

HMO Blog – Wigan Case Study

85 Bell Green Lane, Wigan, WN2 2EP

Keywords - Wigan HMO, Wigan apartments, Basement conversion, 8 bed HMO, Detached dwelling, change of use, en-suite rooms, 2 Bed apartments.

Single detached house into an 8 en-suite bed HMO with a 2-bed apartment in the basement.

The building is located in a mostly residential part of East Wigan. The has a mixture of modern and period properties ranging from terraced to fully detached most of which are in newer housing developments. The proposed changes involved converting the large Victorian detached house into an 8 -bedroom HMO (housing of Multiple Occupation) with a communal living area and kitchen space. With the addition of a 2-bedroom apartment on the lower ground/basement floor. The site included parking spots, a garage and a rear garden that could be used by the occupants.

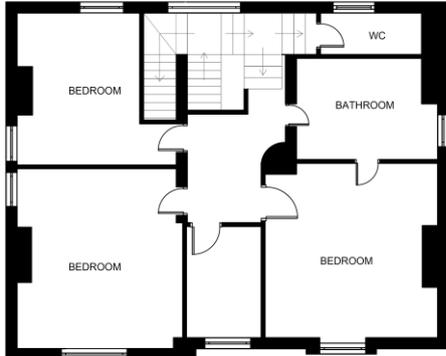
Wigan is an industrial town and many of the residential buildings were erected in the 19/20th century to support the influx of factory workers that arrived as the town developed. Although many of the original buildings in the area were brought down and redeveloped into new housing schemes or industrial estates the 85 Bell Green survived. Its presence on the street scene and architectural style pays homage to the history of the town. The house originally had living spaces, a reception room a kitchen dining room on the ground floor. The first floor consisted of the 3 large bedrooms, a family bathroom and a wc, with 2nd floor having an additional 2 unutilised rooms.

To maximise the vast amount of space the period property provided the client chose to create an apartment on the basement floor with the rest of the house being used for the HMO. The basement space was divided to create 2 en-suite bedrooms, one at the front and the other at the rear of the property. The rest of the space was split up to create the bathroom and kitchen /living space for the apartment. The rooms were strategically positioned near existing openings to allow the most amount of natural light to enter habitable spaces. Access to the apartment would be gained from the main corridor/lobby on the ground floor.

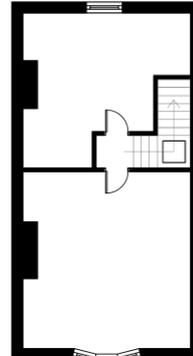
For the HMO the reception room would be split up to create 2 en-suite bedrooms with the kitchen and living room remaining as existing. The kitchen and living room would be shared communal spaces for the HMO residents. Access to the rear garden would also be available through the kitchen. The first floor would have all the existing rooms turned into en-suite bedrooms, the existing bathroom and wc would be converted into the additional totalling the rooms on the floor to 4. The final 2 rooms on the top floor would also become en-suite rooms bring the total amount of bedrooms in the HMO rooms to 8. In the process of designing the layouts local planning policies and national space standards were referred to at all stages to ensure the rooms would meet the minimum requirements set.

The clients brief required us to preserve as much of the original fabric of the building as possible. No structural walls were altered in the design process and including any of the external walls. This meant the visual character of the building would remain unharmed and any the changes could easily be reversed in the future if the owner needed to.

Additional building regulation drawings were requested by the client after planning approval was received from the council. Building regulation drawings detail the proposal for contractors and builders to work from during the construction phase. These drawings are also required by building control officers to ensure the work carried out meets the national standards.



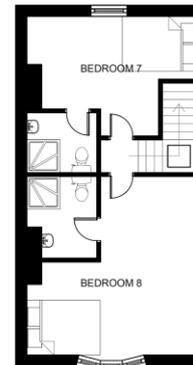
Existing First Floor Plan



Existing Second Floor Plan

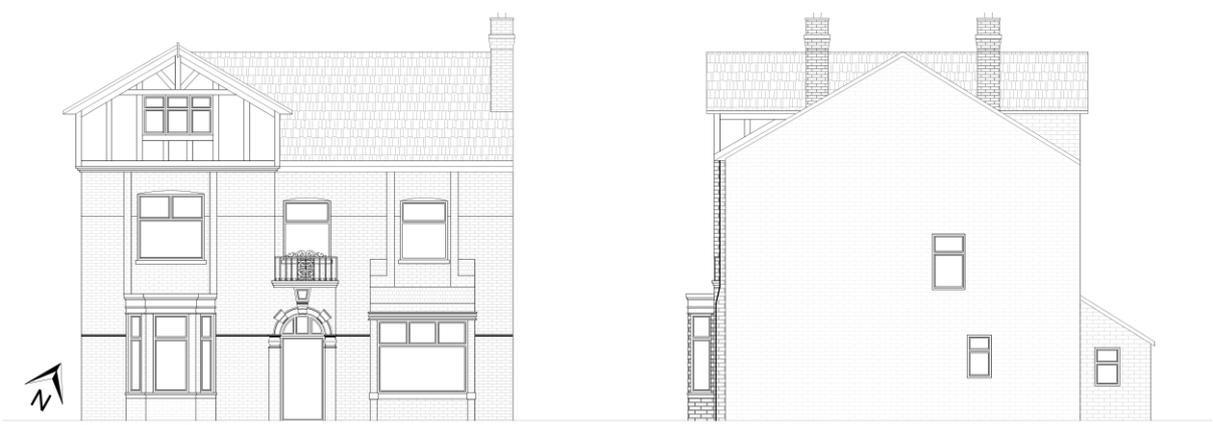


Proposed First Floor Plan



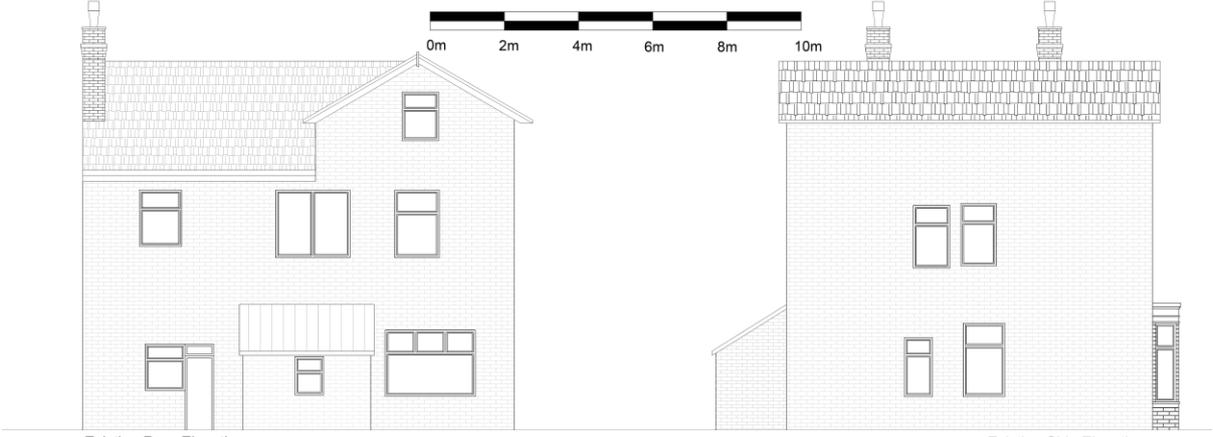
Proposed Second Floor Plan





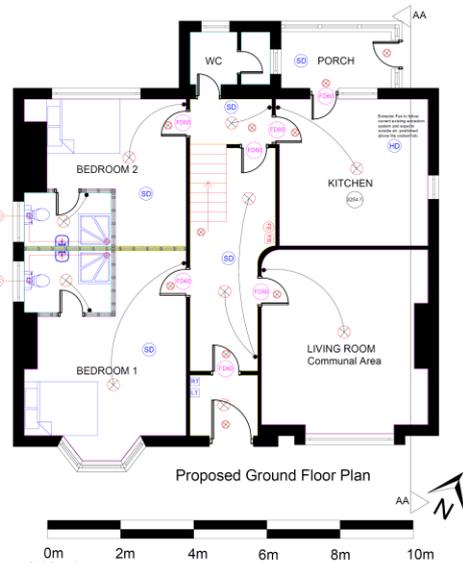
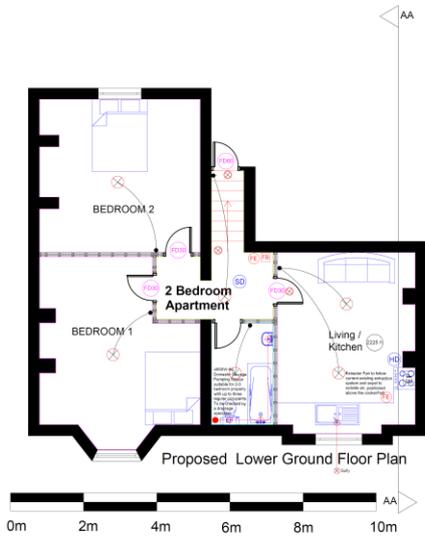
Existing Front Elevations

Existing Side Elevations



Existing Rear Elevations

Existing Side Elevations

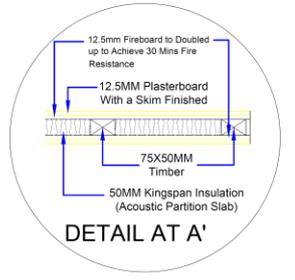
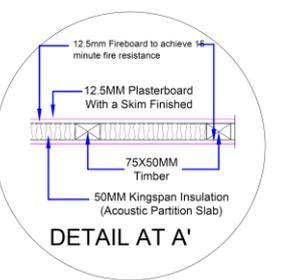
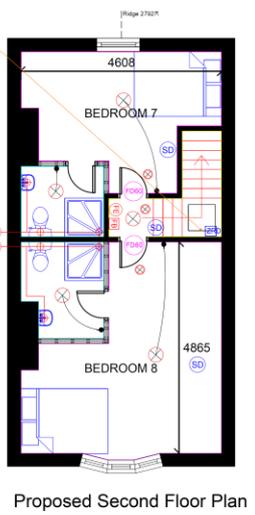
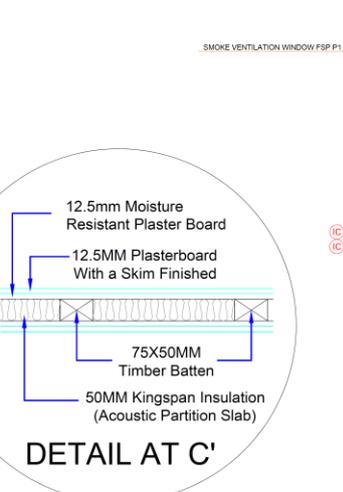
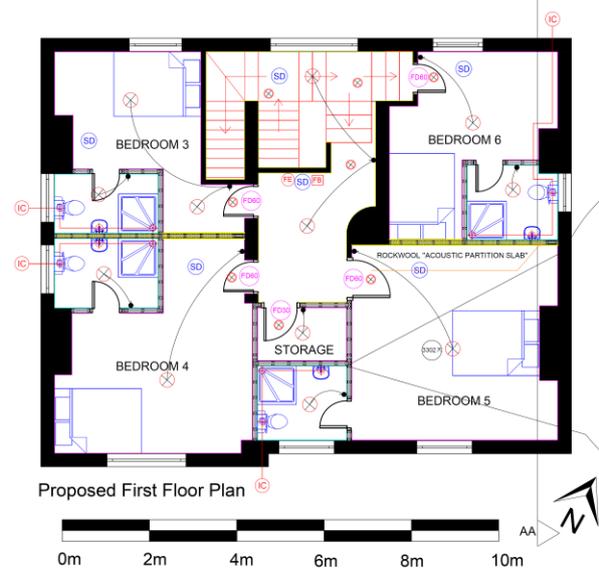


KEY:

Emergency Lighting: connected to separate emergency back-up electricity supply in case of power failure.	Energy Efficient Lighting: LED bulbs to be installed where possible.
Denotes Fire Door and casing with 30 minutes Fire Protection, smoke seals and intumescent strips.	Light Switch Location.
Denotes Fire Door and casing with 60 minutes Fire Protection, smoke seals and intumescent strips.	New Inspection Chamber.
Denotes smoke detector to be mains operated self contained units to BS 5446 part 1. Devices to be ceiling mounted and their removal 100mm from any wall or light fitting. Alarms must be intercommunicated and wired to a separate fused circuit at the distribution board and installed in accordance with manufacturers instructions.	New drain flow direction.
Heat Detector.	Rain Water Pipe.
Location of multi-use Fire Extinguisher: service plan to be set up.	Mechanical Extraction Fan.
Location of Fire Blanket.	Fire board and fire door protected areas: 1 Hour.
All 4 Alarm Buttons.	Fire board 30 Minutes.
LT 100 Fire Alarm Switch.	Moisture Resistant Plaster Board.
ZND Gas Sensor.	Smoke Free Exit.

SMOKE VENTILATION WINDOW FSP P1
 The window is a part of the gravitational smoke ventilation system and is used to expel the excess of smoke and heat during the fire. Additionally, the system enables daily ventilation and allows light into the room. The window is equipped with two electric motors, which open the window each after receiving an electric signal from the control unit. The open window protects the roof opening against the lateral wind. The window is installed in such a way that all the window edges are above the roof ridge level. The smoke ventilation window has been manufactured and certified according to harmonised standard EN 12101-2:2005. This window is usually applied to stairways.

Used in smoke ventilation systems for daily opening and closing windows with installed motors connected to the RZN 440...K control unit. It has been designed as a thin, underplaster switch with two buttons FT-55 Alarm Button. Used for manual operating the smoke ventilation system in the event of fire. It is equipped with diodes signalling work mode or system malfunctions. It offers also a function allowing manual alarm cancellation. ZRD Rain Sensor. It ensures automatic window closing in case of rain. It can co-operate with RZN 440...K control units. The sensor is heated, hence it is insensitive to such interference as mist, dew etc. It is installed in the open area of the roof, directly exposed to weather conditions. The signal from the sensor is accepted only when the control unit is monitoring. In the event of fire, signals from the sensor are ignored and have no effect on the window operating.



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