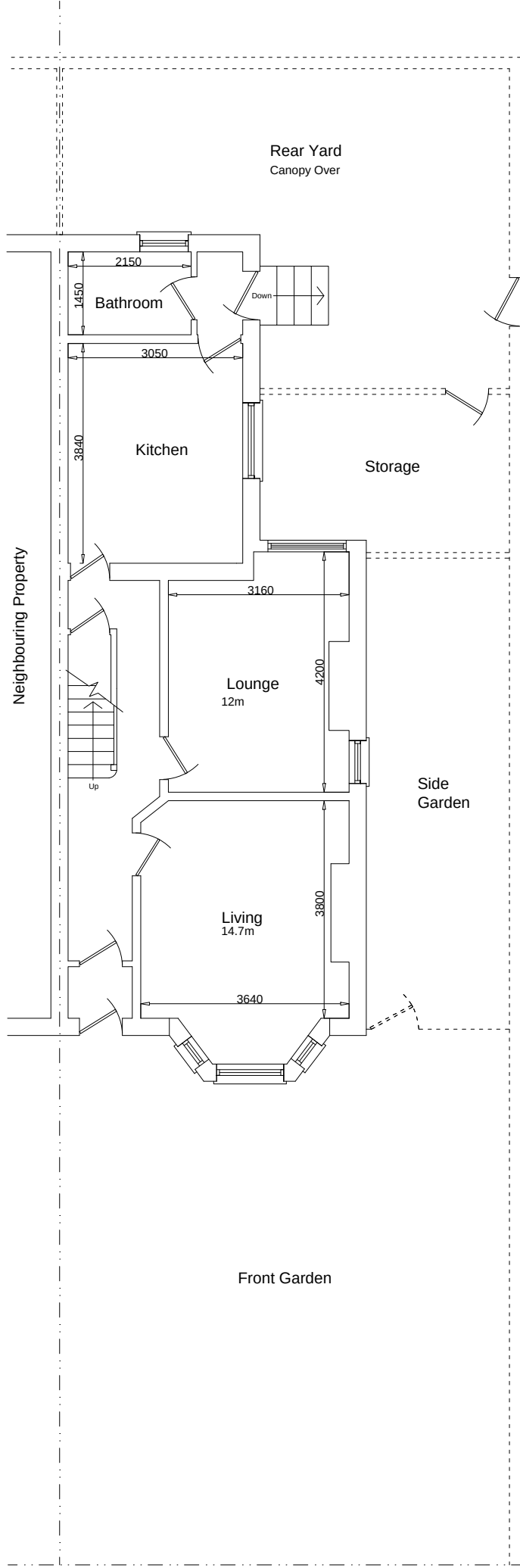
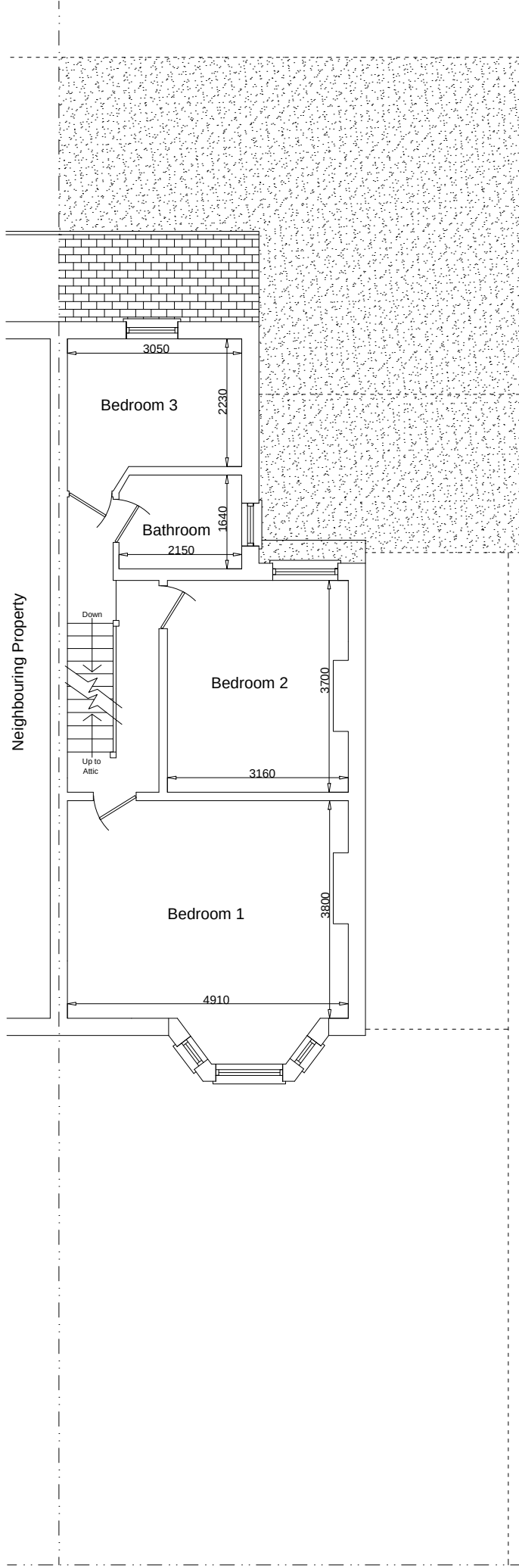
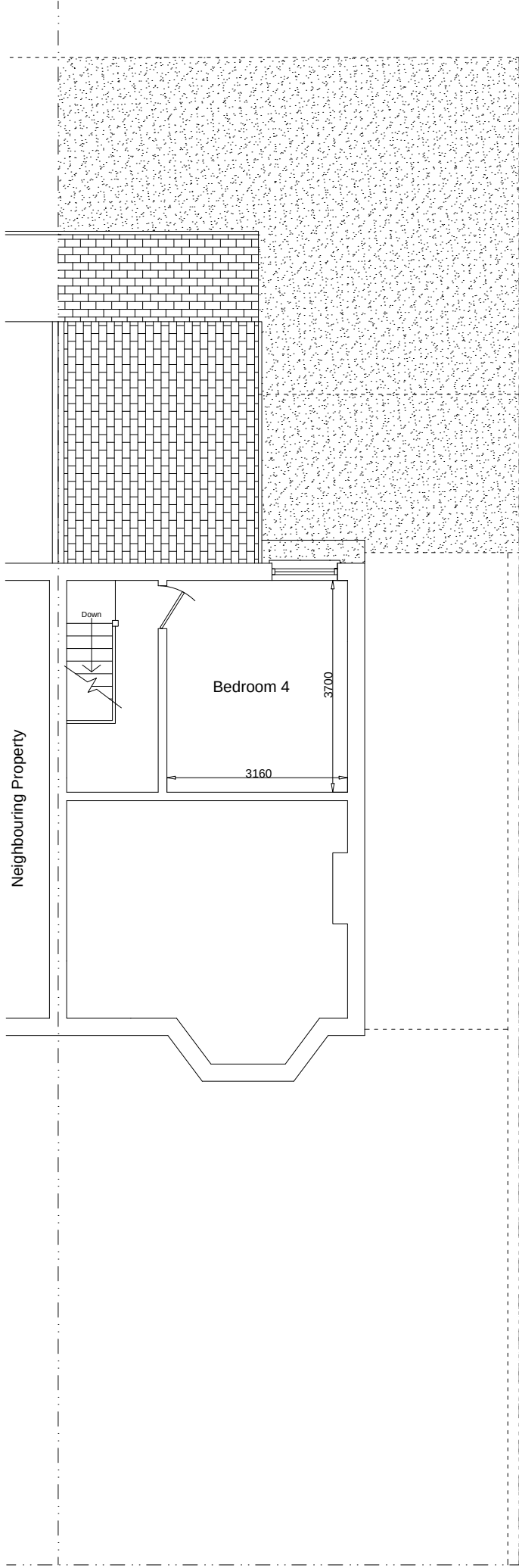




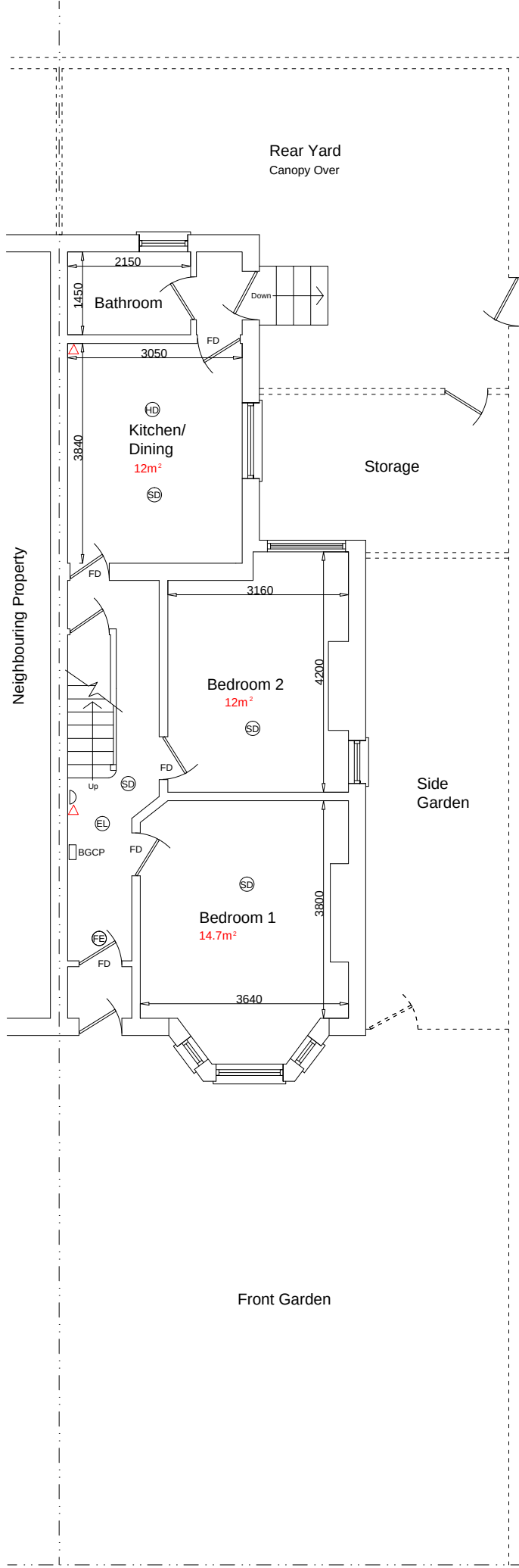
Existing Ground Floor Plan



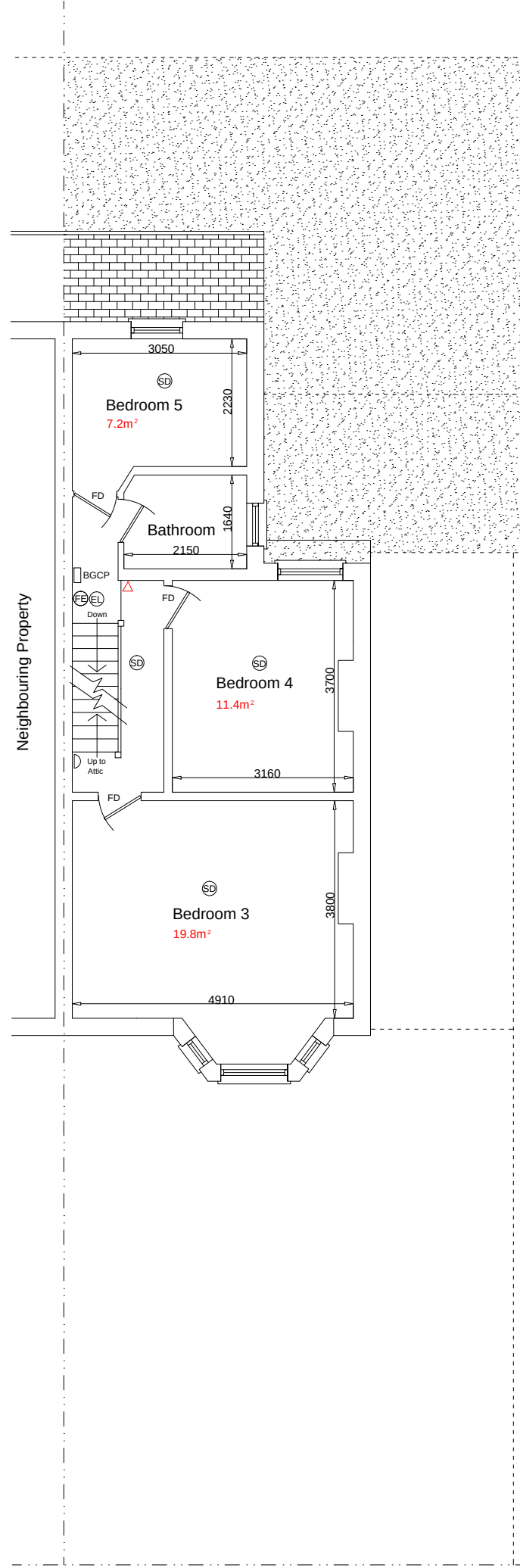
Existing First Floor Plan



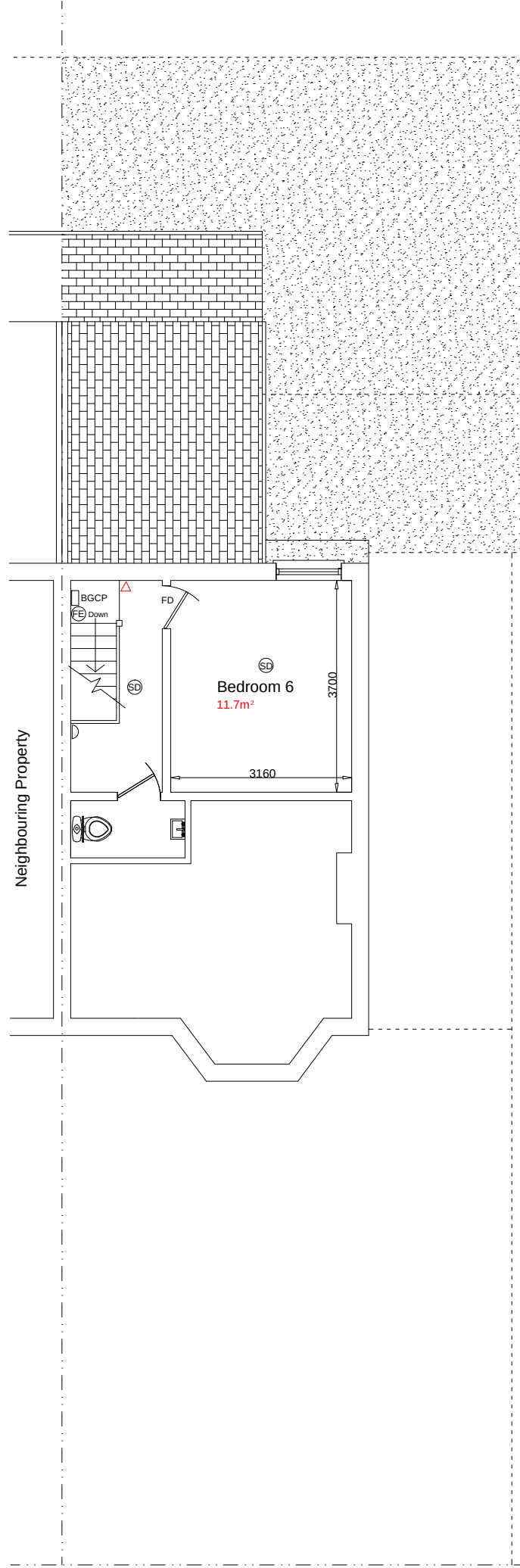
Existing Attic/ Second Floor Plan



Proposed Ground Floor Plan



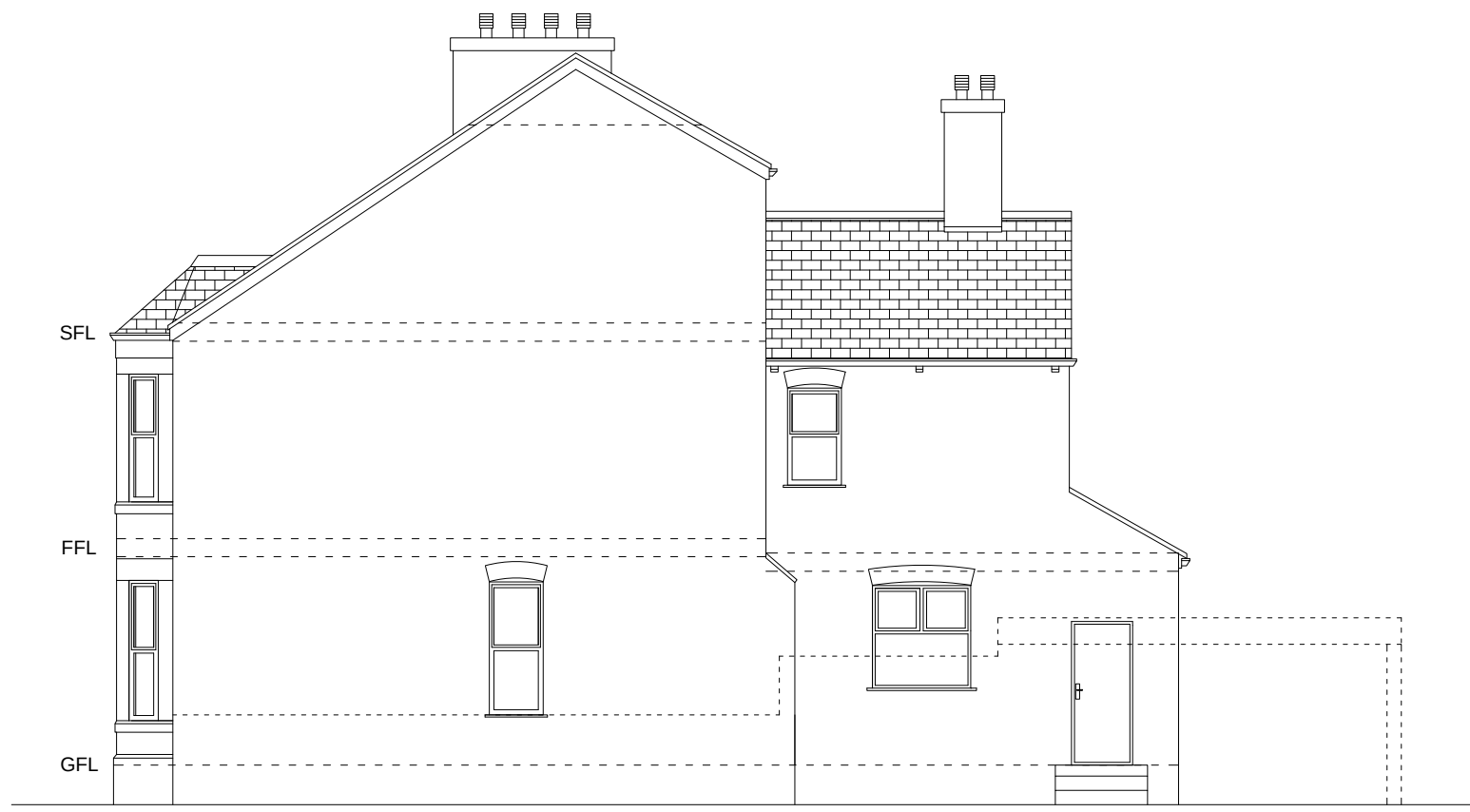
Proposed First Floor Plan



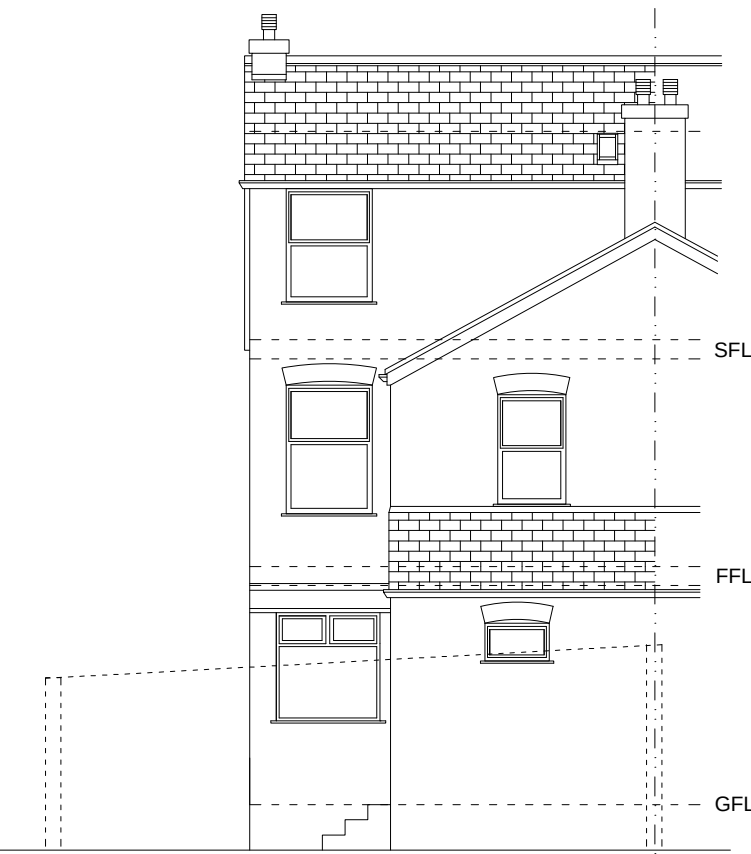
Proposed Attic/ Second Floor Plan



Existing/ Proposed Front Elevation



Existing/ Proposed RHS Elevation



Existing/ Proposed Rear Elevation

- Emergency Light Point
- Smoke Detector Head/ Optical type
- Heat Detector Interlinked Mains Operated
- Fire Doors- 30 mins fire resistant door assembly with flexible edge smoke seals, intumescent strips and self closing device. M1 and M5 notices to be fitted.
- Kitchen to have a fire blanket.
- Green Running man - illuminated sign
- Fire Alarm Break Glass Point
- Fire Alarm Sound Point
- Fire Extinguisher

Fire Escape windows fitted where required
Extractor Fan ventilation in all bathrooms
All electrical work to be Part P compliant, with smoke detectors interlinked to bedrooms and escape routes.
Bedroom fire doors to have thumb turn locks internally
2 Full bathrooms and a separate WC with WHBs to be provided.
Kitchen sents to have adequate means of ventilation in the form of extractor fan and opening window. Atleast 6 suitably located electrical sockets in kitchen too.
2 sinks, appropriate splash backs, adequate work surfaces and constant hot and cold water to be provided.
2 Ovens, 2 x 4 ring hobs and 2 microwaves to be provided.
All relevant certification to be provided.

312 Dickenson Road, Manchester

SCALE BAR 1:100 Scale 1:100



Proposed change of use from dwelling to a 6 bedroom HMO at 312 Dickenson Rd, Manchester	
Drwg No. 01	Revision 0
Floor Plans & Elevations	
Scale: 1:100 (A1 drwg size)	Date: Jul 2025
FP Architecture & Planning email: fparchiplanning@hotmail.com tel: 07763680011	

NOTES:
Copyright in all documents and drawings prepared by the designer and any works executed from these documents and drawings shall, unless otherwise agreed, remain the property of the designer and must not be reproduced by, lent or disclosed to, a third party without the written consent of the designer.
DO NOT SCALE OFF THIS DRAWING.
All dimensions to be checked on site and any discrepancies to be referred to the architectural designer before proceeding.
All levels to be checked on site.
All discrepancies between information shown on the drawings and the information in the specification to be referred to the architectural designer prior to proceeding.
Positions and designation (i.e. combined, surface water or foul) of existing drain runs on site are to be checked / confirmed by the building contractor prior to commencement of any drainage works. Any existing drains, to which additional connections are to be made, are also to be checked as necessary to ensure that they are suitable to accommodate.
All relevant boundary positions to be checked prior to proceeding.