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

Phosphate Neutrality Statement

The proposal does not result in any increase in foul drainage loading or overnight accommodation when compared to the existing lawful use of the property.

The existing property currently comprises a three-bedroom dwelling, and the proposed development retains the same three-bedroom occupancy level. As a result, the development does not introduce any additional overnight accommodation or increase the potential number of occupants.

Given that phosphate loading is directly related to wastewater generation from overnight accommodation, the proposal will not result in any increase in wastewater discharge to the foul drainage network when compared to the existing baseline.

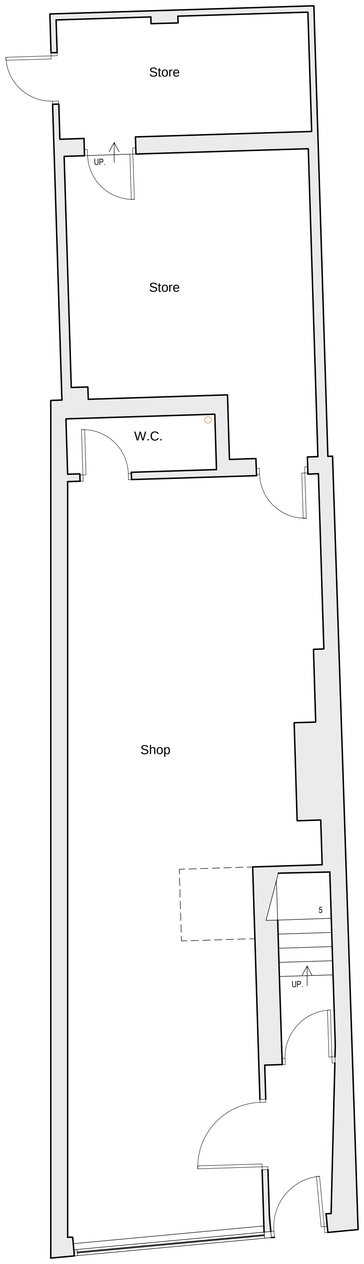
Accordingly, the development will not give rise to any additional phosphate loading within the River Dee Special Area of Conservation catchment and is therefore considered phosphate neutral.

NOTES

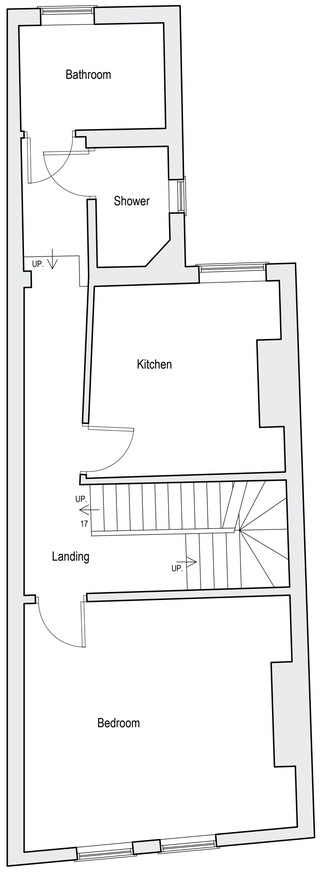
- All dimensions and levels are to be checked on site.
- Title overlay drawings and ownership boundaries are produced using all reasonable endeavors.
- This drawings shall not be used to ascertain dimensions. Work to figured dimensions only.
- Any discrepancies to be reported to SDS prior to commencement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

CDM 2015 Notes

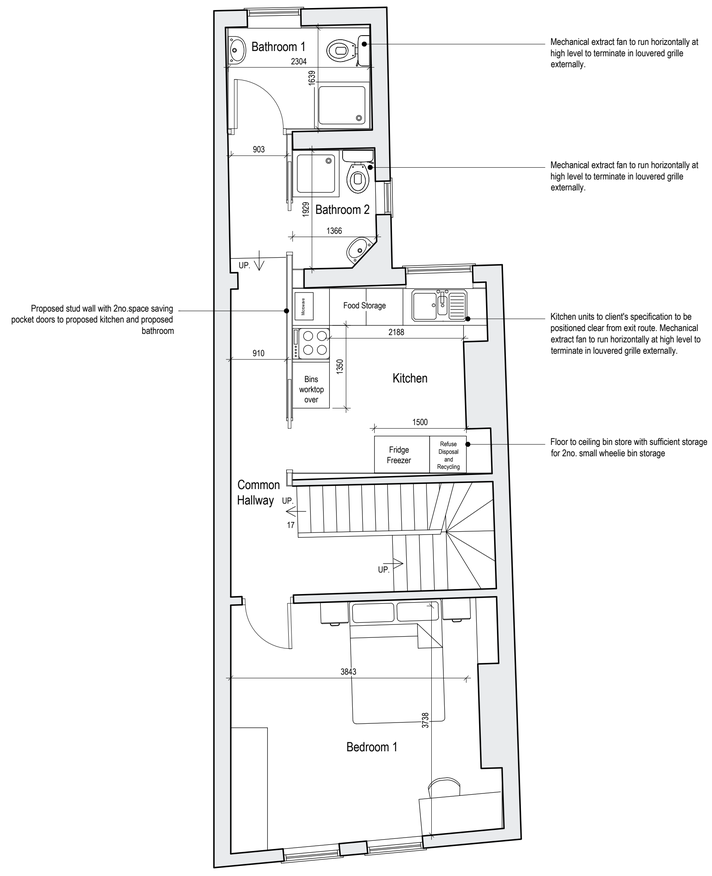
- Proposed layout subject to Building Control approval of fire strategy and access arrangements.
- Any identifiable structural works to be designed by Structural Engineer if requested by Building Control.
- Client to seek specialist advice regarding relocation of gas/electric and water supply, meters 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.



Existing and Proposed Ground Floor Plan
Scale 1:50



Existing First Floor Plan
Scale - 1:50



Proposed First Floor Plan
Scale - 1:50

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
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Project
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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/103	-