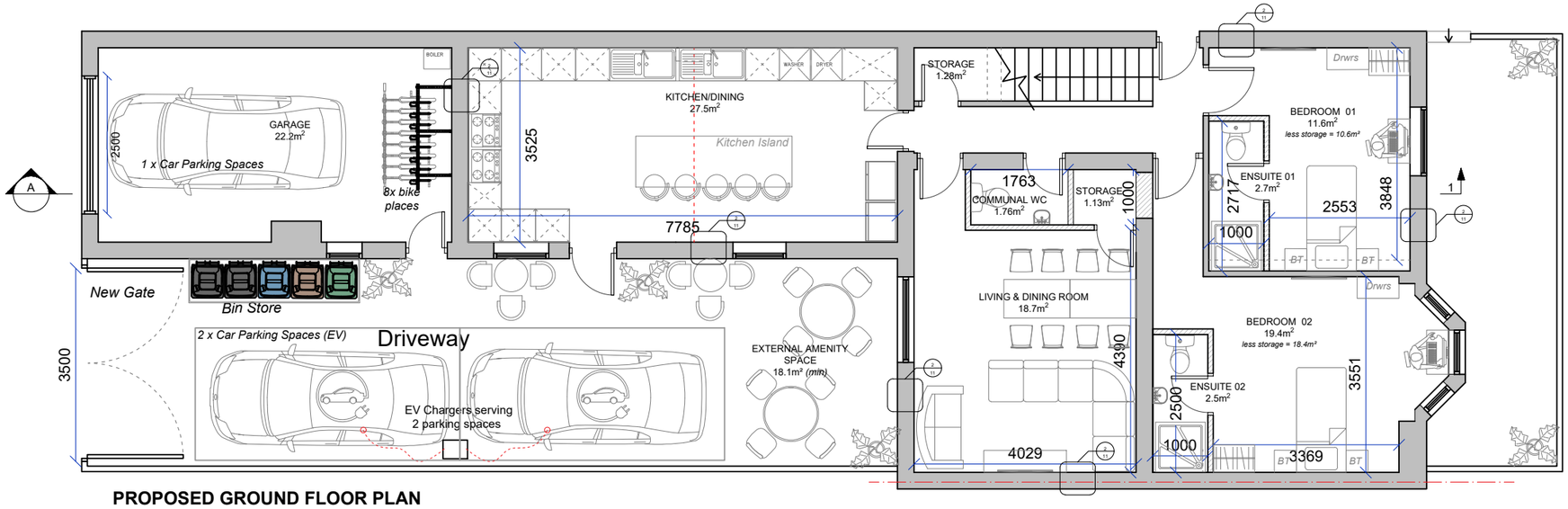
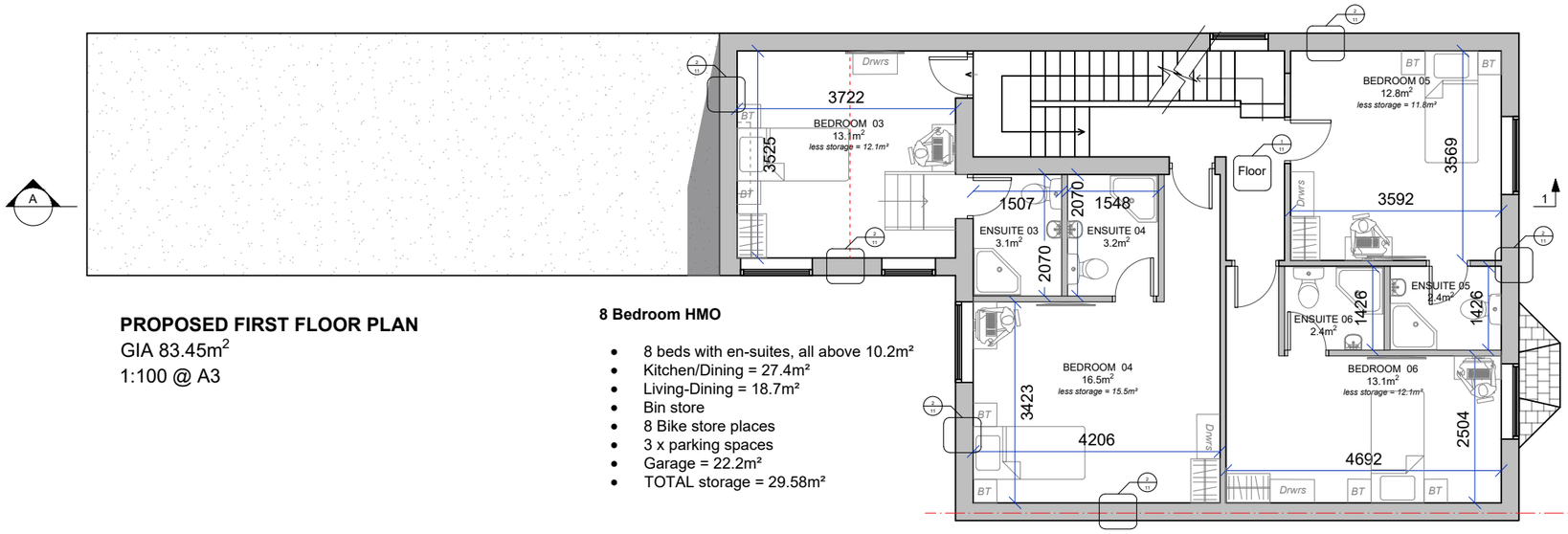


PROPOSED GROUND FLOOR PLAN
GIA 98.67m²
1:100 @ A3



PROPOSED FIRST FLOOR PLAN
GIA 83.45m²
1:100 @ A3

8 Bedroom HMO

- 8 beds with en-suites, all above 10.2m²
- Kitchen/Dining = 27.4m²
- Living-Dining = 18.7m²
- Bin store
- 8 Bike store places
- 3 x parking spaces
- Garage = 22.2m²
- TOTAL storage = 29.58m²



Storage for each bedroom:

- Wardrobe, 750mm x 500mm = 0.375m²
- Bedside tables (x2), 400mm x 400mm = 0.32m²
- 4-drawer chest of drawers, 760mm x 400mm = 0.304m²
- **TOTAL storage each bedroom = 0.999m²**
- Requirements for single bedrooms NDSS = 0.36m²

Built in storage:

- Ground floor under stairs = 1.25m²
- Ground floor living room store = 1.13m²
- Second floor store on stairs = 2.22m²
- **TOTAL built in storage = 4.6m²**
- Requirement for 6b 8p = 4m²
- Additional eaves storage for bed 7 = 9.8m²
- Additional eaves storage for bed 8 = 7.19m²

TOTAL storage including provision for each bedroom = 29.58m²

Notes:
All work is to be carried out to the latest current British Standards Codes of Practice and recognised working practices.

All work and materials should comply with Health and Safety legislation.

All dimensions are in millimetres unless where explicitly shown otherwise.

The contractor should check and certify all dimensions as work proceeds and notify the agent of any discrepancies.

Do not scale off the drawings, if in doubt ask.

HAD & Co. are not liable for any work undertaken prior to Full Planning Consent and/ or Building Regulations Approval.

CDM REGULATIONS 2015
The client must abide by the Construction Design and Management Regulations 2015. The client must appoint a contractor, if more than one contractor is to be involved, the client will need to appoint (in writing) a principal designer (to plan, manage and coordinate the planning and design work) and a principal contractor (to plan, manage and coordinate the construction and ensure there are arrangements in place for managing and organising the project).

Domestic clients
The domestic client is to appoint a principal designer and a principal contractor when there is more than one contractor, if not your duties will automatically transferred to the contractor or principal contractor.
The designer can take on the duties, provided there is a written agreement between you and the designer to do so.

The Health and Safety Executive is to be notified as soon as possible before construction work starts if the works:
(a) Last longer than 30 working days and has more than 20 workers working simultaneously at any point in the project.
Or:
(b) Exceeds 500 person days.

PARTY WALL ACT
The owner, should they need to do so under the requirements of the Party Wall Act 1996, has a duty to serve a Party Structure Notice on any adjoining owner if building work on, to or near an existing Party Wall involves any of the following:
• Support of beam
• Insertion of DPC through wall
• Raising a wall or cutting off projections
• Demolition and rebuilding
• Underpinning
• Insertion of lead flashings
• Excavations within 3 metres of an existing structure where the new foundations will go deeper than adjoining foundations, or within 6 metres of an existing structure where the new foundations are within a 45 degree line of the adjoining foundations.
A Party Wall Agreement is to be in place prior to start of works on site.

THERMAL BRIDGING
Care shall be taken to limit the occurrence of thermal bridging in the insulation layers caused by gaps within the thermal element, (i.e. around windows and door openings). Reasonable provision shall also be made to ensure the extension is constructed to minimise unwanted air leakage through the new building fabric.

MATERIALS AND WORKMANSHIP
All works are to be carried out in a workmanlike manner. All materials and workmanship must comply with Regulation 7 of the Building Regulations, all relevant British Standards, European Standards, Agreement Certificates, Product Certification of Schemes (Kite Marks) etc. Products conforming to a European technical standard or harmonised European product should have a CE marking.

Revisions List:

a- Reduced scheme, revised parking, added more communal space, storage areas shown, details added.
b- Bikes stored in garage, garage door widened, external amenity area to rear yard.

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Title: Proposed Plans 1	**Drawn:** RAY
Client: James Harrison-Sherlock	**Checked:** NME
Date: 10-09-2025	**Paper:** A3
Drawing No: HAD3912-02-07	**Scale:** 1:100
Revision: a b	