Conversion of three bedroom mid terrace property to form Sui Generis 7 bed HMO for up to 8 persons in 7 households (7 singles, or 6 singles and 1 couple). Loft conversion and installation of 3no. roof windows to rear roof slope. Single storey extension to rear. Removal of existing rear projection and chimney. At 78 Hedworth Lane, Boldon Colliery, NE35 9HZ

Category Sui Generis – Houses in Multiple Occupation
This type of HMO is rented to a group of people on individual contract
like professionals working locally.
Occupiers can have exclusive use of a bedroom with en-suite bathroom and would share two of cooking and dining facilities. Bedrooms are big enough to have dining space inside.

Heating
Fixed heating is to be provided throughout the property which is capable of efficiently maintaining an indoor temperature of 21ºC in all habitable rooms and bathrooms and 18ºC in all functioning space (hallways, corridors and passages) when the outside temperature is -1ºC. The provision of insulation can assist in meeting this standard.
*Gas central Heating
*Electric storage heaters Economy 7

Insulation
The level of insulation which is appropriate will vary according to the differences between gas/oil heating systems and the other systems listed above. It is recommended that 270mm of loft insulation is provided.
If the existing loft insulation has settled or is less than 100mm in thickness, it should be topped up.
Un-insulated cavity walls should be insulated to satisfy current building standards

Electricity supply
Electrical socket outlets shall be provided to individual rooms to a minimum standard
*Living rooms – 4 single sockets (or 2 double sockets).
*Bedrooms – 4 single sockets (or 2 double sockets).
*Bedrooms containing living space – 6 single sockets (or 3 double sockets).

Natural lighting
All habitable rooms should be capable of direct illumination by natural light sufficient to allow normal daytime activity without the need for additional artificial lighting. Total glazed area should be equivalent to at least 1/10th of the floor area and is to be provided with a direct view to the outside environment. (Light tubes are not acceptable).
All kitchens, bathrooms and water closet compartments shall ideally comply with requirements above. All glazing to windows in bathrooms and water closet compartments is to be obscure. Where it is not practicable to provide natural light, adequate artificial lighting shall be provided.

Artificial lighting
All rooms, passageways, staircases and cellars in use shall be adequately lit with suitable switching, including two-way switching to stairs and passageways etc., as necessary.
There should be sufficient switches to operate the lighting on each staircase, landing, corridor or passage and each switch should allow adequate lengths of corridors, passages and stairways to be illuminated at the same time. Time switches will only be allowed on common landings and stairways and should stay on for a sufficient time to allow a person to climb stairs and enter a room.

Ventilation
All habitable rooms with natural ventilation through a window to external air, the openable area of which is approximately 1/20th of the floor area of that room, will be satisfactory for room ventilation. Alternatively, a suitable artificial ventilation system may be provided in accommodation where non-opening windows are required.
In addition to the above, all kitchens and bathrooms will be fitted with mechanical ventilation, with an overrun device in the bathroom, providing a minimum of 3 air changes an hour.

Security of residents
External doors should be provided with appropriate locks, which should be capable of being opened from the inside without the use of the key, to allow residents to escape in case of emergency. To prevent intruders reaching locks by breaking a pane of glass in or near the door, locks should be fitted away from glazed areas. As an additional safeguard Georgian wired glass or strengthened glass should be used in and around doors.
Windows which are accessible from ground level should be provided with security locks, to which the occupant has a key; except where the window is a designated means of escape, in which case it must be capable of being opened from the inside without the use of a key.
Doors to individual lets within the building should also be capable of being opened from the inside without the use of a key.
Bathrooms and toilets should have locks or privacy bolts.

Amenity provision in relation to total number of persons in HMO
6-10 occupants (persons)
*2 bathrooms, AND
*2 separate WCs with WHBs (one of the WCs can be contained within one bathroom)
in this project there is 7 toilets, 7 basins, and 4 shower and 3 baths with shower

All WCs must be properly connected to the drainage system via a trapped waste outlet.
All bathrooms must be suitably and adequately heated and ventilated
All bathrooms and WCs must be of an adequate size and layout.
Baths and WHBs must have a 300mm waterproof splash back.
Showers must have an impervious surround – either a cubicle or tiled walls and a screen.
The walls and floor coverings of any bathroom or WC must be reasonably smooth and impervious and capable of being readily cleansed.
Lights must be operated by pull cord switches within bathrooms and WCs.
* Wash hand basins to be not less than 400mm x 300mm (if in separate WC 250mm x 350).
*Baths to be not less than 1700mm in length and 700mm wide.
*Shower trays to be not less than 750mm x 750mm.

Amenity Standards for Kitchen Facilities
Shared kitchens
The following guidance applies when units of accommodation do not contain any facilities for the cooking of food.
*1 cooker with 4 rings/hotplates, a standard size oven and a grill – per 5 persons.
Microwave ovens may be satisfactory as a supplementary cooking appliance in place of 2 rings/hotplates.
Where a bedsit type HMO is occupied by up to 7 persons the standard may be met by providing a microwave in addition or a cooker with 6 rings and more than one oven.
*1 sink, of minimum dimensions 500mm x 600mm, with drainer per 5 persons. Sinks must be supplied with a constant supply of hot and safe drinkable cold water and be properly connected to the drainage system via a suitable trap.
Where 6 to 10 persons occupy a house, the provision of a double-bowled sink & single drainer (a dishwasher is acceptable as a second sink), may be treated as meeting this standard.
*4 sockets (2 doubles) per 3 persons plus an additional double socket for each additional household sharing the kitchen up to a maximum requirement of 4 doubles. Electrical appliances
The electrical wiring and installation should be tested and certified by an NICEIC or ECA registered electrical contractor and the appropriate certification provided every five years or at change of tenancy if appropriate. All Code 1 & 2 defects should be attended to as a matter of priority

There should be sufficient and suitably located socket outlets to avoid overloading the supply and the use of multiple adaptors. There should be no electrical sockets in bathrooms, near kitchen sinks, wash hand basins or other sources of water. Ceiling switches should operate electric light fittings in bathrooms.
All electrical equipment must be supplied in a safe and fully operational condition with appropriate fuses and plugs. There should be no taped joints or loose or exposed wiring.

*work top 500mm x 1000mm per 3 persons with an additional 250mm for every additional person sharing the kitchen to a maximum requirement of 2000mm.
*1 standard 500mm wide base or wall unit plus 30 litres of refrigerated storage space per person. Adequate freezer space is also required.
*provided extractor fan which is capable of achieving 3 air changes an hour.
*provided fire blanket which is capable of achieving 3air changes an hour.

BEDROOMS
Bedroom size With NO Communal (Lounge) Area
One Person – Single Bedroom 6.51m² (Bedroom 13m² – kitchen facilities within unit)
Two persons living as a co-habiting couple/single house hold –
Double Bedroom 10.22m² – unit not containing kitchen facilities

KITCHEN
Where communal dining or living rooms are provided
They must be separate from any kitchen, and each other and be:
*For up to 6 persons the kitchen or kitchen area should be a usable floor area (measured wall to wall, including space occupied by units/cabinets) of at least 7.0 m²

*An additional 1m² per person is required if residents are expected to use dining facilities in the kitchen. Optimal floor space for kitchens is dependent on suitable design and layout. Please note larger floor space may be required to fit in all required facilities.

Fire precautions
Appropriate fire precautions and equipment (e.g. alarms/sounders/detectors, extinguishers) must be provided of such type, number and location as is considered necessary. Such facilities must comply with BS5839, Part 6.
All fire detection, equipment and emergency lighting must be routinely tested and serviced to maintain in full working order.
Landlords or managing agents of HMOs, as 'responsible persons', have a duty to take general fire precautions to ensure, as far as is reasonably practicable, the safety of people on the premises and in the immediate vicinity. For this purpose a Fire Risk Assessment should be carried out in order to:

*identify fire hazards
*reduce the risk of those hazards causing harm to as low as reasonably practicable; and
*decide what physical fire precautions and management arrangements are necessary to ensure the safety of people in the property if a fire does start.

*Grade A: LD2 coverage – mains powered detection in all circulation spaces that form part of the escape route and heat detectors within the bedsit. These must all be interlinked.
A Fire Risk Assessment is an organized and methodical look at the premises, the activities carried on there and the likelihood that a fire could start and cause harm to those in and around the premises.
Advice in relation to fire safety can be found in the LACORS guidance document: 'Housing – Fire Safety – Guidance on fire safety provisions for certain types of existing housing', which describes appropriate measures for fire safety that may be required in a range of housing situations, including HMOs. This document also sets out when and how to carry out a Fire Risk Assessment.

Regulation
Provide details, (ideally a notice board) in the entrance hallway or Lounge/lobby with the following information:
– Name , address & contact number of the property manager.
– Fire escape plans of the property.
– A copy of mandatory licence required to the property
(HMO, Gas Safety Cert, Domestic Electricity installation report, EPC, Fire Detection & Alarm System , Emergency light inspection., L/L liability insurance)
Provide and fit appropriate notices to the wall of the means of escape and fire exits.(as on Fire risk assessment)

INTERNAL Partition walls
Knauf metal solution Sections
Knauf CW + and CW Studs C shaped profiles friction fit at equal distances into the head and base UW channels to form the vertical metal stud frame. Knauf UW Tracks U-shaped profiles used for forming the floor and ceiling perimeter frame in drywall partitions.
Knauf Deep Flange UW Tracks U-Shaped profiles used to ceiling perimeter form where high deflection tolerance is required.
Knauf UD 28/27 Channels U-Shaped channels used for perimeter framing for Knauf W623 wall lining systems.
Knauf CD 60/27 and CD50/27 Channels C-shaped channels used for vertical framing in Knauf W623 Wall Lining Systems.
Partitions Wall Linings / Furrings. with head & sole plates and noggins at max 600mm, with Rockwool insulation, 1x Soundboard + skim plaster finish

Optional
(INTERNAL STUD PARTITIONS)
75mm x 38mm softwood treated timbers studs at max 400mm ctrs with 38x75mm head and sole plates and solid intermediate horizontal noggins at 1/3 height or 450mm. Provide min 10kg/m³ density acoustic soundproof quilt tightly packed (e.g. 100mm Rockwool or Isowool mineral fibre sound insulation) in all voids the full depth of the stud. Partitions built off doubled up joists where partitions run parallel or provide noggins where at right angles, or built off DPC on thickened concrete slab if solid ground floor. Walls faced throughout with 2x 12.5mm plaster board with skim plaster finish. Taped and jointed complete with beads and stops.

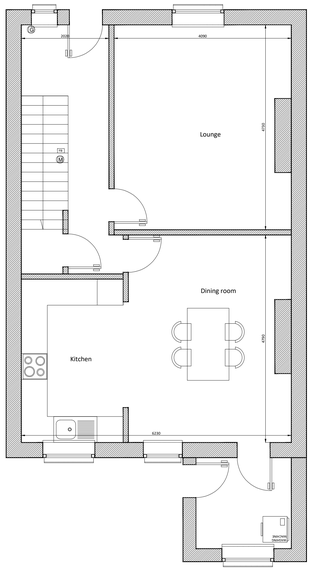
DOORS & WINDOWS (FIRE DOORS)
If the dwelling has a protected route for means of escape or is a 2or3 storey house new doors on to the hallway are to be FD30 half hour fire doors.
900 door sets to give 850 min cellar opening width. to give 20/1 floor area vent. double glazing to give max value 1.8 W/m2oC.
FD20– 20 minute fire Resisting door and frame.
Front door 900 door sets to give 800 min cellar opening width.
FD30– 30 minute fire resisting door and frame.
PVC windows to give 20/1 floor area vent, double glazing to give max u value 1.8 W/m2oC.
Window to have unobstructed opening 0.33m² min and 450 min wild above floor.
Roof windows – 30 minute fire resisting and fire evacuation exit.

UPGRADING EXISTING SINGLE SKIN PARTY WALL
The existing walls must be checked for stability and be free from defects as required by the Building Control Officer. Provide a scratch coat render to existing wall. Construct an independent studwork lining using 100mm x 50mm treated timbers with head & sole plates and noggins at 400mm centres, leaving a gap of 15mm between the wall and the inner face of the studwork to ensure that airborne sound transmission is reduced. Seal the perimeter of the with tape or sealant. Wall to be lined with 30mm total thickness of plasterboard (minimum 20kg/m²) with staggered joints and with at least 35mm of mineral wool quilt density 10kg/m³ between studs. Finish with 3mm plaster skim.

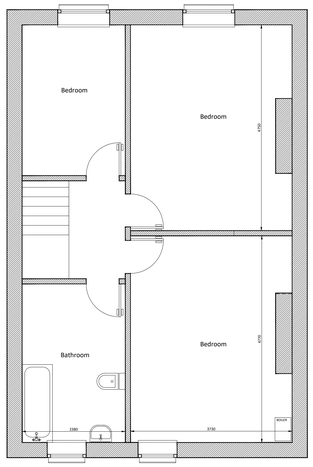
NOTICES AND SIGNS (in accordance to Fire risk assessment and Fire Escape Plans)
All fire safety signs, notices and graphical symbols should conform as far as practicable with BS 5499: Part 1: Specification for Fire Safety Signs, where applicable BS 2560: Specification for Exit Signs (internally illuminated) and Health and Safety (Signs and Signals) Regulations (NI) 1996. Existing signs and notices need not be replaced immediately if they are fulfilling their purpose effectively. They should, however, be examined and be replaced if they are found to be inadequate.
A door fitted with a panic bolt or panic latch should have the words "Push Bar To Open" in conspicuous lettering of appropri- ate size printed on the door immediately above the push-bar.
A sign with the words "Fire Door-Keep Shut" should be perma- nently displayed at about eye level on both faces of all fire doors except doors which are kept open and which close automatically on the operation of fire sensors. Doors of the latter kind should be marked in lettering of appropriate size "Automatic Fire Door - Keep Clear"-"Close at Night" as appropri- ate. "Fire Door" signs need not be displayed on the entrance doors to each individual occupied room in category A, B or D or on the doors to or within self-contained units (category F).
A sign with the words "Fire Door - Keep Locked" should be permanently displayed on the outside of all fire doors to cupboards and boiler rooms.
A sign with the words "Fire Escape - Keep Clear" should be permanently displayed at about eye level on each face of all doors which are provided solely as means of escape in case of fire and which, because they are not normally used, are liable to be obstructed. This is particularly relevant in the case of communicating or by-pass doors used as fire exits which pass through habitable rooms.

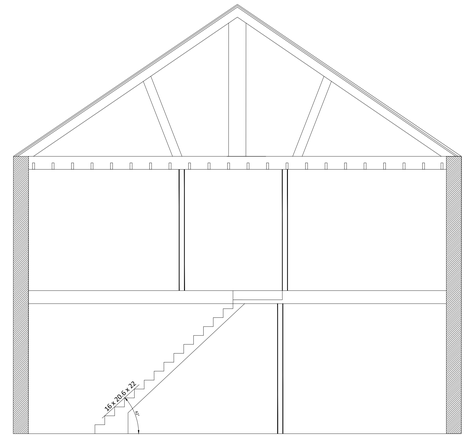
Existing floor plan

ground floor plan



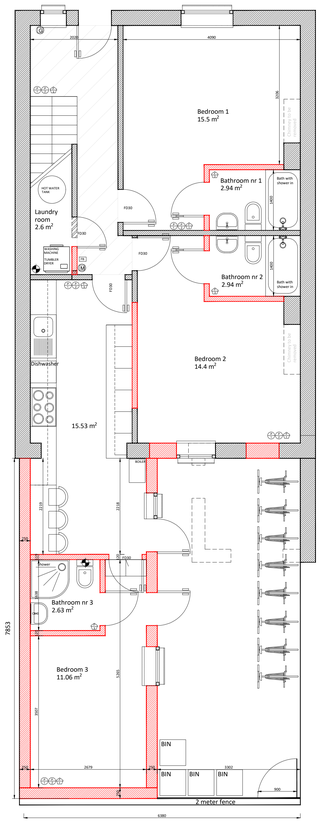
first floor plan



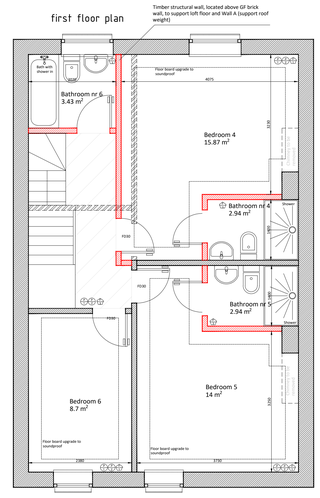


Planned floor plan

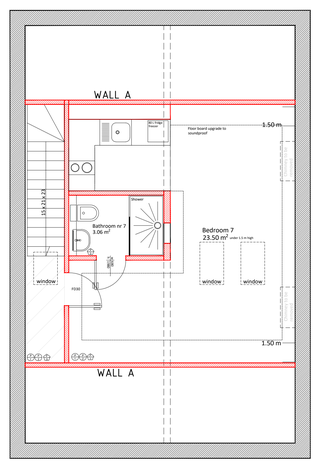
ground floor plan

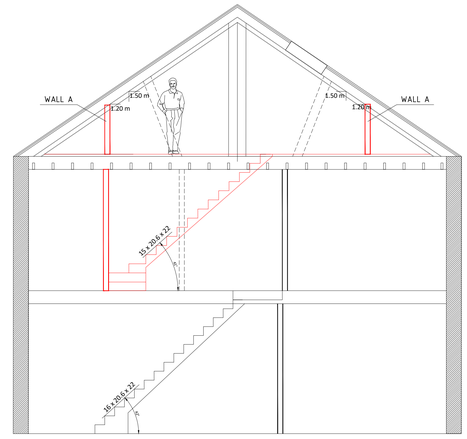


first floor plan



second floor plan





NOTICES AND SIGNS - All fire safety signs, notices and graphical symbols should conform as far as practicable with BS 5499: Part 1: Specification for Fire Safety Signs, where applicable BS 2560: Specification for Exit Signs (internally illuminated) and Health and Safety (Signs and Signals) Regulations (NI) 1996. Existing signs and notices need not be replaced immediately if they are fulfilling their purpose effectively. They should, however, be examined and be replaced if they are found to be inadequate

FIRE FIGHTING EQUIPMENT - shall be provided in all HMOs. The number and siting of all fire extinguishers will depend on the size and layout of the property being considered however the following is given as a guide: The provision shall be: A multi-risk fire extinguisher of 13A rating situated on each floor. A fire blanket in each room used for cooking in accordance with BS 6575. A carbon dioxide (CO2) extinguisher adjacent to any incoming mains electric supply cupboard. Extinguishers shall be installed and maintained in accordance with BSEN-3Part3 and BS5306 Part 3 (1985)



Notice: All construction work should be carried out by a competent builder.
*The builder is responsible for all temporary supports and is to ensure that the structure is adequately supported during the works.
*Steel beams are heavy components and may require mechanical lifting aids.
*All weak or damaged masonry is to be re-built.
*Existing foundations are assumed to be adequate, however, this is subject to exposing the existing foundations and an inspection for the satisfaction of the Building Control Officer.
*Steel beam end bearings not to be located above lintels or openings.
*Steel beam end bearings not to clash with or be located near the end bearings of existing beams or existing lintels.
*Steel beam end bearing not to be inserted into a chimney or chimney breast.
*Steel beam end bearings to be located on substantial load bearing masonry walls or piers. Plan area of bonded masonry supporting steel beam to be greater than or equal to 0.1m².
*Supporting masonry to comply with Eurocode 6 or BS 5628.
*Steel beams to be encased in fire-line board to achieve 1/2 hour fire resistance in accordance with manufacturer's recommendations.
*No point loads or concentrated loads are to be applied to the steel beam

Notes:
THIS DRAWING IS TO BE CHECKED & VERIFIED BY THE CONTRACTOR PRIOR TO WORK COMMENCING ON SITE & ANY DISCREPANCY OR QUERY SHALL BE IMMEDIATELY REPORTED & RESOLVED BEFORE PROCEEDING WITH CONSTRUCTION.

Drawing Description:	Proposed House in Multiple Occupation conversion Cat. Sui Generis
Site:	78 Hedworth Lane Boldon Colliery NE35 9HZ
Client:	Mr. Artur Dolowski
Date: 25/05/2023	Ref nr: HL1/25/05/23
Scale: 1:50 (as noted @A0)	Draw: Artur Dolowski

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