HMO Blog – Salford Case Study

4 Nadine Street – 4 Bedroom terrace house into 5 bedroom HMO - Approved

Keywords – HMO Salford, HMO planning permission, HAD Salford, HAD Manchester, Salford self-contained flats, Terraced conversion, Change of Use.

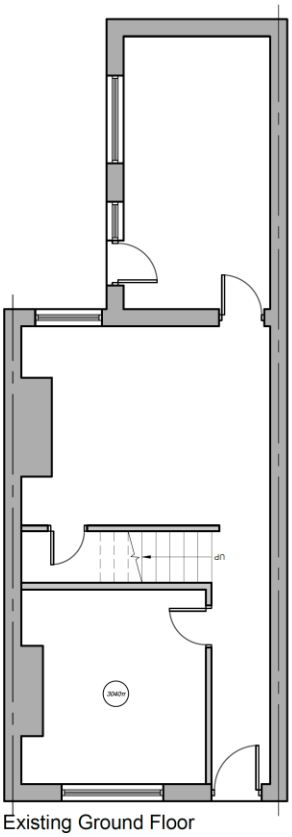
This residential street lies near the heart of Salford. The area sits between two busy highways leading into the Manchester's city centre and further afield. This heavily residential surrounds predominantly are made of Victorian terraced dwellings. The area is popular with young professionals and students as it close to the University of Salford and Manchester's MediaCity UK. The proposed changes are based on converting the Victorian household into a 5-bedroom house of multiple occupation (HMO) with a communal living area and kitchen space. The target market for the scheme was aimed at the growing population of young professionals and students seeking a cost-effective alternative to inner city accommodation.

Salford has a rich industrial heritage with many of the dwellings purposed to accommodate the work forces needed at the time. In such areas it was important to do research to find out the historical importance of the building If it's found to be listed or belonging to a conservation area the design approach will need to be sensitive to the guidelines given by English heritage as well as local polices and national framework. In this case 4 Nadine street was found to neither be listed or part of a conservation area. The house originally had a living room, dining room and a kitchen in a rear outrigger on the ground floor. The first floor consisted of the master bedroom, a smaller bedroom and the family bathroom on top of the kitchen outrigger. The top floor containing the final 2 bedrooms.

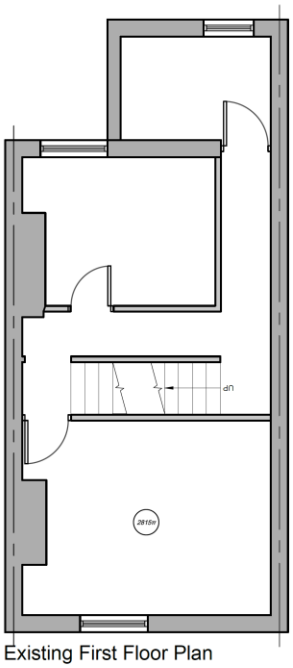
The proposal would alter the living space into a ground floor bedroom. The previous dining room would become the living room and the kitchen to the rear of the building would remain the same. These spaces would be communal and accessible by all the occupants. The first floor would have alterations to integrate the family bathroom into one of the bedrooms and act as its en-suite. The stairs were altered better utilise the space and additional room besides it for the en-suite for the other first floor room. The final 2 bedrooms located on the top floor would only see the addition of their en-suite with much of the original layout remaining the same. The generous sizes of this property allowed most of the bedrooms to be over $10m^2$, aiming to provide a modern, spacious and luxurious have place to reside for the occupants. While designing these spaces, great care was taken to make sure the proposed spaces met or exceed the minimum requirement Set by local planning policies and national space standards.

Great care was taken while designing these spaces to also make sure that much of the original structure of the building remain the same meaning it would be less work for the client too hard to consider at the construction phase. Additional documentation was also needed to support this proposal is parking in the area did not support the additional required spaces needed to support the HMO. A travel plan what is drafted outlining and analysing all the transport options available in the area and how the proposal would fit in with utilising those options. Sustainable methods of transport like cycling was very feasible for the proposal so great emphasis was made on my travel option with secure bike storage also being included in the proposal.

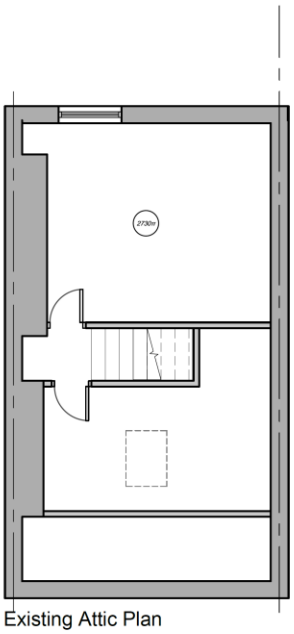
once the approval was received detailed plans, elevations and sections were created as part of building regulation drawings needed for the construction phase of the project.



Existing Ground Floor Plan



Existing First Floor Plan

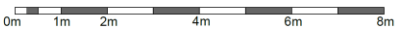


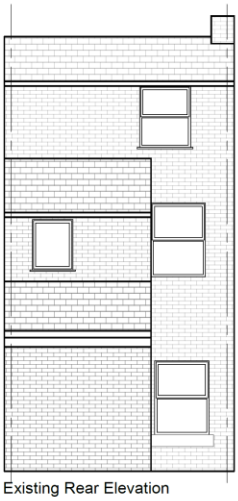
Existing Attic Plan

Existing Front Elevation

Existing Side Elevation

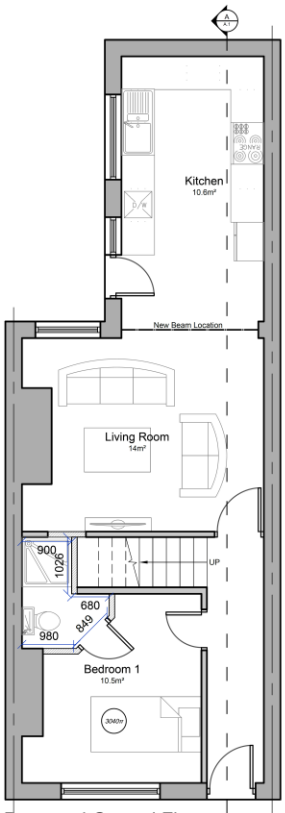
*****NO CHANGES PROPOSED*****



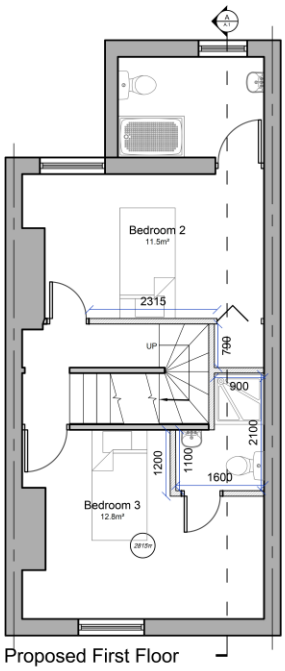


Existing Rear Elevation

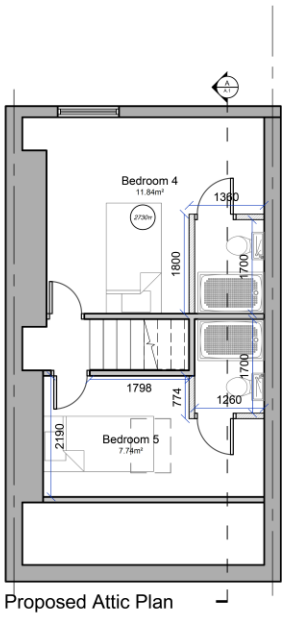
Existing Side Elevation



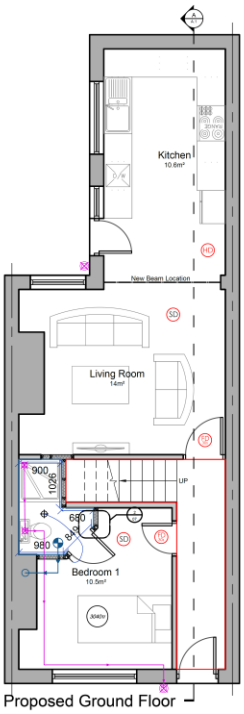
Proposed Ground Floor Plan



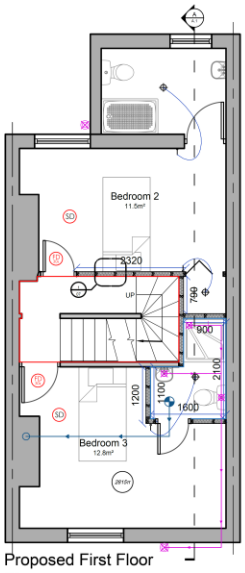
Proposed First Floor Plan



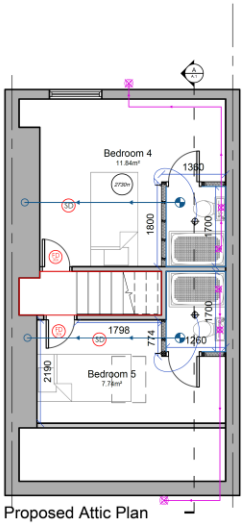
Proposed Attic Plan



Proposed Ground Floor Plan



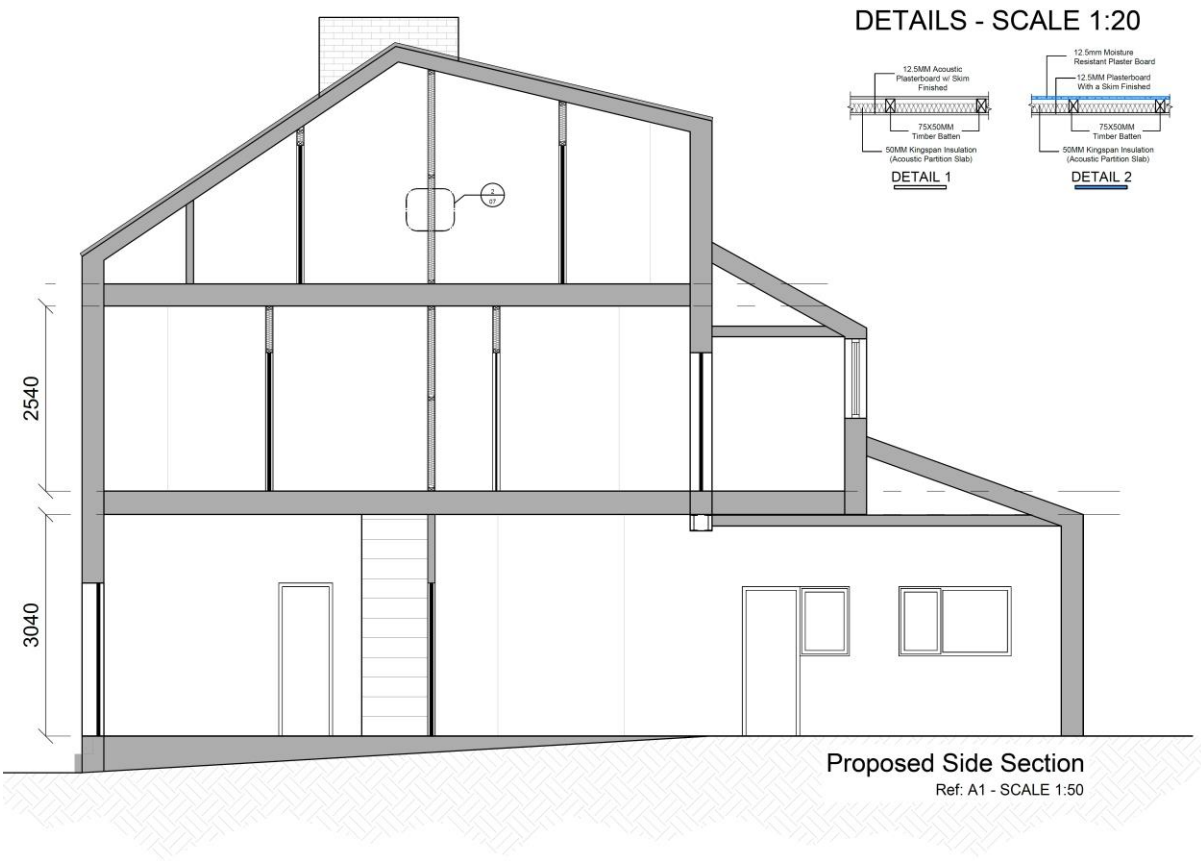
Proposed First Floor Plan



Proposed Attic Plan

KEY:

- MECHANICAL EXTRACTION
- COMBINED HEAT DETECTOR AND FIRE ALARM SOUNDER
- COMBINED SMOKE/HEAT DETECTOR AND FIRE ALARM SOUNDER
- 1 GANG 2 WAY LIGHT SWITCH
- 1 GANG LIGHT SWITCH
- DENOTES 30 MINUTE FIRE RESISTANT FIRE DOOR
- ENERGY EFFICIENT LED LIGHTING POSITION
- WALL-HUNG RADIATOR
- VENTILATION DIRECTION
- RAIN WATER PIPE
- SOIL VENT PIPE
- FOUL WASTE DRAIN
- INSPECTION CHAMBER
- NEW DRAIN FLOW DIRECTION
- FIRE PROTECTED WALL WITH 30MIN RESISTANCE. USE FIBREBOARD PLASTER BOARD IN THESE AREAS
- USE MOISTURE RESISTANT PLASTERBOARD IN THESE AREAS


DETAILS - SCALE 1:20
12.5MM Acoustic Plasterboard w/ Skim Finished
75X50MM Timber Batten
50MM Kingspan Insulation (Acoustic Partition Slab)
DETAIL 1
12.5mm Moisture Resistant Plaster Board
12.5MM Plasterboard With a Skim Finished
75X50MM Timber Batten
50MM Kingspan Insulation (Acoustic Partition Slab)
DETAIL 2
2540
3040
Proposed Side Section
Ref: A1 - SCALE 1:50