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Any discrepancies discovered or items found that where not visible at the time of the initial survey should be reported to James Campbell Associates Ltd for consultation with our client.

## CONSTRUCTION NOTES:-

### HMO STANDARDS

As per guidance from Sheltered England, the proposed scheme has been designed to meet the required National standards of HMO developments and the proposed bedroom spaces as advised by .Gov HMO Standards.

Bedroom Area Requirements (as of October 2018):

- 6.51 square metres for a person aged 10 or over
- 10.22 square metres for 2 people aged 10 or over

- 4.64 square metres for a child under 10 years old

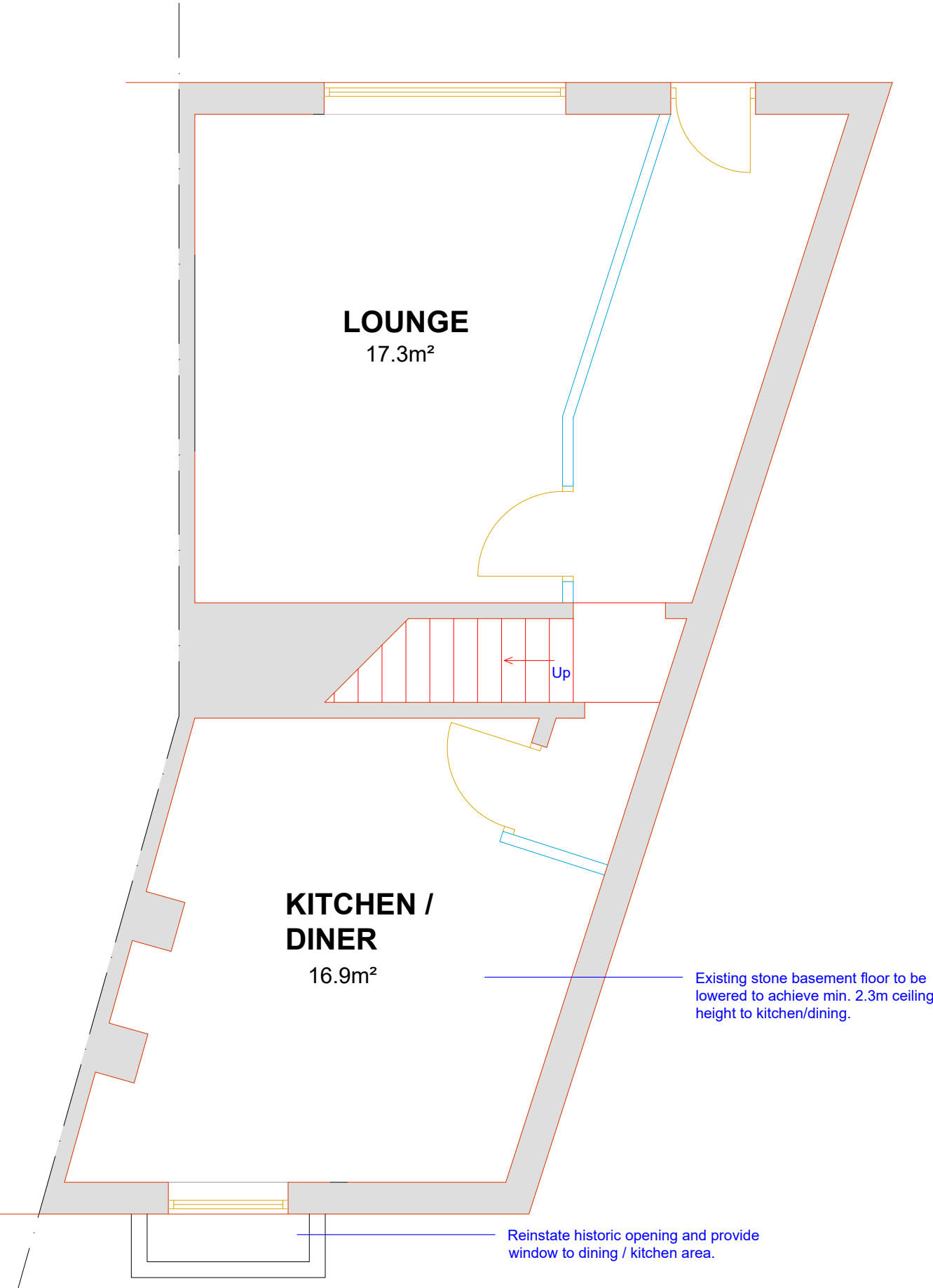
#### RMBC Rochdale HMO 8 - 10 Person Bathroom Requirements

Shared amenities - One bathroom comprising a WC, wash hand basin, and bath or shower, a separate room containing a WC and wash hand basin, and a separate room containing a bath or shower is required. All rooms to be accessed from a common landing/hallway.

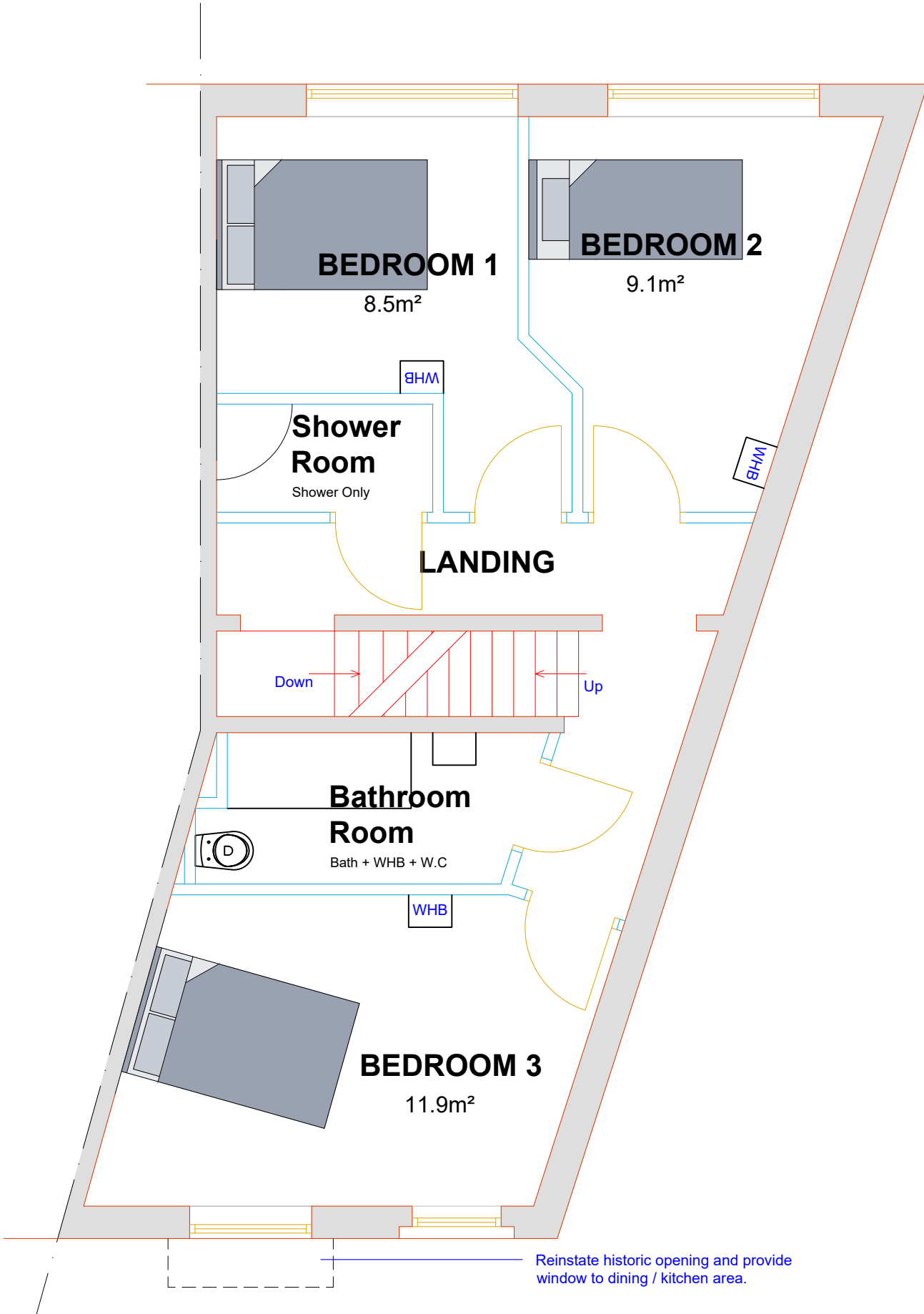
### BEDROOM SCHEDULE

No inclusive of En Suite

|           |   |                    |
|-----------|---|--------------------|
| Bedroom 1 | - | 8.5m <sup>2</sup>  |
| Bedroom 2 | - | 9.1m <sup>2</sup>  |
| Bedroom 3 | - | 11.9m <sup>2</sup> |
| Bedroom 4 | - | 7.5m <sup>2</sup>  |
| Bedroom 5 | - | 7.7m <sup>2</sup>  |
| Bedroom 6 | - | 7.6m <sup>2</sup>  |
| Bedroom 7 | - | 9.2m <sup>2</sup>  |
| Bedroom 8 | - | 13.8m <sup>2</sup> |



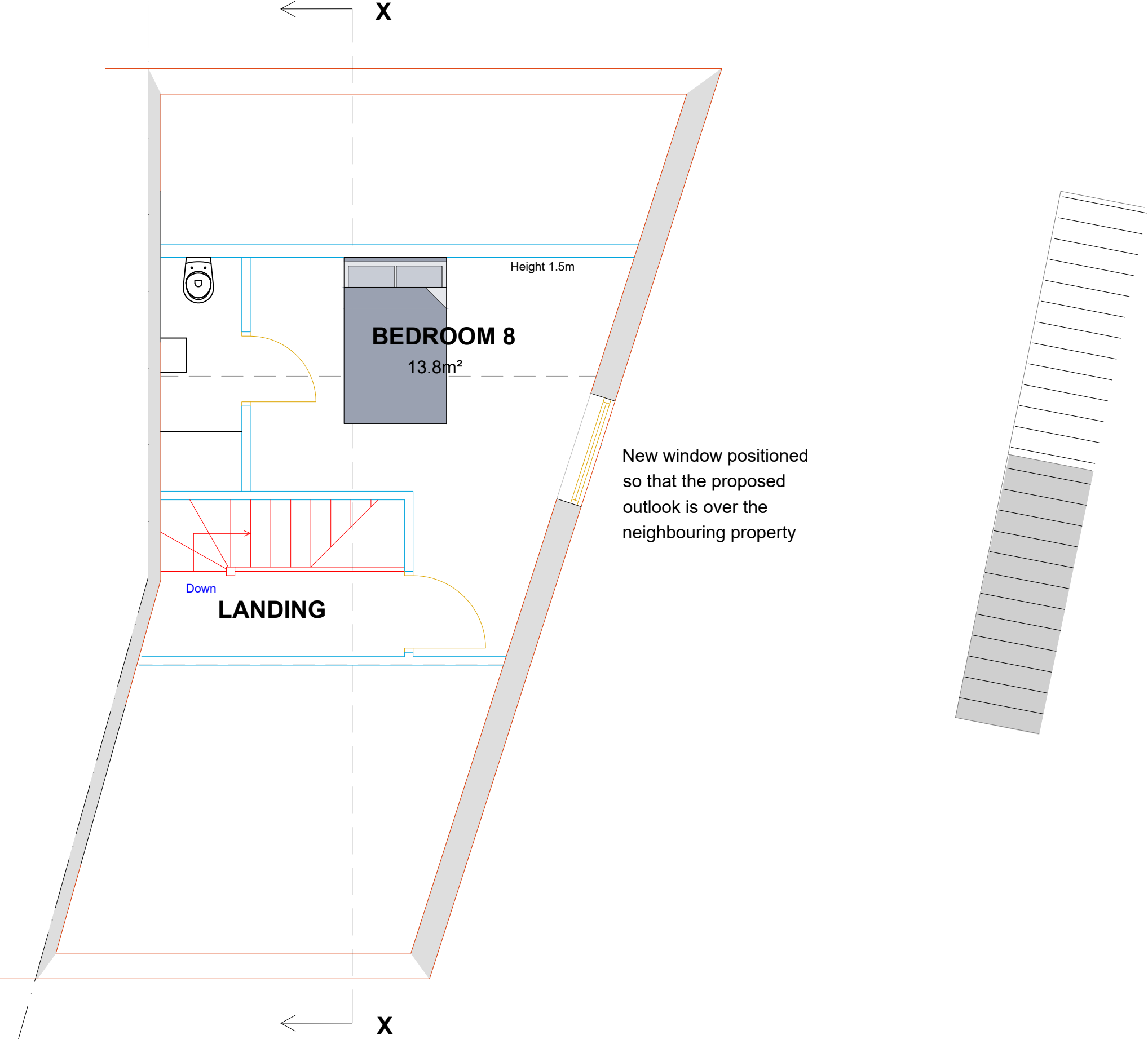
PROPOSED BASEMENT PLAN



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



PROPOSED SECOND FLOOR PLAN

| DRAWING TITLE                                                                                                                                                                                                                                                         |                        |                                                                                                                                |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|--------------------------------------------------------------------------------------------------------------------------------|
| SCHEME 2 - PROPOSED DETAILS                                                                                                                                                                                                                                           |                        |                                                                                                                                |
| <div><div><div><div>JCA</div><div>JAMES CAMPBELL ASSOCIATES LTD</div><div>CHARTERED ARCHITECTURAL SERVICES</div></div><div><div><div><div>CIOB</div><div>YOUR CHARTERED ARCHITECTURE WILLING</div></div><div><div><div>CIAT</div></div></div></div></div></div></div> |                        |                                                                                                                                |
| Campbell House<br>173 Rochdale Road<br>Firgrove<br>Rochdale<br>OL16 3BN                                                                                                                                                                                               |                        | Tel: 01706 354888<br>Mob: 07817 623183<br>Email: admin@jamescampbellassociates.co.uk<br>Web: www.jamescampbellassociates.co.uk |
| PROJECT                                                                                                                                                                                                                                                               |                        |                                                                                                                                |
| PROPOSED DWELLING CONVERSION                                                                                                                                                                                                                                          |                        |                                                                                                                                |
| LOCATION                                                                                                                                                                                                                                                              |                        |                                                                                                                                |
| 190 Milkstone Road<br>Rochdale                                                                                                                                                                                                                                        |                        |                                                                                                                                |
| DRAWN:-                                                                                                                                                                                                                                                               | Aiden Phillips-Whalley | DRAWING NUMBER:-<br><b>22.2938.SC2.1E</b>                                                                                      |
| DATE:-                                                                                                                                                                                                                                                                | July 2022              |                                                                                                                                |
| SCALE:-                                                                                                                                                                                                                                                               | 1:50 @ A1              |                                                                                                                                |
| ISSUE:-                                                                                                                                                                                                                                                               | E                      |                                                                                                                                |