

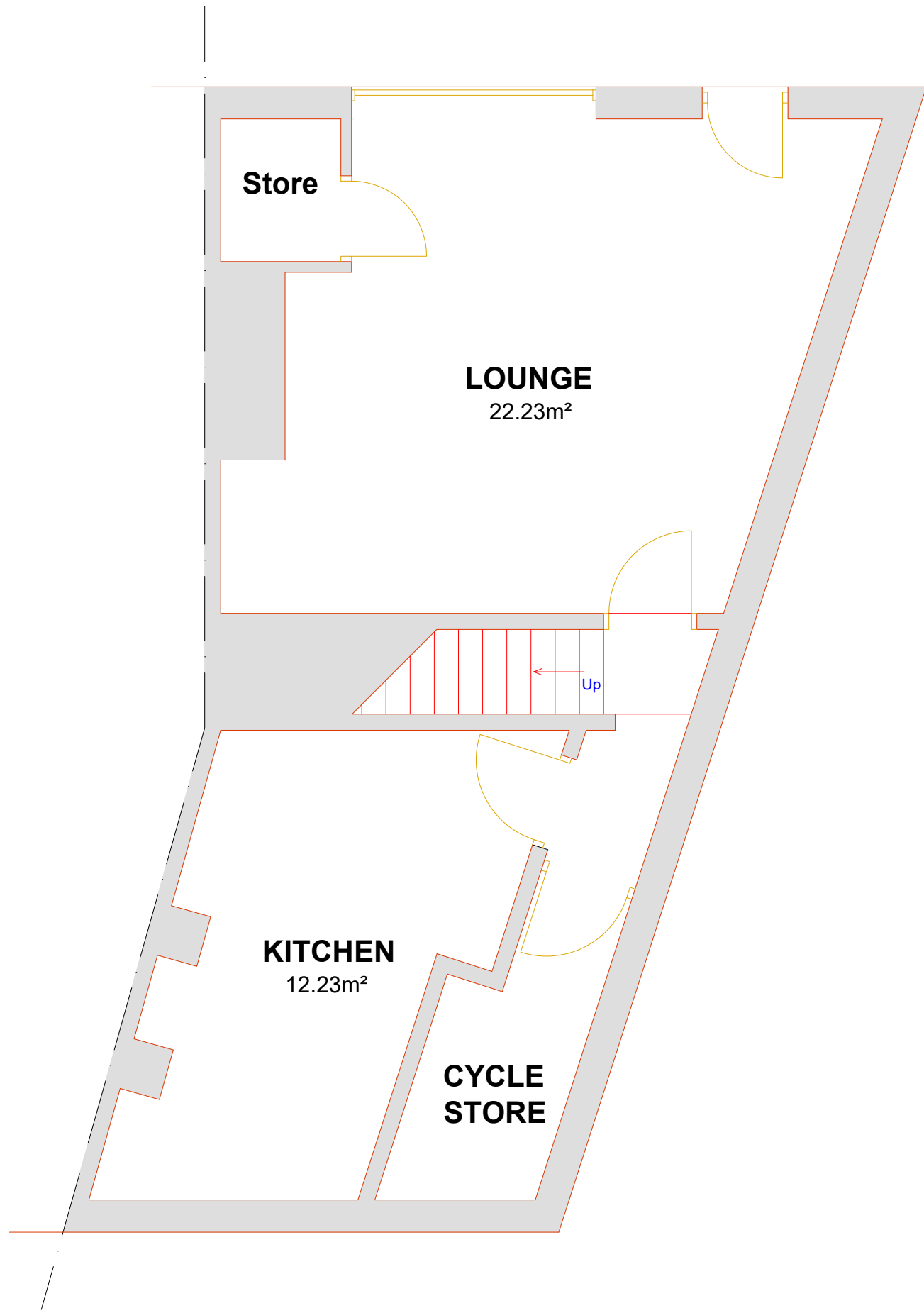
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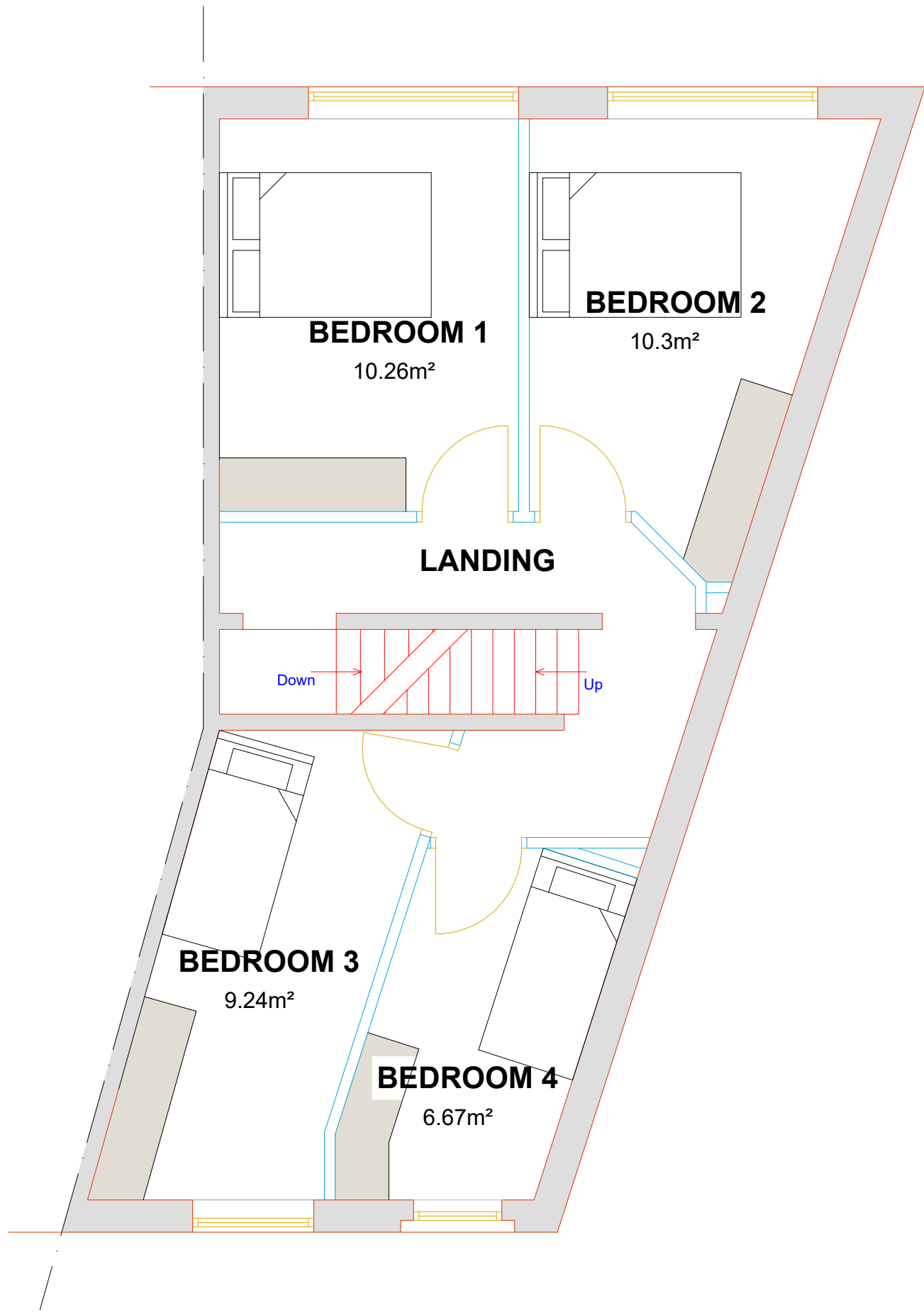
The contract for the works is between the client and his / her contractor. Contractor to visit site, study the details provided within the drawing and be familiar with both the work to be carried out in accordance with the details provided. Any stated dimension must be checked prior to any form of construction. All works and materials to comply with all relevant British Standards and carry a genuine BBA certificate. The materials specified within this drawing are a guide for the contractor as they are recognised materials with genuine BBA certificate etc. Any contractor who decides to use any different materials than that noted on the drawing must inform James Campbell Associates Ltd.

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.

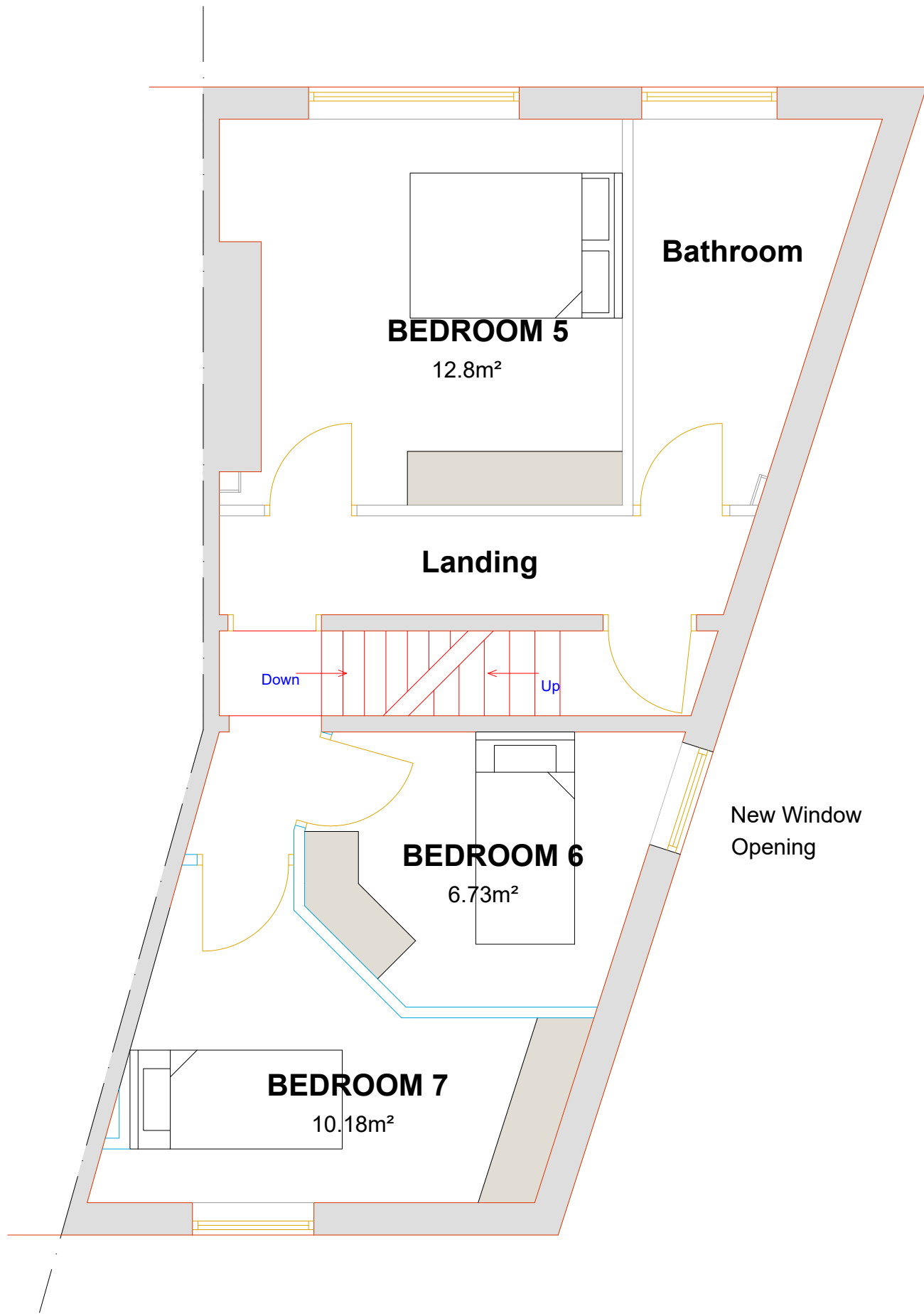
CONSTRUCTION NOTES:-



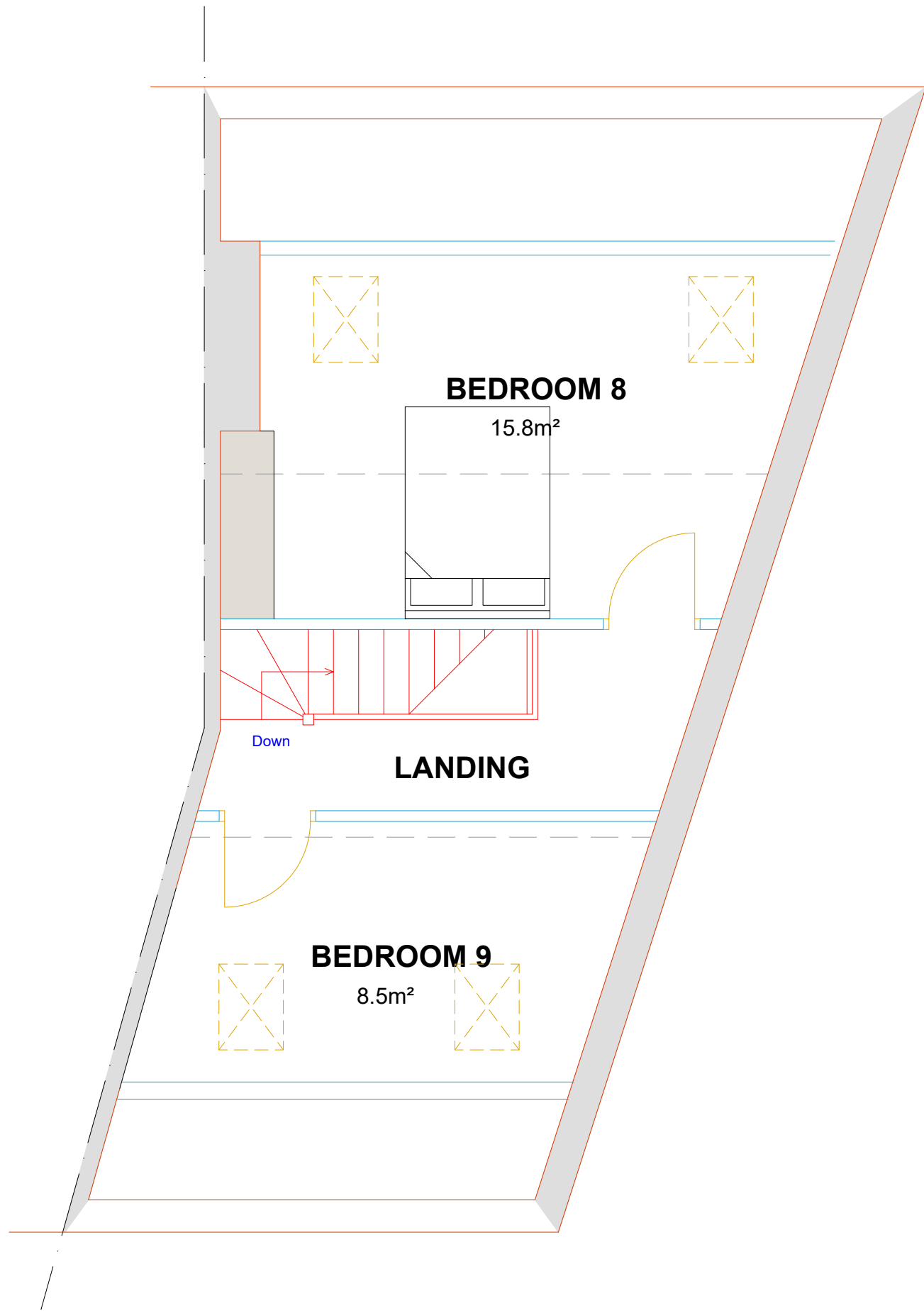
PROPOSED BASEMENT PLAN



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



PROPOSED SECOND FLOOR PLAN

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

BEDROOM SCHEDULE

Bedroom 1	-	8.98m²	-	Double Bed
Bedroom 2	-	10.3m²	-	Double Bed
Bedroom 3	-	8.57m²	-	Single Bed
Bedroom 4	-	6.67m²	-	Single Bed
Bedroom 5	-	12.6m²	-	Double Bed
Bedroom 6	-	6.73m²	-	Single Bed
Bedroom 7	-	8.55m²	-	Single Bed
Bedroom 8	-	15.8m²	-	Double Bed
Bedroom 9	-	8.50m²	-	Single Bed

DRAWING TITLE		
SCHEME 2 - PROPOSED DETAILS		
JCA JAMES CAMPBELL ASSOCIATES LTD CHARTERED ARCHITECTURAL SERVICES CIOB YOUR CHARTERED ARCHITECTURAL SERVICES CIAT CHARTERED INSTITUTION OF ARCHITECTS		
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PROJECT		
PROPOSED DWELLING CONVERSION		
LOCATION		
190 Milkstone Road Rochdale		
DRAWN:-	Aiden Phillips-Whalley	DRAWING NUMBER:- 22.2938.SC2.1A
DATE:-	July 2022	
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