbestos may be uncovered during the works and the Principal Contractor should take their own precautions for dealing accordingly with the associated risks. No other unusual risks have been identified as associated with this project for construction, maintenance or demolition.

Sheet Title: Proposed General Arrangement

Date: 06/02/2024

Scale: 1 : 100

Drawing Number: SGD-PL-102

Rev: B