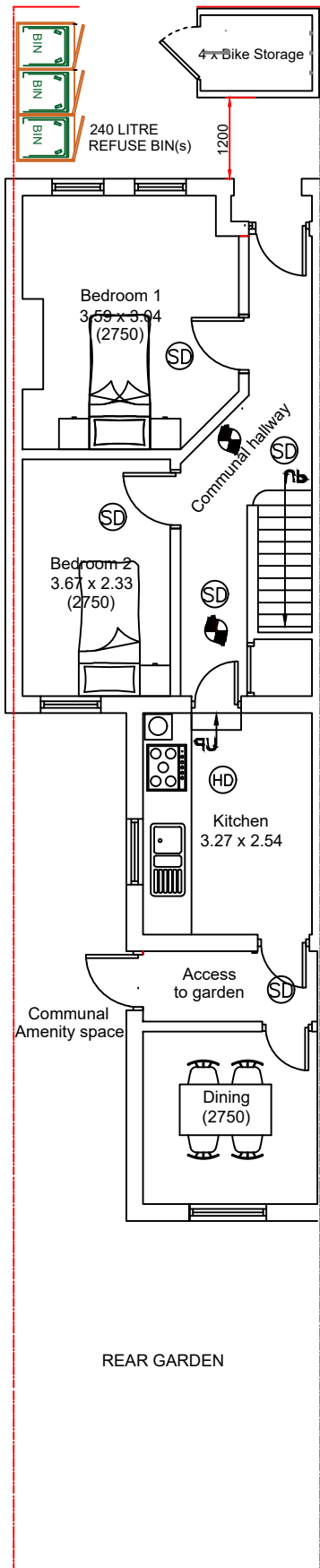
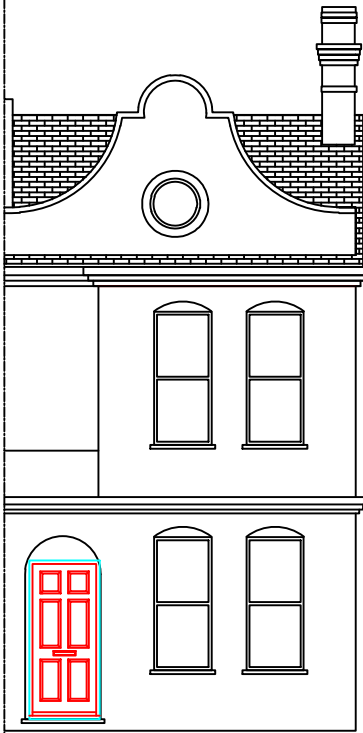
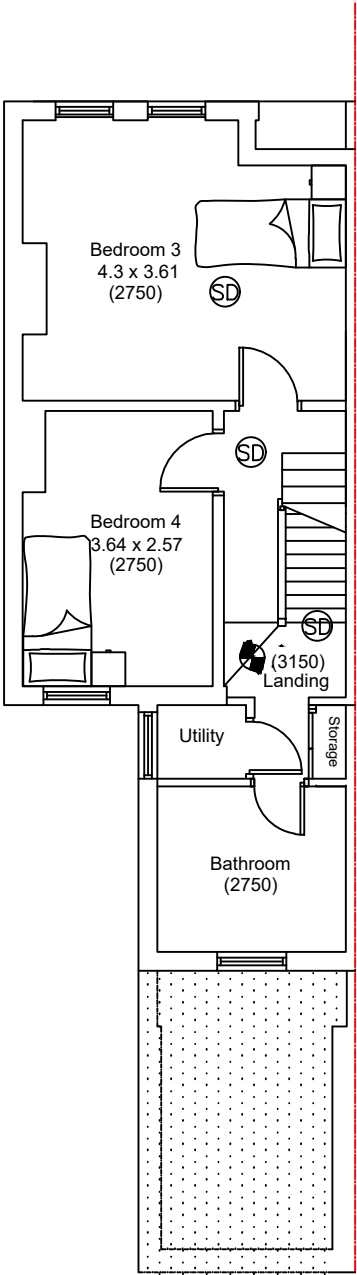




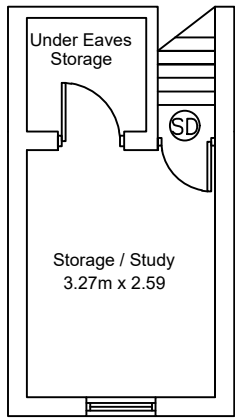
EXISTING Ground Floor Plan
Scale 1:100



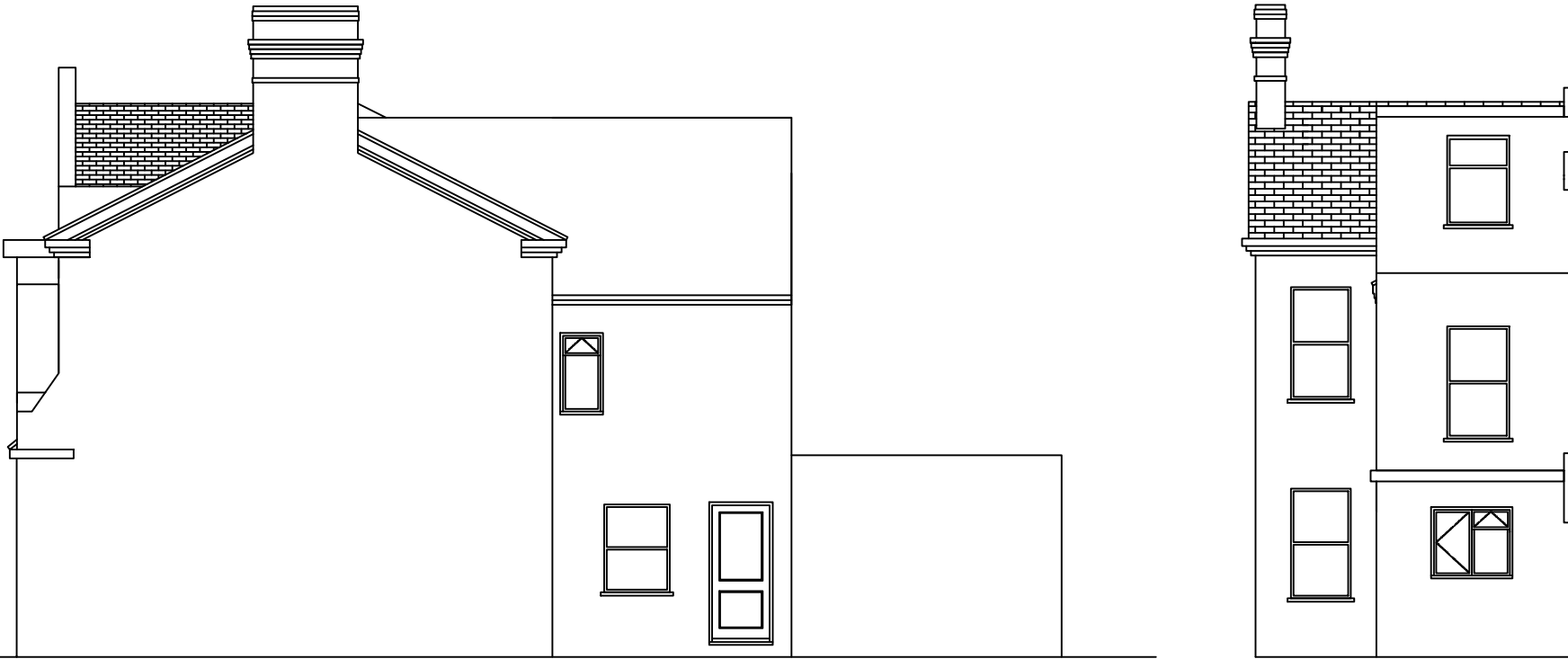
EXISTING Front Elevation
Scale 1:100



EXISTING First Floor Plan
Scale 1:100



EXISTING Loft Floor Plan
Scale 1:100



EXISTING Rear Elevation
Scale 1:100

Further Notes

The fire alarm in the individual flat must be up to the following standard:
The individual flat must be fitted at minimum with a mains operated battery back up (non interlinked to the other flat) fire alarm that meets the following standard: "BS 5839 (Part 6) 2019 Grade D1: LD2. Smoke detectors will be located throughout the escape route with an additional heat detector located in the kitchen. A smoke detector must be installed in the principle habitable room. These will all be interlinked to give early warning of a fire and allow a full evacuation of the flat. Note: This standard is taken from BS-5839-6-2019 Page 23. The link below will take you to this document.

BS5839-6-2019
From the plans it appears that the proposed fire alarm is above this standard with smoke detection throughout (excluding the bathroom) and a heat detector in the open plan kitchen/living room.

Fire Detection and Alarm
System Continued -

The fire alarm should be installed by a suitably qualified fire alarm engineer.
At the time of the assessment the building was assessed using the plans listed above.

The first floor flat has FD30 fire doors to all of the risk rooms leading to the staircase to ground floor. At the base of this staircase is a FD30S fire door opening into a protected route and out via the front entry/exit door.
At the time of the assessment the building was assessed using the plans listed above.

Downlighter
TP24 downlight with 2.5W or 3W LED lamp
Fire rated fittings between floors and IP65
water resistant in wet areas.

FD30

FIRE LEGEND

FD30 1/2 Hour fire door
(where noted as FD30s,
intumescent smoke seals
to be fitted)

Describes protected fire
core, all walls / doors
forming this core MUST
achieve minimum 1/2 hour
fire resistance.

FD30s doors are specified as a
minimum standard, they exceed the
performance of an FD20 door, and are
therefore suitable for use within a
protected core requiring 20 minute
fire rating.

All doors on escape routes should be
free from fastenings, or if fitted
should only be simple fastenings that
can be readily operated from the side
approached by people making an
escape.

- Emergency Lighting
- Heat Detector
- Smoke Detector
- Manual call points

Change of use of the property from a
dwellinghouse to a small scale HMO for
up to 4 residents (Class C4 Use)

EXISTING PLANS

PROJECT

1:100 0m 1m 5m
@ A3

SCALE BAR
M 1:100

SCALE	DATE	AUTHOR	CHK'D
1:100 @ A3	10-JAN 2025	abc	RK
JOB NO.	DRAWING NO.	REV	REV
CD0000-00	2		REV
CLIENT REF			
EXISTING-DRAWINGS			