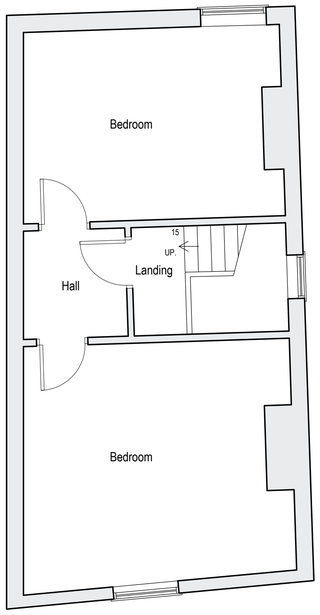
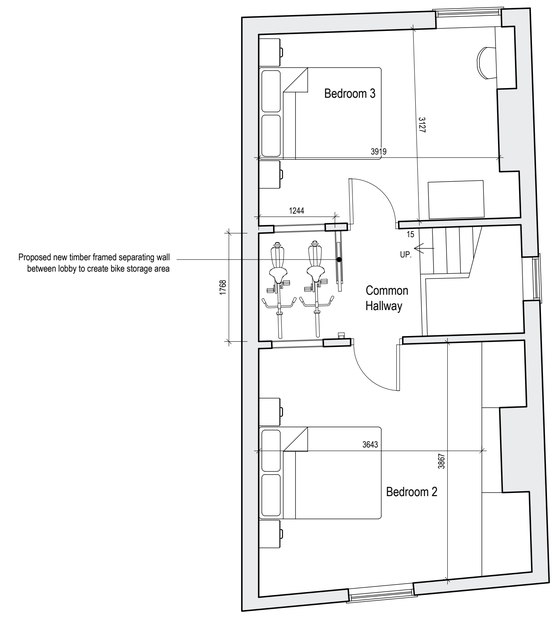
0 0.5 1.0 1.5 2.0 2.5m

Scale 1:50

	HMO Guidelines (m²)	Room Size (m²)
Bedroom 1 (1 Person)	10	16.7
Bedroom 2 (1 Person)	10	16.6
Bedroom 3 (1 Person)	10	12.8
Bathroom 1	N/A	3.8
Bathroom 2	N/A	2.5
Kitchen	5.0	9.0



Existing First Floor Plan
Scale - 1:50



Proposed Second Floor Plan
Scale - 1:50

NOTES

- All dimensions and levels are to be checked on site.
- Title overlay drawings and ownership boundaries are produced using all reasonable endeavors.
- This drawings shall not be used to ascertain dimensions. Work to figured dimensions only.
- Any discrepancies to be reported to SDS prior to commencement of works.
- This drawing is to be used for LPA appraisal only.

CDM 2015 Notes

- Proposed layout subject to Building Control approval of fire strategy and access arrangements.
- Any identifiable structural works to be designed by Structural Engineer if requested by Building Control.
- Client to seek specialist advice regarding relocation of gas/electric and water supply, meters and appliances.
- Suitable mechanical equipment to be commissioned by Contractor / Builder to lift heavy materials to avoid unnecessary injury on site.
- Appropriate on site projection for client and Contractor to be arranged by Contractor / Builder prior to commencement on site.

Rev	Date	Drawn by	Checked by
A	16/03/2026	TBS	TBS
Non-draft issue			
-	08/03/2026	TBS	TBS
Draft Issue - Issued for client's information			

SDS
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CIAT
CHARTERED PRACTICE

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Client	Purpose of Issue	Drawing Stage
Violetta Niklas-Pecha	For Approval	Planning

Title
Existing and First Floor Plan Plan

Scale @ A1	Date	Ref	Drawn
1:50	March. 2026	289	TBS

Drg No	Rev
289/BSW/PL/104	A