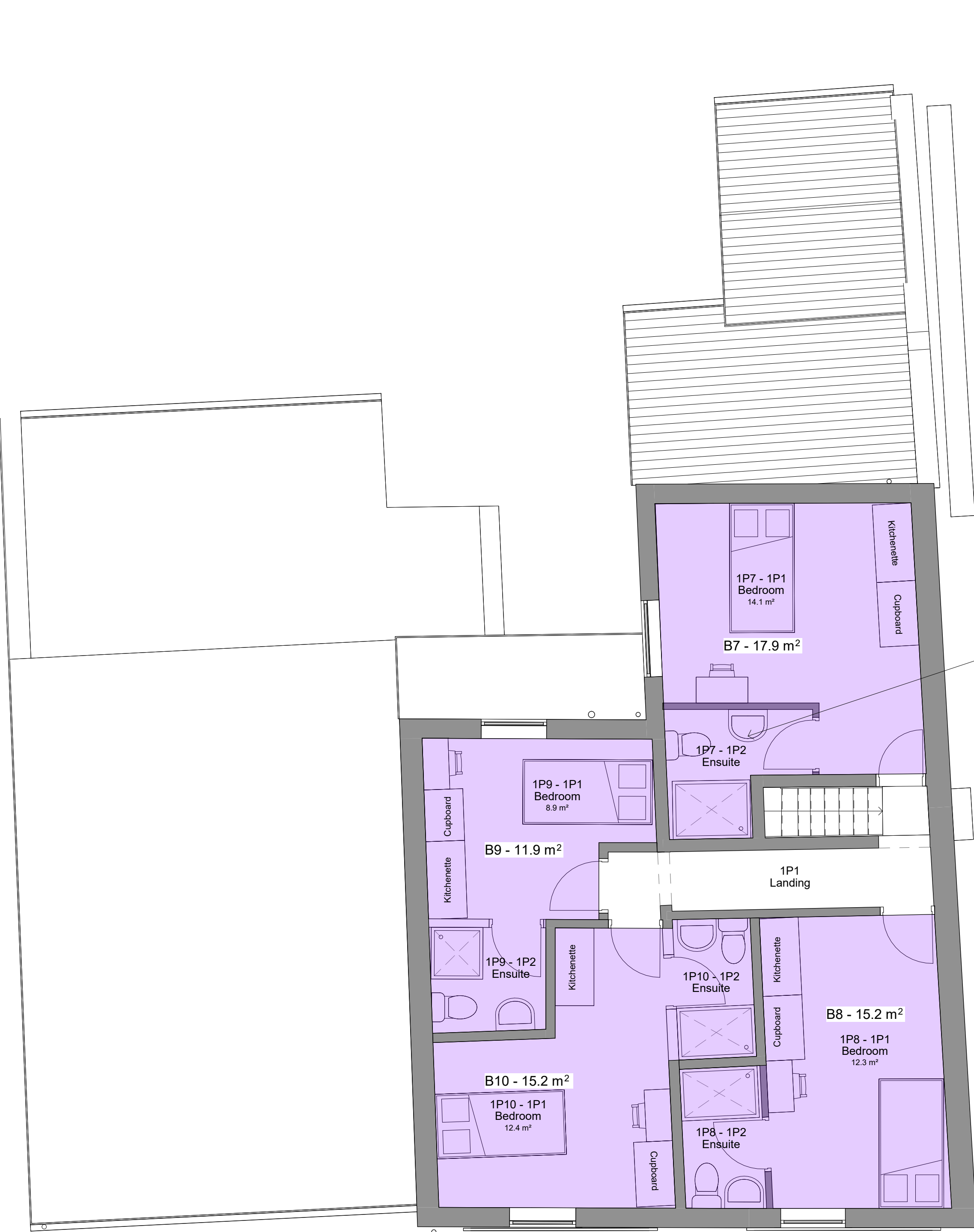




Wash hand basins in ensuites to be at minimum size of 380mm x 240mm and depth of 130mm

A fire risk assessment is to be provided, in compliance with HMO licensing and the Fire Safety Order 2005, prior to the construction phase.

1 Level 0 - Proposed  
1 : 50

2 Level 1 - Proposed  
1 : 50

| Where the room is for the sole use of occupier(s) | Number of persons |                    |
|---------------------------------------------------|-------------------|--------------------|
|                                                   | 1                 | 2 (cohabiting)     |
| Bedroom                                           | 6.5m <sup>2</sup> | 10.2m <sup>2</sup> |
| Kitchen                                           | 4m <sup>2</sup>   | 5m <sup>2</sup>    |
| Combined kitchen and living room                  | 11m <sup>2</sup>  | 15m <sup>2</sup>   |
| Combined bedroom and kitchen                      | 11m <sup>2</sup>  | 15m <sup>2</sup>   |
| Combined bedroom and living room                  | 10m <sup>2</sup>  | 14m <sup>2</sup>   |
| Combined bedroom, living room & kitchen           | 13m <sup>2</sup>  | 20.5m <sup>2</sup> |

Bury Council Houuses in Multiple Occupation Guidance and Amenity Standards

|                                                                                            | Number of persons  |                    |                    |                    |                    |                    |
|--------------------------------------------------------------------------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
| Minimum sizes of other shared rooms                                                        | 2-3                | 4                  | 5                  | 6-10               | 11-15              | 16+                |
| Kitchen                                                                                    | 5m <sup>2</sup>    | 6m <sup>2</sup>    | 7m <sup>2</sup>    | 10.2m <sup>2</sup> | 13.5m <sup>2</sup> | 16.5m <sup>2</sup> |
| Living rooms or dining rooms which are additional to kitchen area                          | 8.5m <sup>2</sup>  | 11m <sup>2</sup>   | 11.2m <sup>2</sup> | 16.7m <sup>2</sup> | 21m <sup>2</sup>   | 24m <sup>2</sup>   |
| Combined kitchen and dining area                                                           | 10m <sup>2</sup>   | 11.5m <sup>2</sup> | 11.6m <sup>2</sup> | 19.5m <sup>2</sup> | 24m <sup>2</sup>   | 29m <sup>2</sup>   |
| Combined Kitchen, living & dining rooms (where bedrooms are less than 10.2m <sup>2</sup> ) | 13.5m <sup>2</sup> | 17m <sup>2</sup>   | 18.2m <sup>2</sup> | 26.9m <sup>2</sup> | 34.5m <sup>2</sup> | 40.5m <sup>2</sup> |

Kitchen facilities will include the following, in accordance with the 1:5 ratio outlined in the Bury Council Houses in Multiple Occupation Guidance and Amenity Standards document:

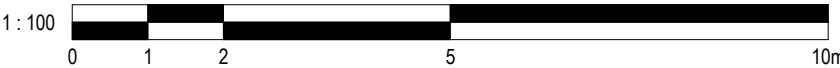
- 2 sinks
- 2 four-ring hobs
- 2 ovens

All proposed habitable rooms are in compliance with the Bury Council Houses in Multiple Occupation Guidance and Amenity Standards document.

Key

- 1 Bed/ 1 Person
- Kitchen/ Dining

Total - 10 Bedrooms HMO



1 HMO Licensing 20/12/2024 JB  
No. Description Date Initial

PROJECT Morning Star, 25 Thomas Street, Radcliffe

TITLE Proposed Plans

STATUS DESIGN

DRAWN BY JB DATE 06/09/2024 SCALE (@ A1) 1 : 50

PROJECT NUMBER GSS24124 DRAWING NUMBER 003A REV 1

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