

Room Sizes

Change of two storage rooms within the Basement(s) to a single occupant bedroom to create an additional bedroom within each House in Multiple Occupation (HMO) - resulting in 2 no. 10 bed HMO's, insertion of two Basement windows to the rear and excavation of land to create lightwells to serve the windows

Site Address: 146-148 Manchester Road, Bury, BL9 0TL

Applicant: Lauren Cohen, Grosvenor Villas Ltd

146 Manchester Road		148 Manchester Road	
Bedrooms including ensuites (Total): 217 m ²		Bedrooms including ensuites (Total): 216 m ²	
Room 1	24 m ²	Room 1	24 m ²
Room 2	20 m ²	Room 2	20 m ²
Room 3	21 m ²	Room 3	21 m ²
Room 4	21 m ²	Room 4	21 m ²
Room 5	18 m ²	Room 5	18 m ²
Room 6	25 m ²	Room 6	21 m ²
Room 7	18 m ²	Room 7	18 m ²
Room 8	19 m ²	Room 8	22 m ²
Room 9	28 m ²	Room 9	28 m ²
Room 10 (proposed)	23 m ²	Room 10 (proposed)	23 m ²
Communal Space (Total): 48 m ²		Communal Space (Total): 48 m ²	
Eat-in Kitchen & Lounge	31 m ²	Eat-in Kitchen & Lounge	31 m ²
Study / Office Room	7 m ²	Study / Office Room	7 m ²
Laundry Room & Communal Bathroom	10 m ²	Laundry Room & Communal Bathroom	10 m ²
Ancillary Space (Total): 49 m ²		Ancillary Space (Total): 49 m ²	
Halls, Stairs & Landings	47 m ²	Halls, Stairs & Landings	47 m ²
Plant Room	2 m ²	Plant Room	2 m ²
Total Floor Area	314 m ²	Total Floor Area	313 m ²

* areas have been rounded to the nearest metre

** private store room not included as it is accessed off the proposed bedroom and would be used infrequently