



# Guest House Accommodation

## Hawkin Street, Derry City

### CLIENT VISION & OUR PROPOSALS

Following initial discussions with the client. Our proposal is to completely refurbish this existing dated rundown Guest House with 6 bedrooms, [into a state of the art 10 En-suite bedroom Guest House](#). This proposal will provide a single storey rear bedroom extension, full refurbishment of the existing building to provide in total 10 single bedrooms with en-suites. The building has been upgraded to meet current building regulations in relation to sound, fire safety, and energy conservation.

### ARCHITECTURAL HISTORY

This building is part of a stepped terrace of three and a half storey houses with heavily modelled rendered ground floors partially channelled. It is two bay red bricked upper floors, with rendered ground floor. Existing arched sliding sash windows on the ground floor and a timber door with an arched window over, with plainer square headed windows on upper floors. The projecting cornices are supported by projecting brackets. They are in existence since the end of the 18<sup>th</sup> century. Some modern additions such as PVC windows.





## **Professional Services:**

Building Surveying & Architectural Technology Design services from Inception of Clients Vision through to the Handover of the completed [state of the art 10 En-suite bedroom Guest House](#). In addition, we act as the Principal Designer and Health & Safety Consultant.

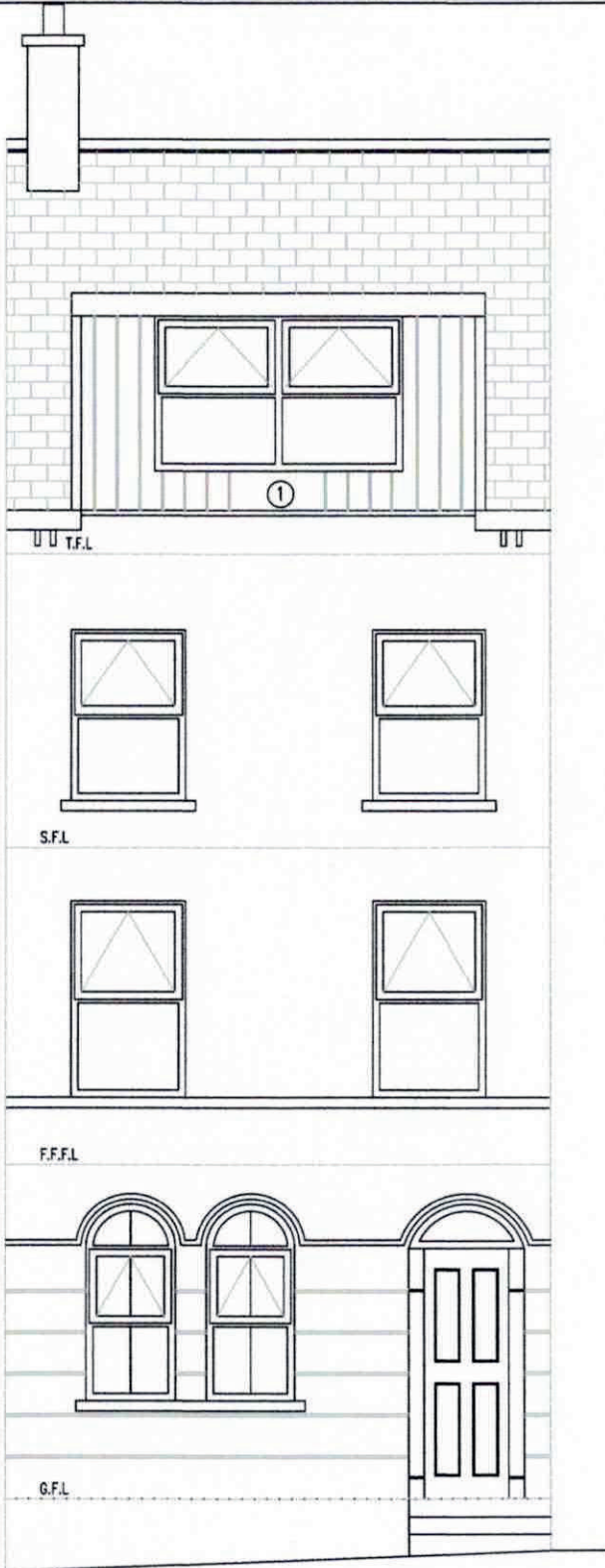
## **Pre-Construction Phase**

1. Client brief & Vision
2. Scheme / Concept Design.
3. Development Design for Planning.
4. Planning application preparation, drawings, reports, etc.
5. Planning Consent application lodgment.
6. Liaising and collaboration with consultants as required.
7. Continuous monitoring of planning application and liaising with planning to gain planning permission.
8. Technical design development of the drawings and specifications for Building Control application. Principal Designer Role for Construction Design Management Regulations.
9. Building Control application lodgment.
10. Liaising and collaboration with consultants as required.
11. Continuous monitoring of building control application and liaising with building control to gain approval (Notice if Passing Plans).
12. Development of Pre-Construction Health & Safety Plan, Risk Assessments, Method Statements, Safe Systems of Work. HSENI project notification.

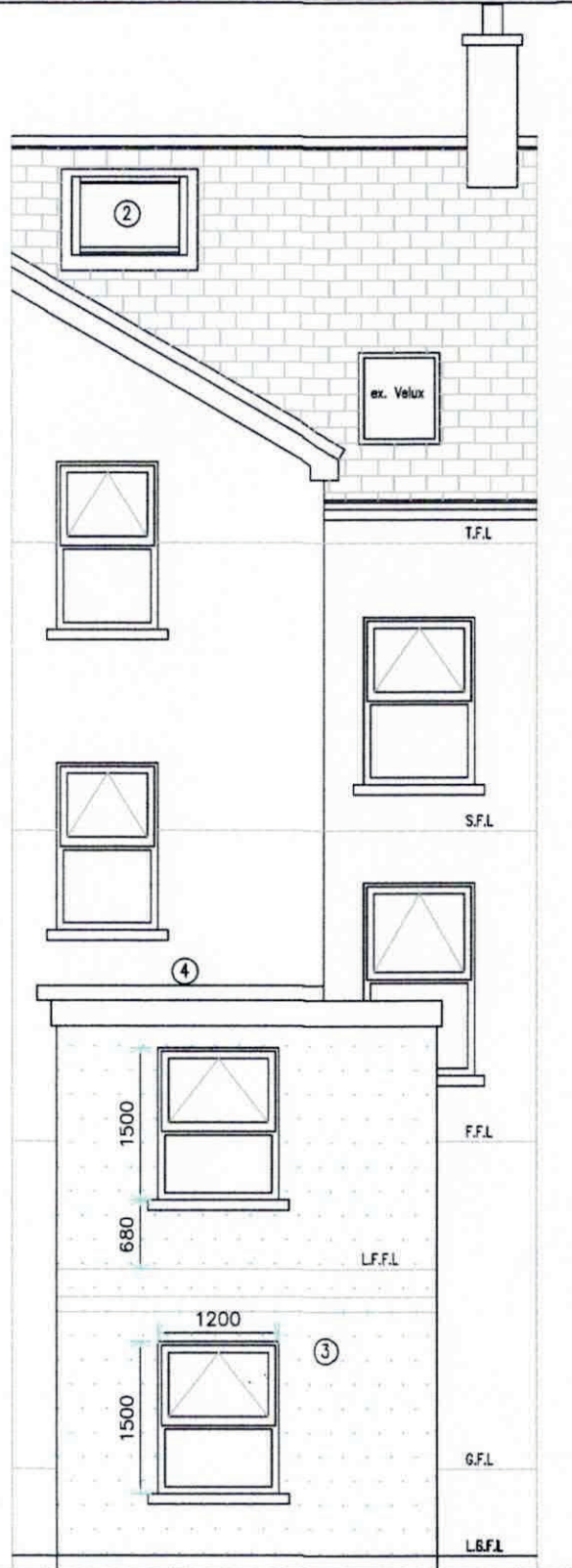
## **Construction Phase**

1. Periodic site inspections throughout the construction.
2. Liaising and collaboration with client & contractor as required.
3. Liaising and collaboration with consultants as required.
4. Technical design development of the drawings and specifications as required.
5. Principal Designer Role for Construction Design Management Regulations.
6. Construction Health & Safety Plan, Risk Assessments, Method Statements, Safe Systems of Work development and implementation, monitoring, site inspection.
7. Liaising and collaboration with client, contractor, consultants and building control as required to ensure building control completion certification.
8. Completion & Handover of the finished high quality Guest House.

- ① New wider dormer window - Aluminum cladding or rendered as per client.
- ② New 1m<sup>2</sup> AOV smoke ventilator window over the protected staircase, installed as per manufacturers recommendations.
- ③ New two storey rear extension, see specification for details.
- ④ Lead flashing upstand at wall flat roof abutment.



FRONT ELEVATION



REAR ELEVATION



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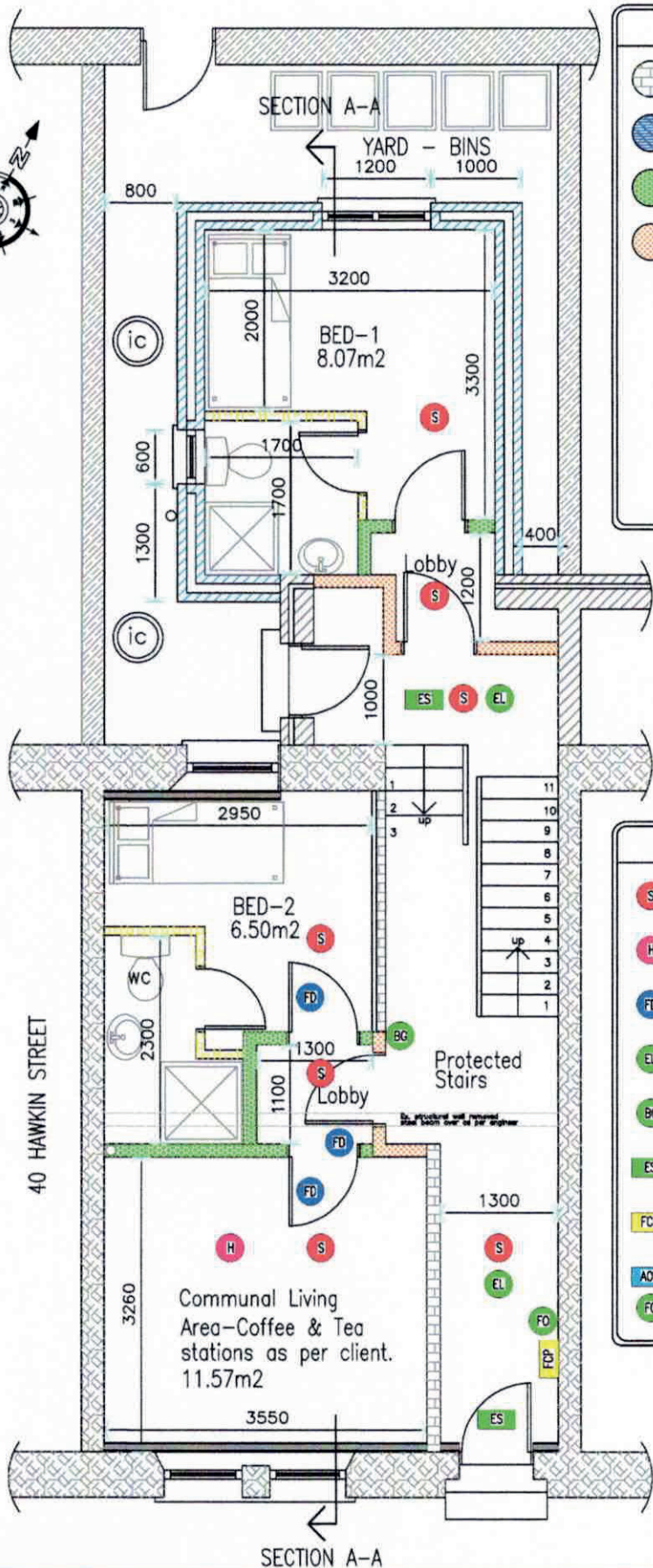
**PROJECT DESCRIPTION**  
 MCU Case XI increase in R.F.R Purpose  
 Larger dormer window third floor,  
 rear extension & internal alterations to  
 existing (HMO) @ 38  
 Hawkin Street, Derry, BT48 6RE.

**Revision Notes:**  
 1): Dormer window changed.

**CLIENT DETAILS**  
 [Redacted]  
 Buncrana Road  
 Derry, BT48 8QH.

Scale: 1:50 @ A3  
 Drawing No. PE-01  
 Revision No. 1  
 Date drawn: May 2023  
 Drawn By: EMC  
 Job Number: 2023-03

PROPOSED FRONT & REAR ELEVATIONS		
Ground Floor Area - 54.42m <sup>2</sup> - 585 sqft		
Total Floor Area - 192m <sup>2</sup> - 2066 sqft		
DRAWING STATUS		
Scheme Design	Planning depts.	Build Control depts.
Working Drawings	Fire Safety depts.	H&S As-Built



### FIRE SAFETY PASSIVE



Wall Type 3- Ex. brick plastered structural wall possibly upgrade for sound.



Wall Type 4- Ex. timber structural stud wall with plaster lath each side or plasterboard.



Wall Type 6 - New fire 30min - sound proof 45db internal wall between bedroom & bedrooms & lobby - see specification.



Wall Type 7 - New fire 60min - sound proof 45db internal wall between protected lobby & stairs - see specification.

Surface spread of flame classification for rooms not exceeding 30m<sup>2</sup> Class 3. All other rooms Class 1 and circulation spaces Class 0.

Cavity Barriers to be installed in strict accordance with Technical booklet E : 2012 Section 4.38 to 4.42.

All services penetrating any compartment walls / floors and or ceilings to be fitted with fire collars / fire dampers in strict accordance with Technical booklet E : 2012 Section 4.43 to 4.48.

Means of Escape : Technical Booklet E - Fire Safety : 2012 has been used for compliance. Enhancement on existing fire safety. Travel distances are limited, simultaneous evacuation.

Building owners or management company to develop a Fire Management Plan and prepare a Fire Risk Assessment for the Building. Retain a copy on-site for NFRS inspection.

### FIRE SAFETY ACTIVE



L1 - L2 Fire Detection and alarm system shall be provided throughout in compliance with BS 5839-1 given the sleeping risk.



Heat detector to be provided to ancillary spaces such as the communal kitchen area, bin stores, boiler house, etc.



Fire door with 1/2 hour fire rating fitted with fire rated hinges 3 number, and a smoke seal, with an overhead fire door closer. fitted in strict accordance with the Fire Certificate.



Emergency Lighting to comply with BS 5266-1 (2016) & BS EN 1838 : 2013 & BS EN 50172 : 2004 BS 5265 : 2004.



Break glass call point locations. 1838 : 2013 & BS EN 50172 : 2004 BS 5265 : 2004.



Fire safety signage to comply with BS 5499 : Parts 1 & 4. Illuminated running man signage to suit direction off escape



Fire Control Panel Location.



Automatic openable vent to provide 1m<sup>2</sup> ventilation at top of the protected staircase. Linked to fire alarm and fireman over ride switch at the entrance door location, fitted in accordance with manufacturer instructions.



Fire door.



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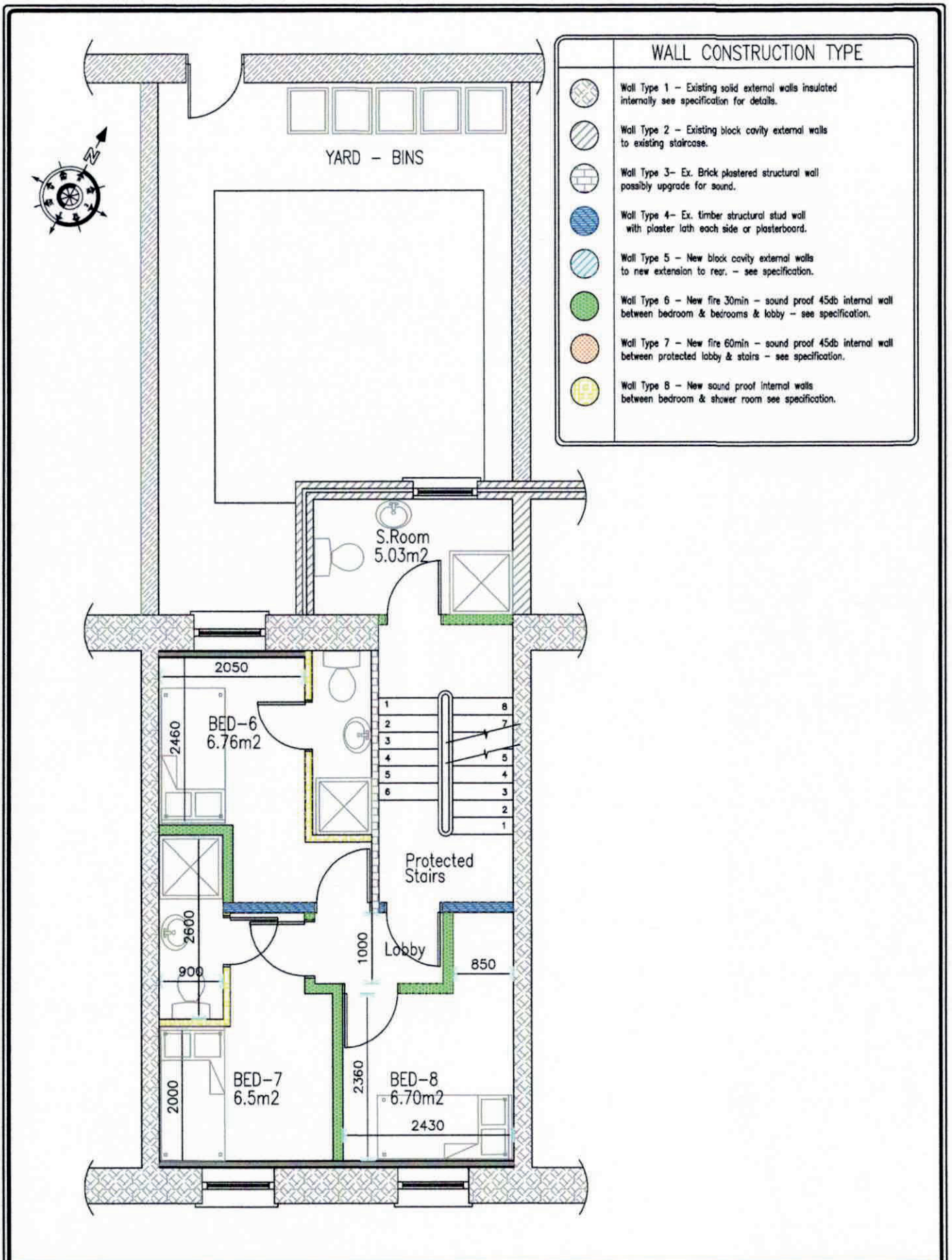
**PROJECT DESCRIPTION**  
MCU Case XI increase in R.F.R Purpose Larger dormer window third floor, rear extension & internal alterations to existing (HMO) @ 38 Hawkin Street, Derry, BT48 6RE.

**Revision Notes:**

**CLIENT DETAILS**  
Buncrana Road Derry, BT48 6QH.

Scale:	1:50 @ A3
Drawing No.	FS-PFP-01
Revision No.	None
Date drawn:	May 2023
Drawn By:	EMC
Job Number:	2023-03

<b>PROPOSED GROUND FLOOR PLAN</b>		
Ground Floor Area- 54.42m <sup>2</sup> -585 sqft		
Total Floor Area- 192m <sup>2</sup> -2086 sqft		
<b>DRAWING STATUS</b>		
Schema Design	Planning degn.	BUILD Control degn
Working Drawings	Fire Safety degn.	NBS At-Built



WALL CONSTRUCTION TYPE	
	Wall Type 1 - Existing solid external walls insulated internally see specification for details.
	Wall Type 2 - Existing block cavity external walls to existing staircase.
	Wall Type 3- Ex. Brick plastered structural wall possibly upgrade for sound.
	Wall Type 4- Ex. timber structural stud wall with plaster lath each side or plasterboard.
	Wall Type 5 - New block cavity external walls to new extension to rear. - see specification.
	Wall Type 6 - New fire 30min - sound proof 45db internal wall between bedroom & bedrooms & lobby - see specification.
	Wall Type 7 - New fire 60min - sound proof 45db internal wall between protected lobby & stairs - see specification.
	Wall Type 8 - New sound proof internal walls between bedroom & shower room see specification.



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**Revision Notes:**

**CLIENT DETAILS**

Buncrana Road  
 Derry, BT48 6QH,

Scale:	1:50 @ A3
Drawing No.	PPF-03-B
Revision No.	None
Date drawn:	May 2023
Drawn By:	EMC
Job Number:	2023-03

<b>PROPOSED SECOND FLOOR PLAN</b>		
Second Floor Area- 42m2-452 sqft		
Total Floor Area- 192m2-2066 sqft		
<b>DRAWING STATUS</b>		
Scheme design	Planning deys.	Build Control deys
Working Drawings	Fire Safety deys.	N&S As-Built



60min Fire Rated Floor & Sound Proofed with dropped MF ceiling, screw fixed to wall around the perimeter and supported throughout its length with tie bars connected to 70mm acoustic hangers connected to the existing ceiling above. Services space between fire rated floor double boarded ceiling and the suspended fire rated suspended ceiling.



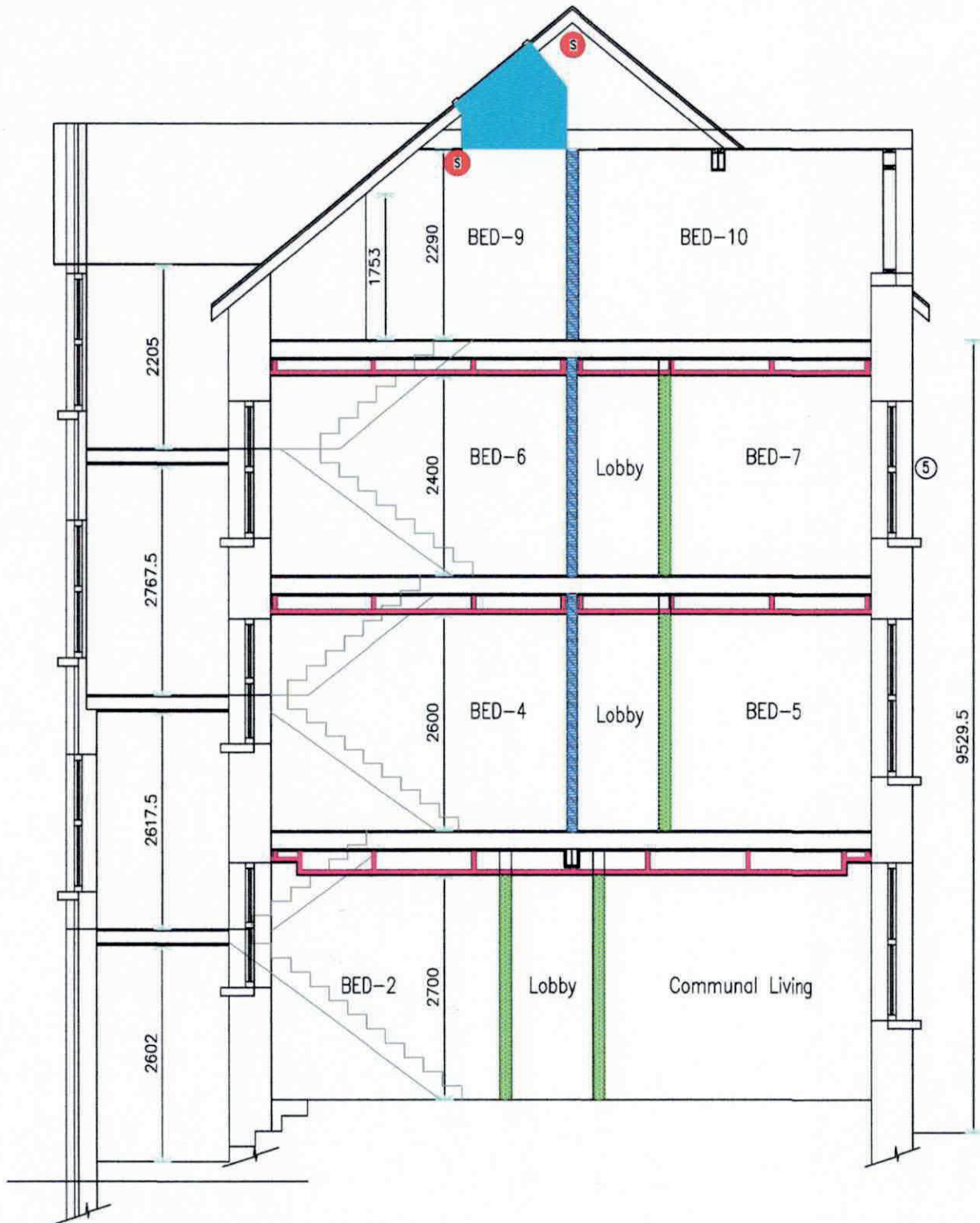
Automatic openable vent to provide 1m2 ventilation at top of the protected staircase. Linked to fire alarm and fireman over ride switch at the entrance door location, fitted in accordance with manufacturer instructions.



Wall Type 4- Ex. timber structural stud wall with plaster lath each side or plasterboard.



Wall Type 6 - New fire 30min - sound proof 45db internal wall between bedroom & bedrooms & lobby - see specification.



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Scale: 1:50 @ A3  
 Drawing No. FS-PS-01  
 Revision No. None  
 Date drawn: May 2023  
 Drawn By: EMC  
 Job Number: 2023-03

**PROPOSED SECTION DRAWING**  
 Ground Floor Area- 54.42m2-585 sqft.  
 Total Floor Area- 192m2-2066 sqft.

**DRAWING STATUS**

Schema design	Planning depts.	BUILD CONTROL depts.
Working drawings	Fire Safety depts.	H&S As-Built

# **SPECIFICATION**

**Project No: 2023-03**  
**38 Hawkin Street, Derry City, BT48 6RE**



## **Contents:**

- ❖ Work Description**
- ❖ General notes**
- ❖ Enabling works**
- ❖ Sub-Structure**
- ❖ Super-Structure**
- ❖ M & Electrical Services**
- ❖ Internal Fit out**
- ❖ Site Works**
- ❖ Commissioning & Completion**
- ❖ Fire Strategy**
- ❖ Disability Access Statement**

## **Work Description**

The building was a domestic dwelling and it had improvements carried out in 1983 to convert the attic to bedrooms under a building control application reference BR/0000/6297.

Then in 1997 it had other alterations that seem to include fire safety improvements as the house was being occupied by people not living as a family unit.

The dwelling improvements included the following:

- ❖ fire alarm system,
- ❖ fire doors to habitable rooms,
- ❖ escape signage and lighting,
- ❖ provision of wash hand basins in the bedrooms
- ❖ firefighting equipment, blanket, extinguishers,
- ❖ other works

This was carried out under a building control application reference BR/0097/0301. This works appears to have been carried out on-site. We will ask the client to get a letter from the previous owner to confirm same if possible.

This work would strongly confirm that the building was no longer a single family home but a home to multiple occupants with 6 bedrooms, each with their own wash hand basin, and they shared the bathroom, toilet, living room and the kitchen/dining area.

Therefore a home in multiple occupation and therefore the building has existing rooms for residential purposes.

The properties planning history is for the change of use from a dwelling to a guest house dated 6<sup>th</sup> October 1995. Planning reference A/1995/0590.

Article 75 of the Housing (NI) Order 1992 as amended defines a HMO as set out in the Northern Ireland HMO Fire Safety Guide February 2018 as amended. Within this guide it sets out that there are several categories of HMO as follows:

### Category B – Shared Houses

This building will fall within Category B. Therefore being a HMO – (Shared House).

### Category B – Shared Houses

Houses occupied on a shared basis where each individual or household will normally have their own bedroom or bed/living room, although in some circumstances this may be shared. There will be general sharing of the bathroom, W.C & kitchen.



Proposal under this scheme is as follows:

- ❖ Increase the number of rooms for residential purposes to 10 single bedrooms of a minimum floor space of 6.5m<sup>2</sup>.
- ❖ All bedrooms with their own En-suite or dedicated shower room.
- ❖ Upgrading of the existing building under Regulation 8 – Application to a material change of use – Case XI – the building, which contains at least one room for residential purposes, contains a greater or lesser number of such rooms than it did immediately prior to the change. HMO – (Shared House).
- ❖ Upgrade the thermal elements within reason, any improvement is much better than what exists in this building, however site constraints may not permit full compliance with U-Values in certain areas, but this will be traded off where possible. Not to mention that a new modern gas heating system is being installed throughout the building.
- ❖ Upgrading the fire safety in the building, providing a protected staircase, with protected lobbies on the lower floors. New fire alarm, emergency lighting and escape signage throughout the building. Floors are being upgraded for fire protection in excess of 60 minutes.
- ❖ Upgrading the floors to meet sound insulation requirements, all new separation walls to meet current sound insulation requirements and as required existing walls upgraded.
- ❖ New electrics and plumbing.
- ❖ Building a small two – storey rear extension to provide an additional 2 bedrooms to current building regulations as far as is reasonably practical.