EXTRACT TO BATHROOM
Bathroom to have mechanical vent ducted to external air to provide min 15 litres / sec extraction. Vent to be connected to light switch and to have 15 minute over run if no window in room. Internal doors should be provided with a 10mm gap below the door to aid air circulation.
Ventilation provision in accordance with the Domestic ventilation compliance guide. Intermittent extract fans to BS EN 13141-4. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body

DEMOLITION / TEMPORARY WORKS
All temporary works are to be designed by main contractor. All temporary works designs are to take account of propping loads shown on the plan and
also any lateral eorces that may affect the stability of the structure during demolition. The contractor should submit a risk assessment and method statement in accordance with the CDM regulations for the approval of the planning supervisor.
Priory to any demolition works taking place the main contractor is to identify the following:

1. The presence of any underground culverts.
2. Any underground and overhead services (water, electric, gas and sewerage).
3. The location of any underground cellars or storage tanks

Bedroom no.1 - Ground floor front 15.50m² (Bedroom/living Room)
- Supply and fit a smoke detector linked in with existing system
- Supply brush strips (smoke block) to door / frame
- Supply and fit a thumb turn lock
- Supply and fit a door closer with 2 way adjustment (optional)
- Supply and fit window coverings - either nets and curtains or vertical blinds
- Ensure a TRV is fitted to the radiator
- Decorate walls and gloss-woodwork
- Ensure two double sockets
- Provide laminate flooring (Impact resistance >8N/ > 500mm R8) Fire resistance EN 13501-1

Bathroom no1 - en-suite 2.94m²
- Ensure a TRV is fitted to the radiator
- Decorate walls and gloss-woodwork
- Provide tiles flooring
- Ensure shower screen is in good condition and save
- Provided mechanical ventilation

Bedroom no.2 - Ground floor front 14.04m² (Bedroom/Living Room)
- Supply and fit a smoke detector linked in with existing system
- Supply brush strips (smoke block) to door / frame
- Supply and fit a thumb turn lock
- Supply and fit a door closer with 2 way adjustment (optional)
- Supply and fit window coverings - either nets and curtains or vertical blinds
- Ensure a TRV is fitted to the radiator
- Decorate walls and gloss-woodwork
- Ensure two double sockets
- Provide laminate flooring (Impact resistance >8N/ > 500mm R8) Fire resistance EN 13501-1

Bathroom no2 - en-suite 2.94m²
- Ensure a TRV is fitted to the radiator
- Decorate walls and gloss-woodwork
- Provide tiles flooring
- Ensure shower screen is in good condition and save
- Provided mechanical ventilation

Bedroom no.3 - Ground floor front 11.06m² (Bedroom/Living Room)
- Supply and fit a smoke detector linked in with existing system
- Supply brush strips (smoke block) to door / frame
- Supply and fit a thumb turn lock
- Supply and fit a door closer with 2 way adjustment (optional)
- Supply and fit window coverings - either nets and curtains or vertical blinds
- Ensure a TRV is fitted to the radiator
- Decorate walls and gloss-woodwork
- Ensure two double sockets
- Provide laminate flooring (Impact resistance >8N/ > 500mm R8) Fire resistance EN 13501-1
- Check sub-floor boards, use sound proof insulation to upgrade if needed

Bathroom no3 - en-suite 2.63m²
- Ensure a TRV is fitted to the radiator
- Decorate walls and gloss-woodwork
- Provide tiles flooring
- Ensure shower screen is in good condition and save
- Provided mechanical ventilation

Bedroom no.4 - First floor front 15.00m² (Bedroom/living Room)
- Supply and fit a smoke detector linked in with existing system
- Supply brush strips (smoke block) to door / frame
- Supply and fit a thumb turn lock
- Supply and fit a door closer with 2 way adjustment (optional)
- Supply and fit window coverings - either nets and curtains or vertical blinds
- Ensure a TRV is fitted to the radiator
- Decorate walls and gloss-woodwork
- Ensure two double sockets
- Provide laminate flooring (Impact resistance >8N/ > 500mm R8) Fire resistance EN 13501-1

Bathroom no4 - en-suite 2.94m²
- Ensure a TRV is fitted to the radiator
- Decorate walls and gloss-woodwork
- Provide tiles flooring
- Ensure shower screen is in good condition and save
- Provided mechanical ventilation

Bedroom no.5 - First floor front 14.00 m² (Bedroom/Living Room)
- Supply and fit a smoke detector linked in with existing system
- Supply brush strips (smoke block) to door / frame
- Supply and fit a thumb turn lock
- Supply and fit a door closer with 2 way adjustment (optional)
- Supply and fit window coverings - either nets and curtains or vertical blinds
- Ensure a TRV is fitted to the radiator
- Decorate walls and gloss-woodwork
- Ensure two double sockets
- Provide laminate flooring (Impact resistance >8N/ > 500mm R8) Fire resistance EN 13501-1

Bathroom no5 - en-suite 2.94m²
- Ensure a TRV is fitted to the radiator
- Decorate walls and gloss-woodwork
- Provide tiles flooring
- Ensure shower screen is in good condition and save
- Provided mechanical ventilation

Bedroom no.6 - First floor front 8.70 m² (Bedroom/Living Room)
- Supply and fit a smoke detector linked in with existing system
- Supply brush strips (smoke block) to door / frame
- Supply and fit a thumb turn lock
- Supply and fit a door closer with 2 way adjustment (optional)
- Supply and fit window coverings - either nets and curtains or vertical blinds
- Ensure a TRV is fitted to the radiator
- Decorate walls and gloss-woodwork
- Ensure two double sockets
- Provide laminate flooring (Impact resistance >8N/ > 500mm R8) Fire resistance EN 13501-1

Bathroom no6 - en-suite 4.20m²
- Ensure a TRV is fitted to the radiator
- Decorate walls and gloss-woodwork
- Provide tiles flooring
- Ensure shower screen is in good condition and save
- Provided mechanical ventilation

Bedroom no.7 - Second floor front 18.45 m² under 1.5 m high (Bedroom/Living Room)
- Supply and fit a smoke detector linked in with existing system
- Supply brush strips (smoke block) to door / frame
- Supply and fit a thumb turn lock
- Supply and fit a door closer with 2 way adjustment (optional)
- Supply and fit window coverings - either nets and curtains or vertical blinds
- Ensure a TRV is fitted to the radiator
- Decorate walls and gloss-woodwork
- Ensure two double sockets
- Provide laminate flooring (Impact resistance >8N/ > 500mm R8) Fire resistance EN 13501-1

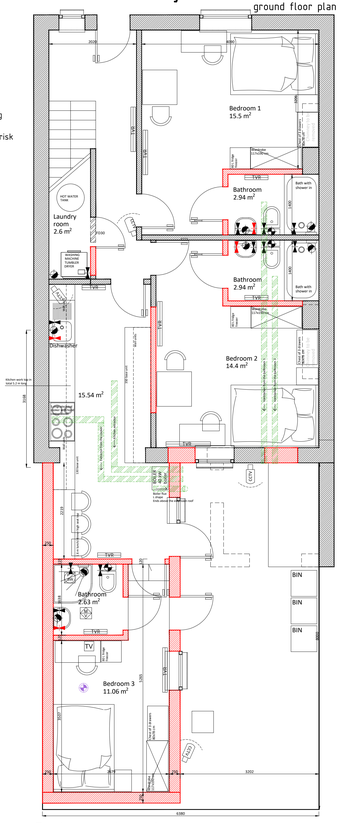
Bathroom no7 - en-suite 2.65m²
- Ensure a TRV is fitted to the radiator
- Decorate walls and gloss-woodwork
- Provide tiles flooring
- Ensure shower screen is in good condition and save
- Provided mechanical ventilation

Ground floor Kitchen/Dining 16.76m² shared area
Second floor Kitchen 3.30m² shared area

- Supply & fit CO detector - if gas cooker is fitted and boiler present
- All kitchen cupboards to be clean in good order with doors that open and close properly
- Work-tops to be in good order and secure
- Ensure there are three double sockets fitted above the work-top
- Silicone seal floor edges including up to the plinths
- Seal work-top at back against tiles
- Seal around edges of sinks with silicon seal
- Humidistat Fan(s) or cooker Hoods to be provided and the air ducted out of the kitchen
- Supply and fit TRV to the radiator
- Decorate fully including gloss woodwork
- Supply a dining table with chairs (min3) DINING ROOM
- Supply and fit wall units (if needed)
- Supply vertical blinds
- Supply a microwave - HMO requirements for 6 users (option)
- Supply a washing machine
- Supply an adequate refrigerator space, (a minimum capacity of 0.03 m³/ 1ft3 per individual), together with storage space for frozen foods. 7 individual undercounted fridge freezer 87 liters each
- There is a work-top for the preparation of food that has not less than 2000mm x 600mm available space per 5 persons within the kitchen, with adequate power sockets.
- One cooker to be provided for every five occupants. The main cooker should have three or four rings or hot plates together with a grill and oven. Combination Microwaves are acceptable as secondary appliances.
- A clearance of at least 300mm from any pan handles or hot surfaces is required - this is particularly important in small galley kitchens
- A sink should be provided for every five occupants.
- Sinks should be complete with drainer and provided with supplies of constantly available hot and cold running water.
- Dishwashers are acceptable as secondary appliances.
- When food is cooked, and prepared for residents as part of their board payment, all catering facilities shall comply with the requirements of the current Food Hygiene Regulations.

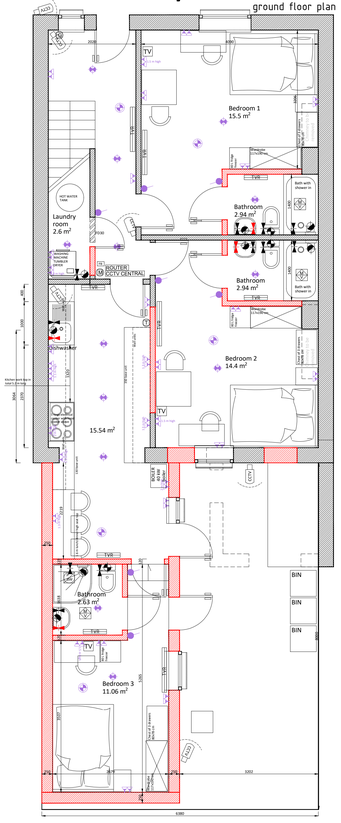
Ventilation layout

ground floor plan

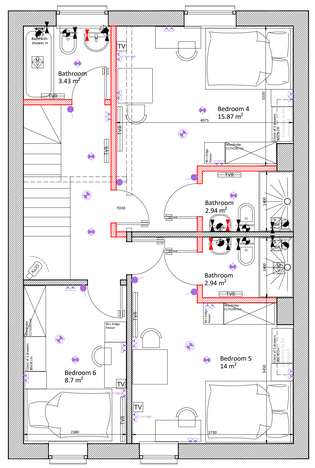


Installation layout

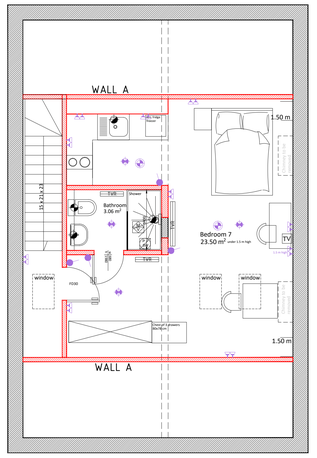
ground floor plan

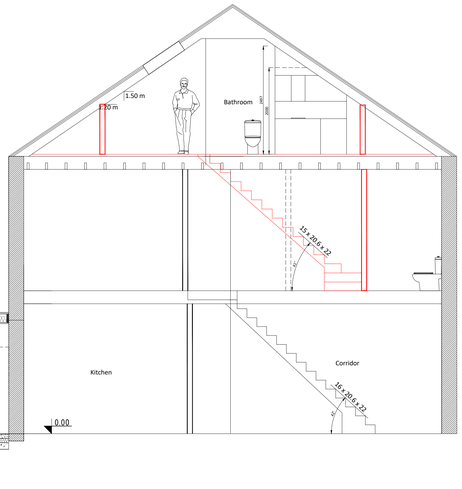


first floor plan



second floor plan

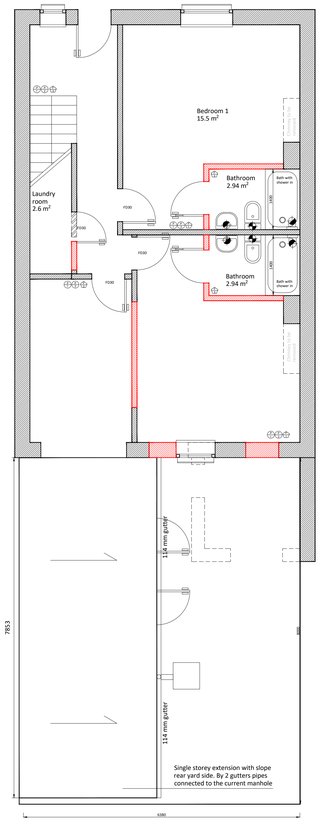




Single storey yard extension details

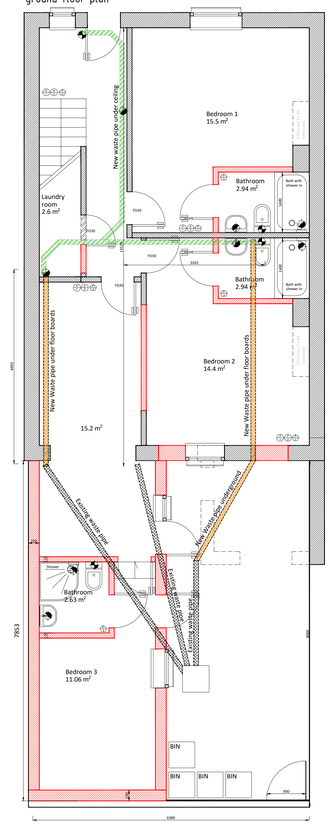
Rain water layout

ground floor plan

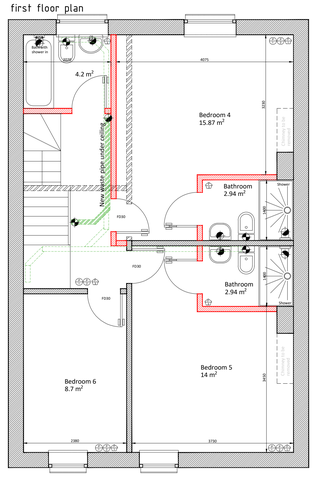


Drain layout

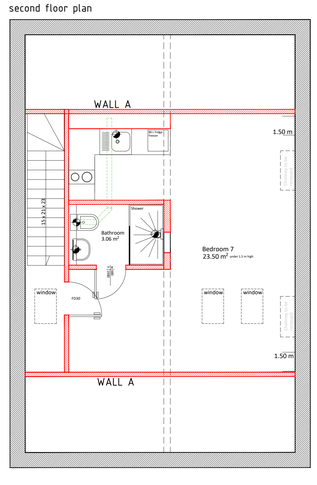
ground floor plan



first floor plan

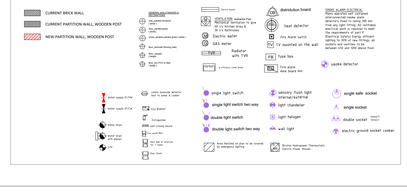


second floor plan



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-3Part13 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: HL2/25/05/23
Scale: 1:50 (as noted @A0)	Draw: Artur Dolowski

This design remains copyright to Artur Dolowski. Changes should be queried with the designer. Please check you are working off the most recent version of the plan. It is the responsibility of the crew members to ensure they are installing this rig to the appropriate safety standards. The designer is not responsible for this rig being installed incorrectly or unsafely. It is strongly recommended to verify all measurements on site. This drawing has been produced for Planning purposes only and should not be used for any other purpose. This drawings may be subject to amendments whilst seeking approvals from Local Authority. Work undertaken priory to consent is done so at client risk. Any surveyed information incorporated within this drawings cannot be guaranteed as accurate unless confirmed by fixed dimension check

SPACEDIRECT
Architectural Planning & Development
www.spacedirect.co.uk