This document to be read in conjunction with previous planning application granted. All notations to be in addition to previously approved amendments.

EXTERNAL MAINTENANCE/CHANGES

No external changes to be made. Heritage to be retained with no changes apparent.

BASEMENT

No changes to be made to basement areas. Area to be locked to prevent access.

GENERAL ITEMS

Fire doors to be added to create fire corridor (refer to planning drawings 'FD' annotations)
Alarm system to be retained.
Locks to be installed on internal doors to bedrooms as required.
Emergency lighting to be retained/altered to suite requirements for HMO. Existing system installed throughout so some removal will be necessary.

DEMOUNTABLE PARTITIONING SYSTEM

The demountable partitioning system will not mechanically fix to the fabric of the building resulting in no damage to existing structure. The partition will be a lightweight structure similar to that used within commercial buildings to create additional office spaces. Contract Interior Systems (CIS) provide several type of demountable partitioning system specifically for use within listed buildings to ensure no damage is caused and the original layout can be re-instated when required. An equivalent system will be utilised in the installation of the en-suite spaces. Additional 'floating' timber flooring will be added for all sanitaryware items to be mechanically fixed, to again prevent from damage to the existing building fabric. Voids will be created behind the toilet and wash basin elements, to enable mechanical fix of these items. None of the en-suite sanitaryware elements will permanently or mechanically fix to existing building structure or fabric.

NEW SANITARY DRAINAGE/SVP REQUIREMENTS

Where possible and feasible all additional drainage and pipework will be run internally within newly created demountable voids. Soil and Vent pipes will be connected into existing supplies where possible to remove the need to introduce new pipework runs. The exception being to Bedrooms 1, 3 and 6 pipework, which will require the introduction of new drainage, to be run below finish floor level, to exit external below ground and be connected to the existing network. This will prevent any changes from the existing external elevations.

GROUND FLOOR

All fire alarm beacons to be replaced with modern slim fit type. Surface mounted wiring associated with fire alarm system to remain. Compliance with HMO requirements to be met.

G1 Proposed Bedroom 2

To be converted to bedroom 2. Demountable partitions used to add en-suite to bedroom. All partitioning is designed to be removable with minimal disruption to existing building fabric. SVP/drainage pipework to be added internally, also demountable with minimal disruption to existing fabric, to run through wall to existing SVP void in Bathroom.

G2 Entrance with Lobby

To remain uncharged.

G3 Proposed Bedroom 1

To be converted to bedroom 1. Demountable partitions used to add en-suite to bedroom. All partitioning is designed to be removable with minimal disruption to existing building fabric. SVP/drainage pipework to be added internally, also demountable with minimal disruption to existing fabric, to run through external wall below finish floor level into external below ground level to be connected to existing external below ground pipework.

G4 Kitchen

To be utilised as communal kitchen area. No changes required.

G5 Kitchenette

To be utilised as additional kitchen/utility area. No changes required.

G6 Rear Living

To remain as existing communal lounge area. No changes required.

Bathroom for Bed 4

To remain as existing to serve bedroom 4 to first floor. No changes required.

FIRST FLOOR

All fire alarm beacons to be replaced with modern slim fit type. Surface mounted wiring associated with fire alarm system to remain. Compliance with HMO requirements to be met.

F1 Bedroom 5

To remain as existing Bedroom 5. No changes required.

F2 Bedroom 4

To remain as existing Bedroom 4. No changes required.

F3 Proposed Bedroom 3

To be converted to Bedroom 3. Demountable partitions used to add en-suite to bedroom. All partitioning is designed to be removable with minimal disruption to existing building fabric. SVP/drainage pipework to be added internally, also demountable with minimal disruption to existing fabric, to run through wall to connect with en-suite to bedroom 6. SVP to connect with bedroom 1 SVP below.

F4 Proposed Bedroom 6

To be converted to Bedroom 6. Demountable partitions used to add en-suite to bedroom. All partitioning is designed to be removable with minimal disruption to existing building fabric. SVP/drainage pipework to be added internally, also demountable with minimal disruption to existing fabric, to run through wall to connect with en-suite to Bedroom 3.

Proposed Bedroom 7

To remain as existing Bedroom 7. No changes required.

Bedroom 7 En-suite

To remain as existing for Bedroom 7. No changes required.

Landing and Hallway

No changes to the space. Fire Doors added to implement fire corridor for emergency exit and HMO requirements..

SECOND FLOOR

All fire alarm beacons to be replaced with modern slim fit type. Surface mounted wiring associated with fire alarm system to remain. Compliance with HMO requirements to be met.

S1 Proposed Bedroom 8

To be converted to Bedroom 8. Demountable partitions used to add en-suite to bedroom. All partitioning is designed to be removable with minimal disruption to existing building fabric. SVP/drainage pipework to be added internally, also demountable with minimal disruption to existing fabric, to connect with bedroom 3 SVP below.

S2 Proposed Bedroom 9

To be converted to Bedroom 9. to share bathroom with Bedroom 10. No changes required.

S3 Proposed Bedroom 10

To be converted to Bedroom 10. Demountable partitions used to add bathroom shared with Becroom 9. All partitioning is designed to be removable with minimal disruption to existing building fabric. SVP/drainage pipework to be added internally, also demountable with minimal disruption to existing fabric, to connect with bedroom 5 SVP below.

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Notes:

Specification and explanatory notes to be read in conjunction with drawings provided.

All external rendering works to be completed by specialists using materials and methods in keeping with period of property.

Rev	Date	Description	Drawn	Checked
P2	11.10.25	Revision to bathroom provision	NK	YK
P1	21.08.25	Planning Issue	NK	YK

Client
Mr C and Mrs R Jennings

Project
Change of use application to HMO, addition of en-suites to bedrooms

Title
Internal changes and General notes

Drawing Status
Planning Issue

Drawn	NK	Checked	NK
Date	11.10.25	Scale	1:500@A3

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Job Number	Drawing Number	Rev
001644	09	P2