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- Proposed Demolitions
- - - Boundary line - indicative only
- New build
- Existing
- Rebuilt existing



CH Ceiling height
* Kitchen-Dining-Living

Architect contact details
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Client
JAMES LEVY
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Drawings set
Project Address
67 Horbury Dr, Bury BL8 2PS, UK

Drawing title
EXISTING FLOOR PLANS

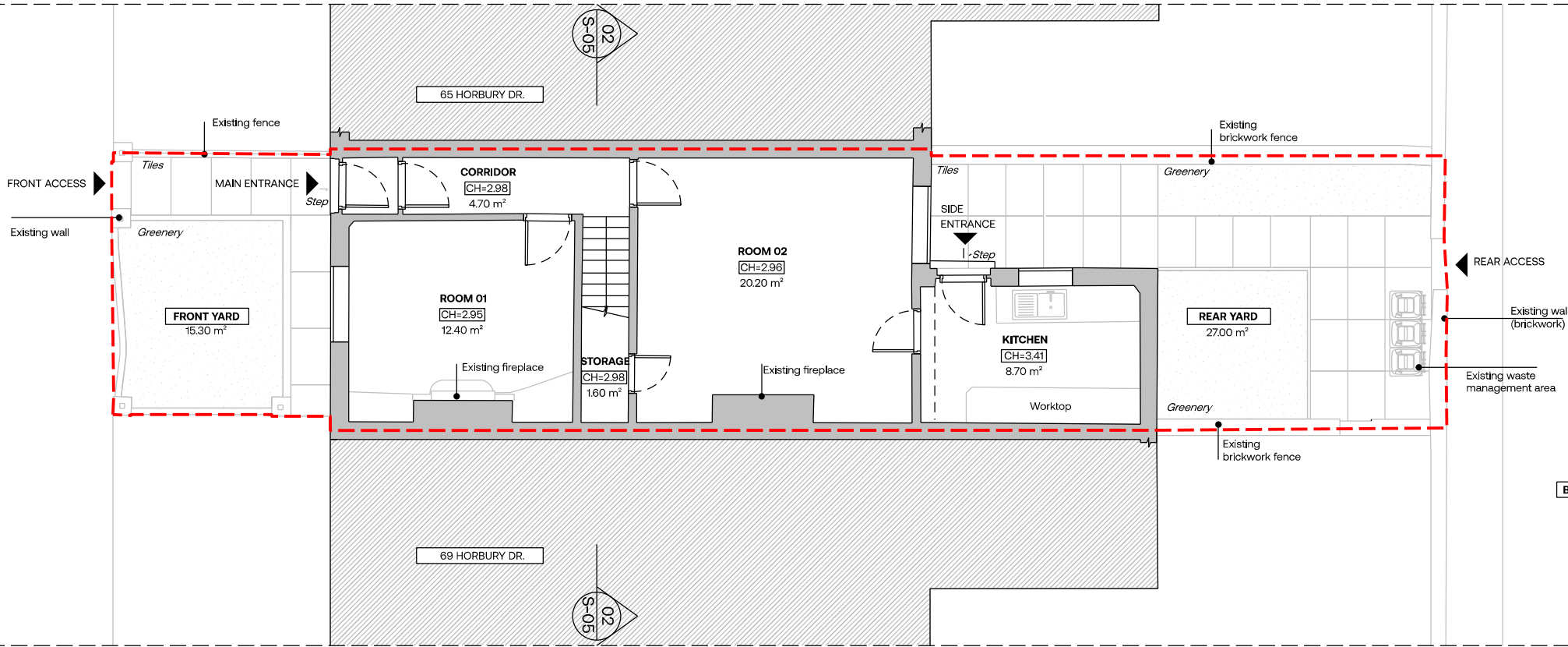
date JANUARY 2026	scale 1:100@A3
drawing number S-02	sheet no. 2 OF 9

Accommodation Schedule

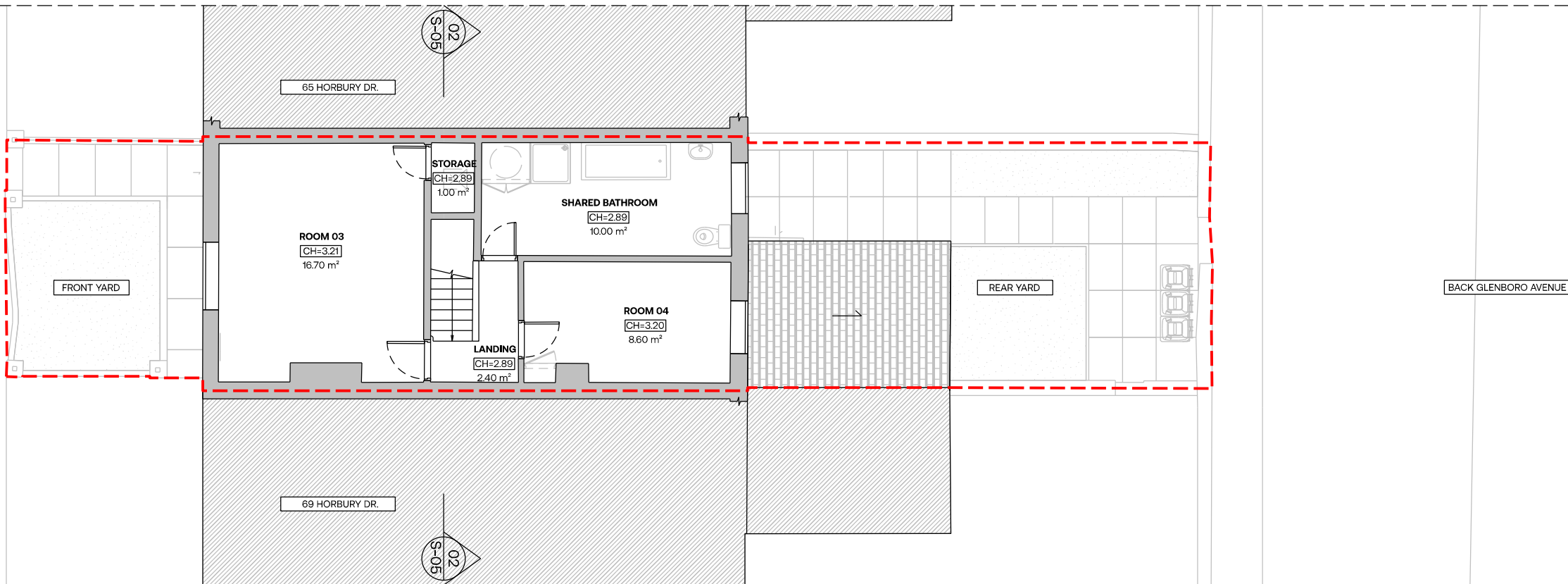
4no. Rooms
1no. Kitchen
1no. Bathroom

Areas Schedule

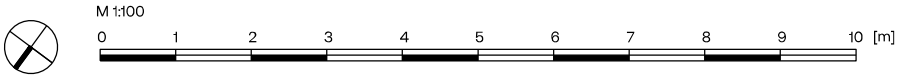
SITE AREA	107.00 sqm
TOTAL GIA	104.00 sqm
GROUND FLOOR AREA	51.00 sqm
FIRST FLOOR AREA	43.00 sqm
ATTIC AREA	10.00 sqm



01 EXISTING GROUND FLOOR PLAN
1:100@A3



02 EXISTING FIRST FLOOR PLAN
1:100@A3



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- Proposed Demolitions
- - - Boundary line - indicative only
- New build
- Existing
- Rebuilt existing



CH Ceiling height
* Kitchen-Dining-Living

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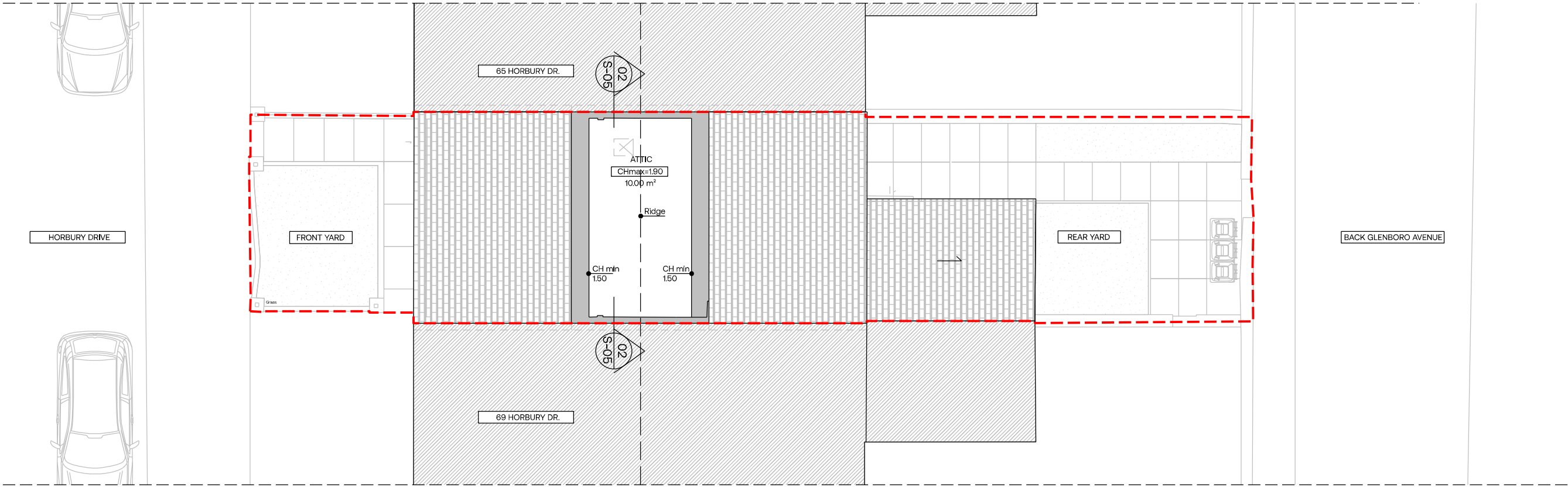
Drawing title
EXISTING FLOOR PLANS

date
JANUARY 2026

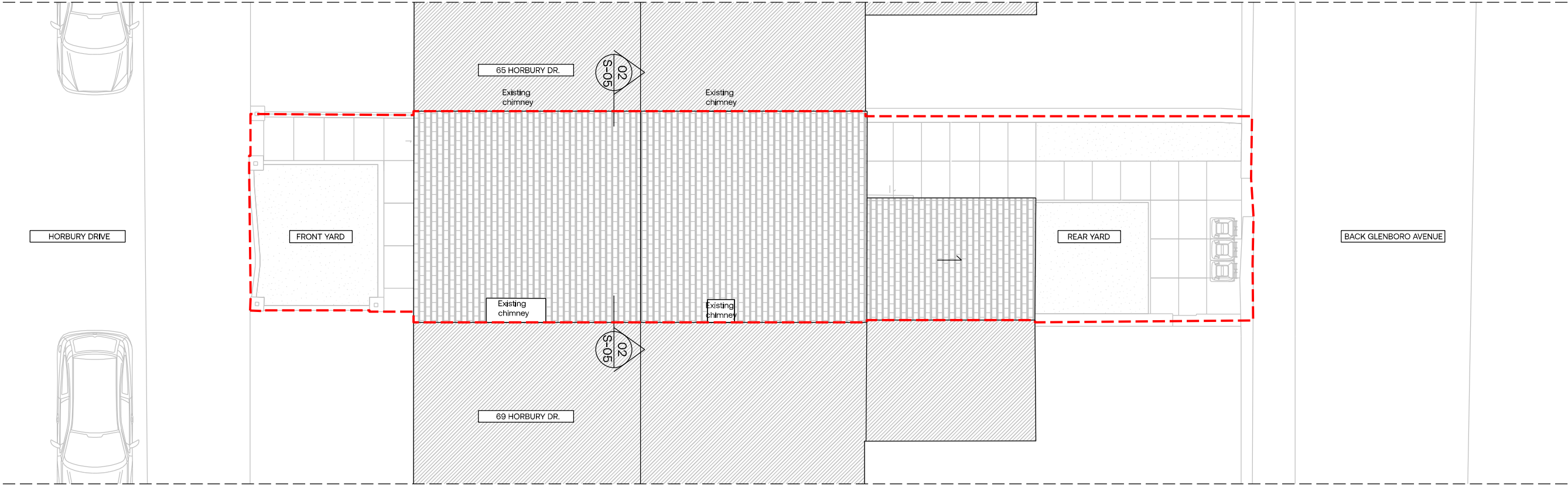
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drawing number
S-03

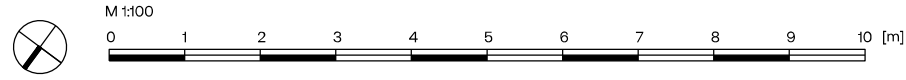
sheet no.
3 OF 9



01 EXISTING ATTIC FLOOR PLAN
1:100@A3

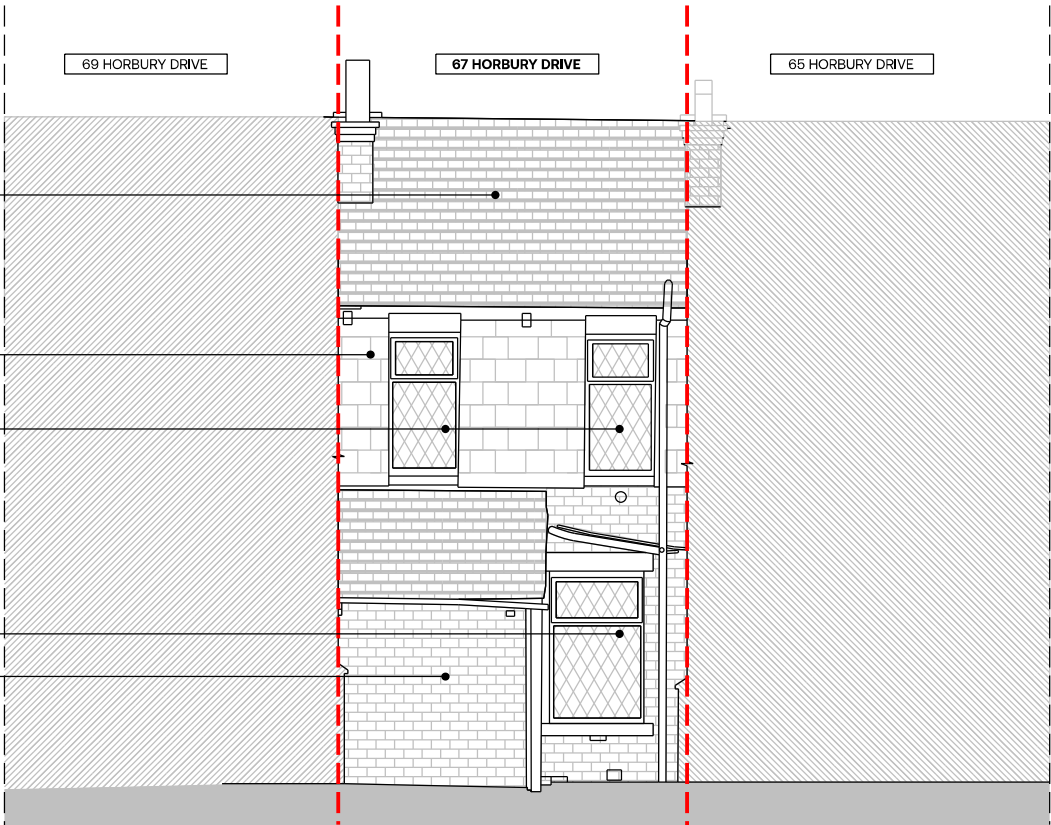
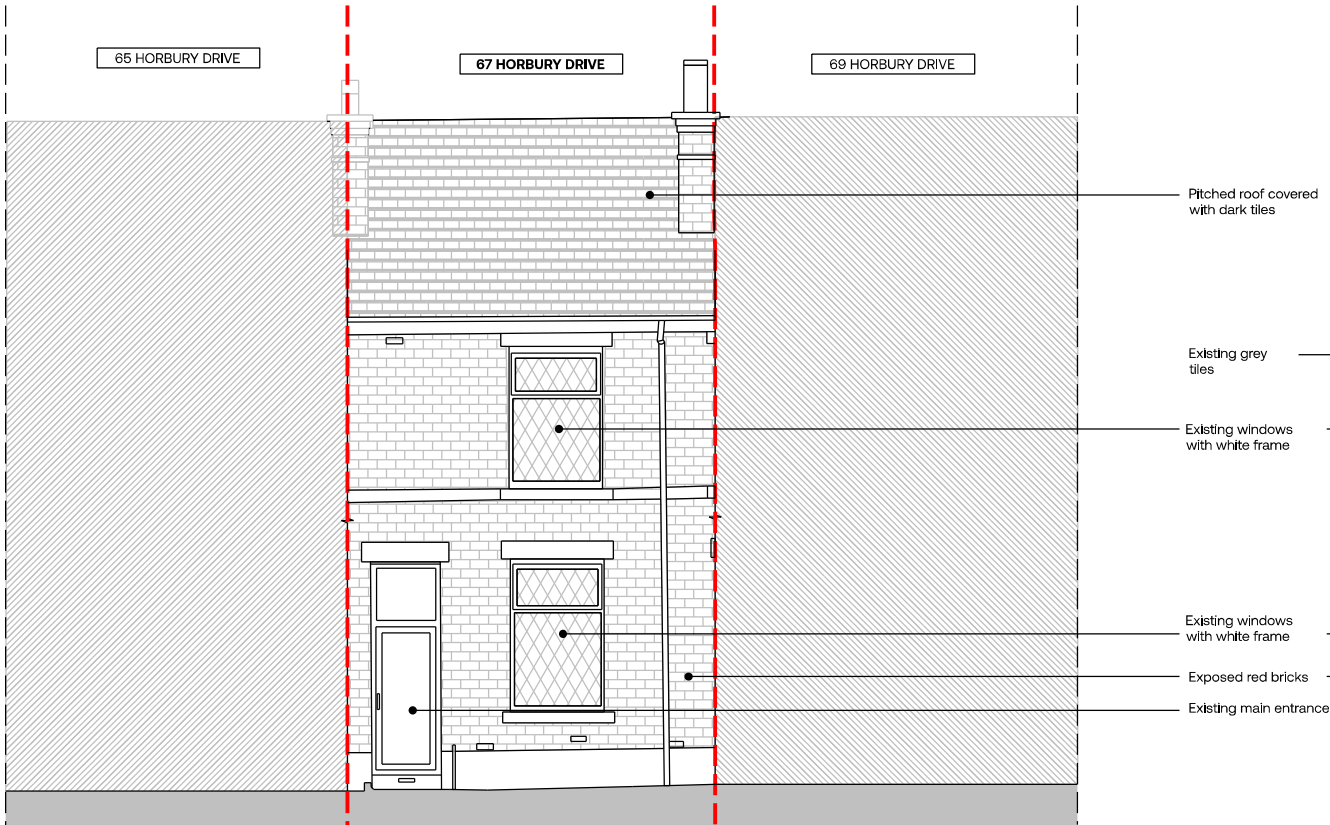
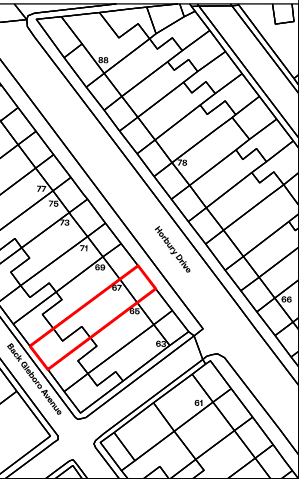


02 EXISTING ROOF PLAN
1:100@A3



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- Proposed Demolitions
- - - Boundary line - indicative only
- New build
- Existing
- Rebuilt existing



01 EXISTING FRONT ELEVATION
1:100@A3

02 EXISTING REAR ELEVATION
1:100@A3



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Drawing title
EXISTING ELEVATIONS

date
JANUARY 2026

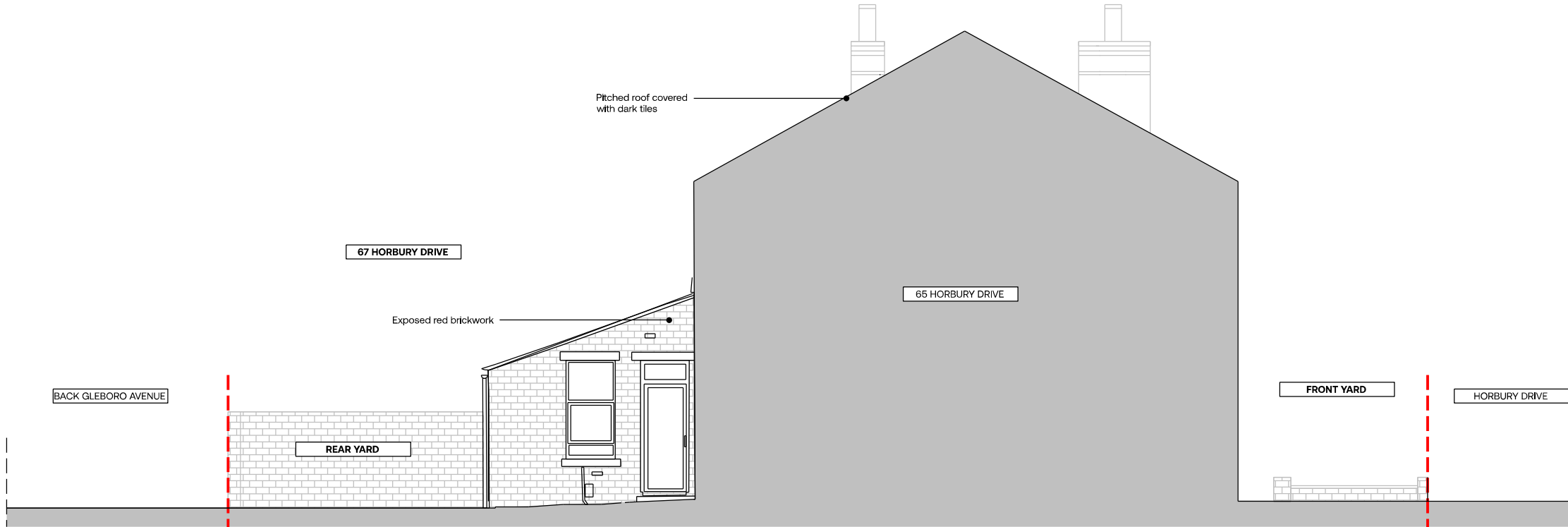
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drawing number
S-04

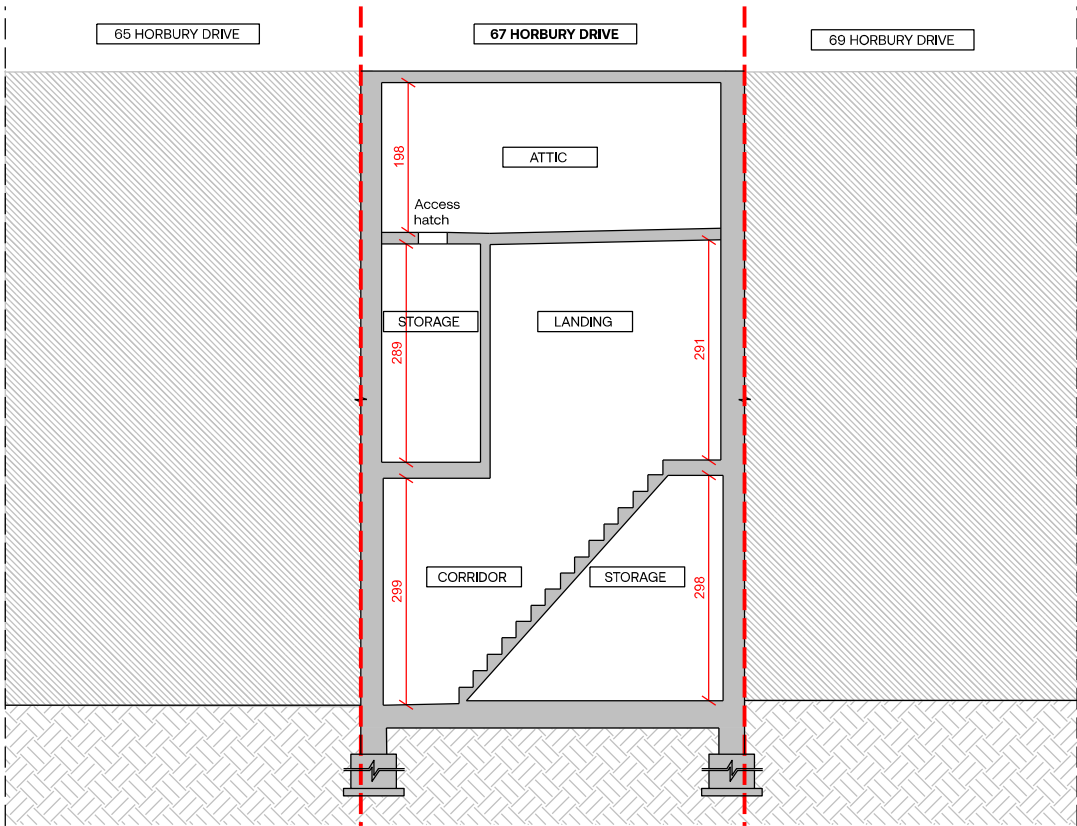
sheet no.
4 OF 9

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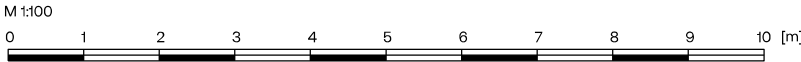
- Proposed Demolitions
- Boundary line - indicative only
- New build
- Existing
- Rebuilt existing



01 EXISTING WEST SIDE ELEVATION
1:100@A3



02 EXISTING CROSS-SECTION
1:100@A3



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Drawing title
EXISTING ELEVATION & SECTION

date
JANUARY 2026

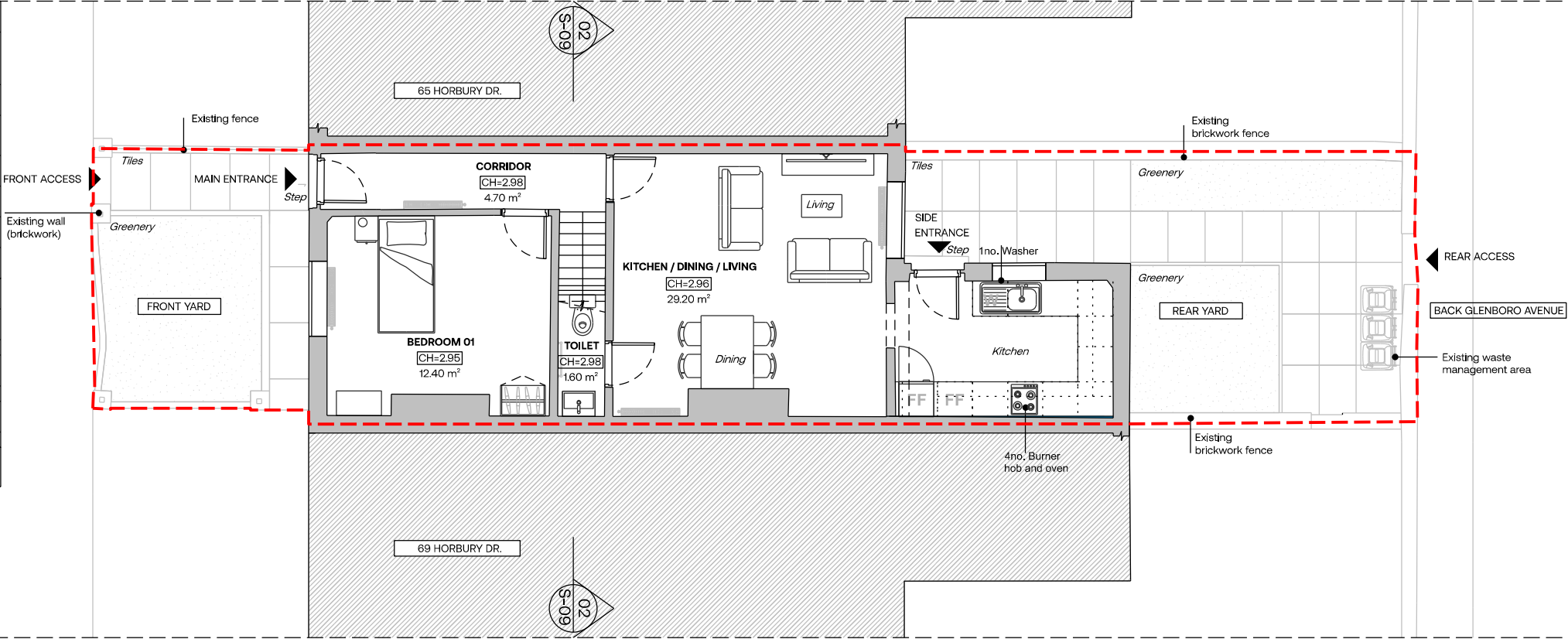
scale
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drawing number
S-05

sheet no.
5 OF 9

Accommodation Schedule

4no. Bedrooms - 4no. Occupants 1no. Shared shower room, 1no. toilet 1no. Kitchen & dining, Living		
Rooms	Proposal (m²)	Standard (m²)
Kitchen/Dining Living room	29.19 m²	6.00 m² + 11.00 m² = 17.00 m²
Bedroom 01	12.40 m²	6.51 m²
Bedroom 02	11.60 m²	6.51 m²
Bedroom 03	8.60 m²	6.51 m²
Bedroom 04	10.00 m²	6.51 m²
HMO Standards		
Single bedroom (with separate kitchen and common room)		
min 6.51 m²		
Kitchen (4no. occupants)		
min 6 m²		
Living+Dinner (4no. occupants)		
min 11 m²		
6.00 m² (kitchen for 4 persons) + 11.00 m² (living/dining for 4 persons) = 17.00 m²		



**Bury Council-
HMO Standards licensing:**

Shared Kitchen Facilities:

- **Sinks**
One per five occupiers (a dishwasher will be acceptable as a second sink), appropriate splash back, provide constant hot and cold water, suitable draining area
- **Cookers**
Four ring hob, oven and a grill per five occupiers (a 27 litre microwave with oven and grill will be acceptable as a second cooker)
- **Worktop**
Smooth impervious work surface, minimum size of 500mm x 1000mm per five occupants
- **Floor covering**
Impervious, easy clean, non-slip finish
- **Storage**
0.3m³ dry goods storage cupboard other than a sink base unit per occupier either in each occupants room or in a (shared kitchen (held in lockable units))
- **Refrigerators**
Two worktop height refrigerators with freezer compartment (or one worktop height fridge and one worktop height freezer) per five occupants
- **Ventilation**
Mechanical ventilation to the outside air at a minimum extraction rate of 60 litres/second or 30 litres/second if the fan is sited within 300mm of the centre of the hob. Alternatively an accessible window of suitable size.

Bathrooms :
Where there are four or less occupiers sharing bathing and toilet facilities there must be at least one bathroom with a fixed bath or shower and a toilet (which maybe situated in the bathroom)

- A shower of minimum dimensions 800mmx800mm
- Wash hand basin 560mm x 430mm

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- - - Boundary line - indicative only
- New build
- Existing
- Rebuilt existing



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* Kitchen-Dining-Living

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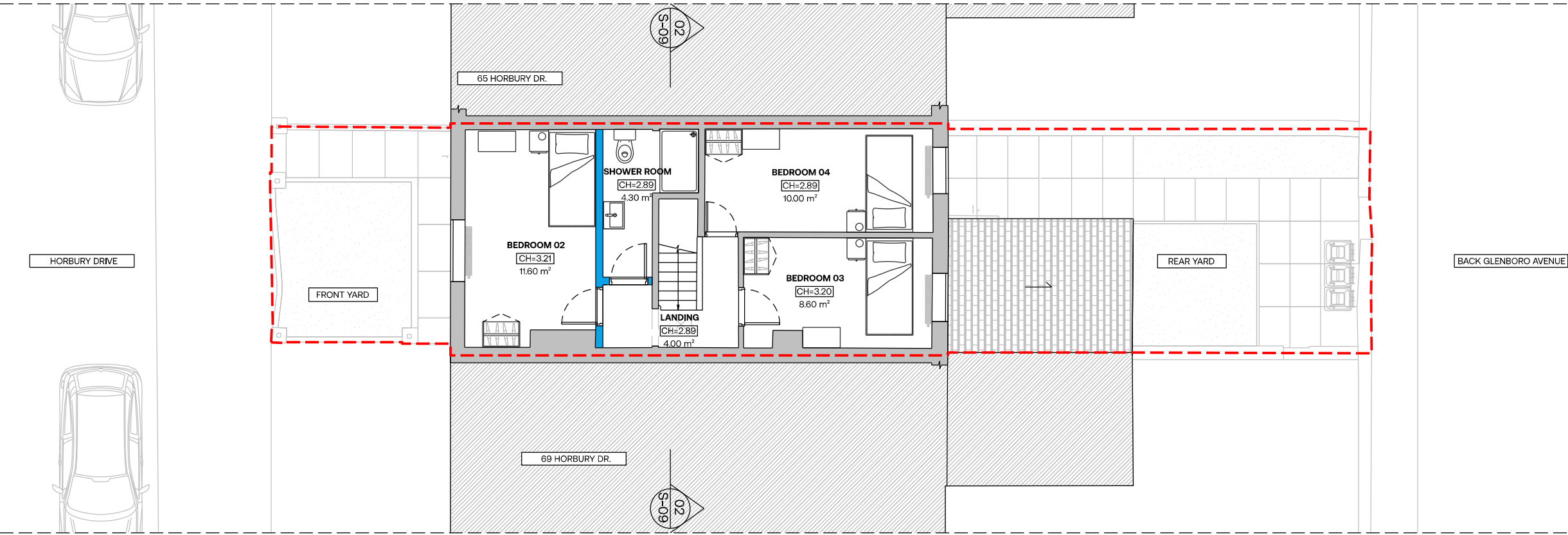
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Project Address
67 Horbury Dr, Bury BL8 2PS, UK

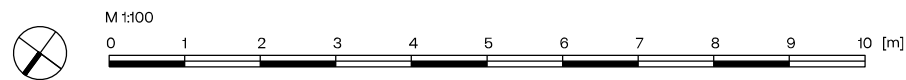
Drawing title
CONCEPT FLOOR PLANS

date JANUARY 2026	scale 1:100@A3
drawing number S-05	sheet no. 5 OF 9

01 PROPOSED GROUND FLOOR PLAN
1:100@A3



02 PROPOSED FIRST FLOOR PLAN
1:100@A3



-  Proposed Demolitions
 Boundary line - indicative only
 New build
 Existing
 Rebuilt existing



CH Ceiling height
* Kitchen-Dining-Living

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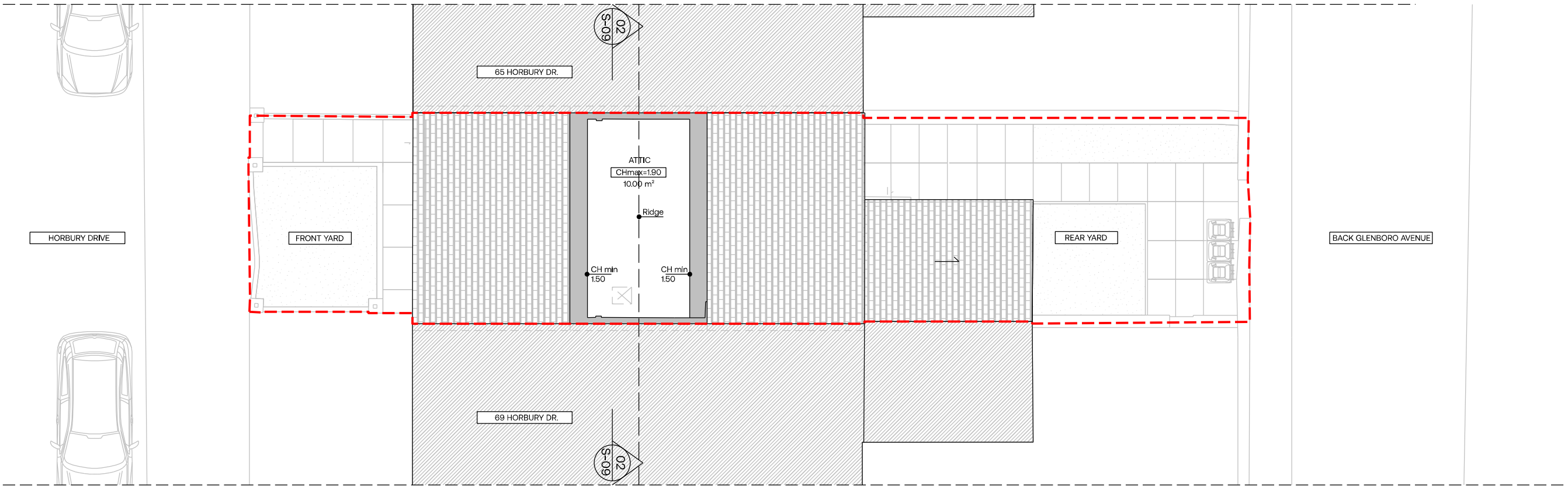
Project Address

7 Horbury Dr, Bury BL8 2PS, UK

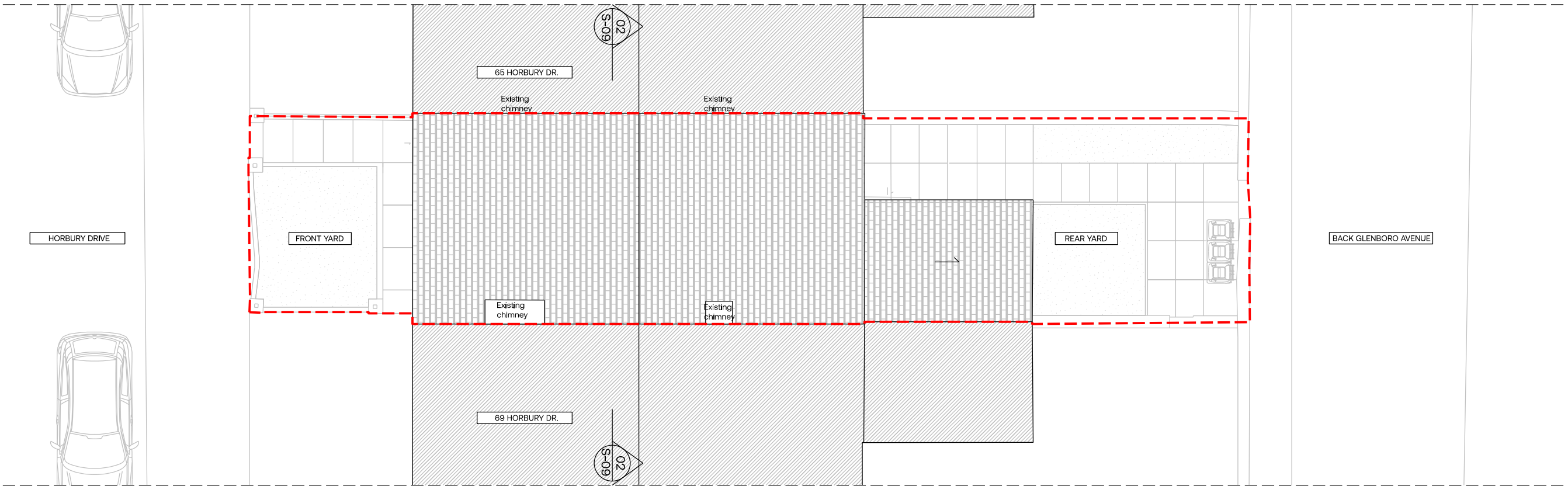
CONCEPT FLOOR PLANS

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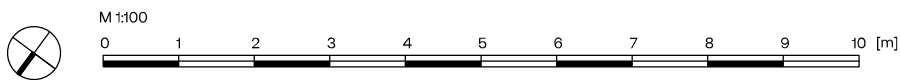
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6-07	7 OF 9



01 PROPOSED ATTIC FLOOR PLAN
1:100@A3

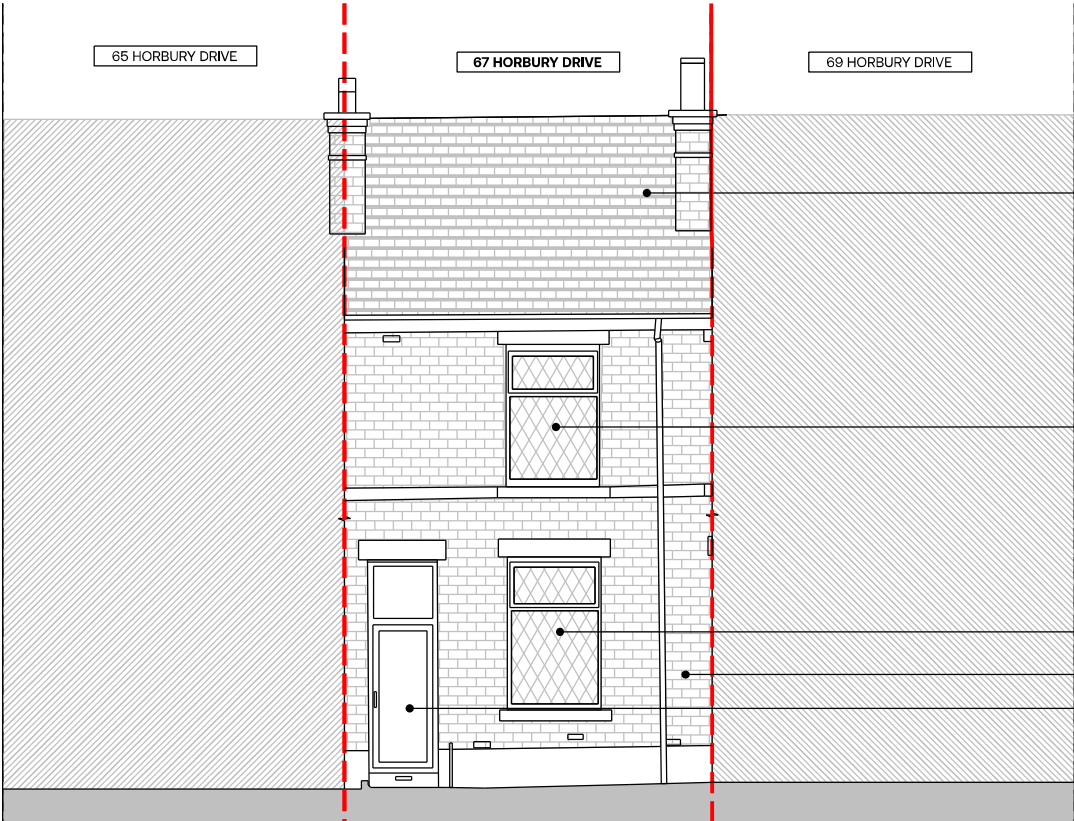


02 **PROPOSED ROOF FLOOR PLAN**
1:100@A3

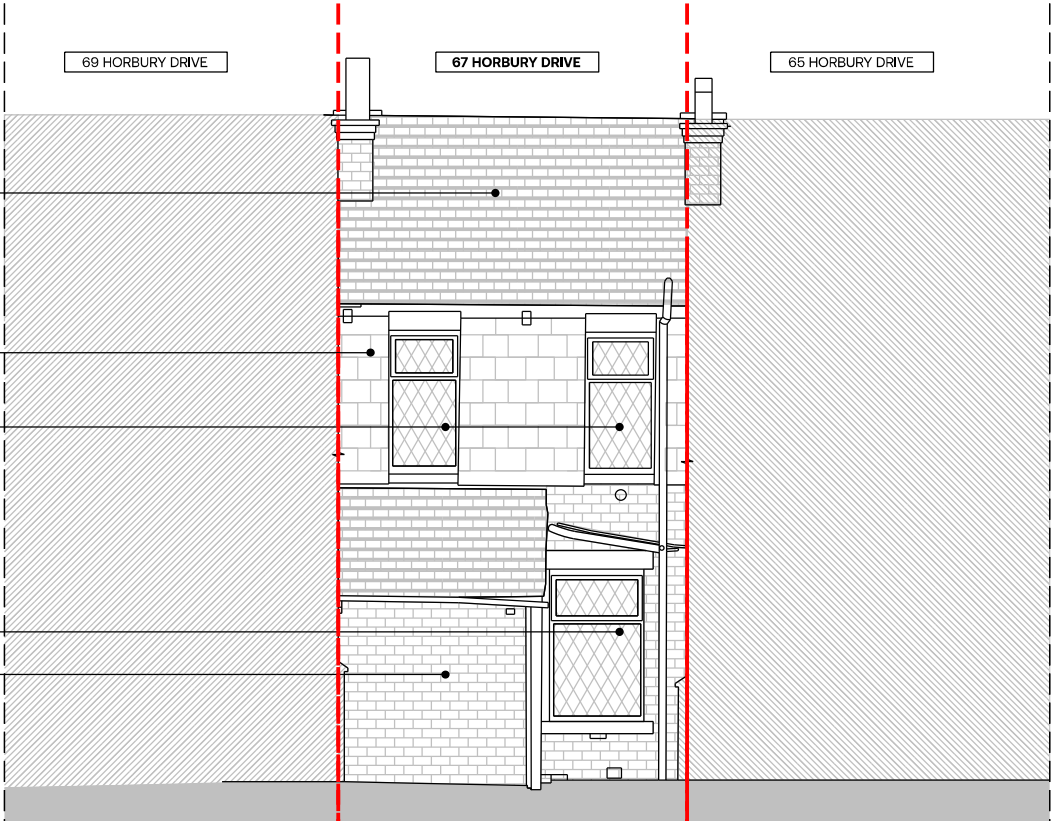


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- Proposed Demolitions
- Boundary line - indicative only
- New build
- Existing
- Rebuilt existing

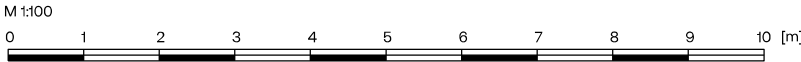


- Pitched roof covered with dark tiles
- Existing grey tiles
- Existing windows with white frame
- Existing windows with white frame
- Exposed red bricks
- Existing main entrance



02 PROPOSED REAR ELEVATION
1:100@A3

01 PROPOSED FRONT ELEVATION
1:100@A3



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Drawing title
CONCEPT ELEVATIONS

date
JANUARY 2026

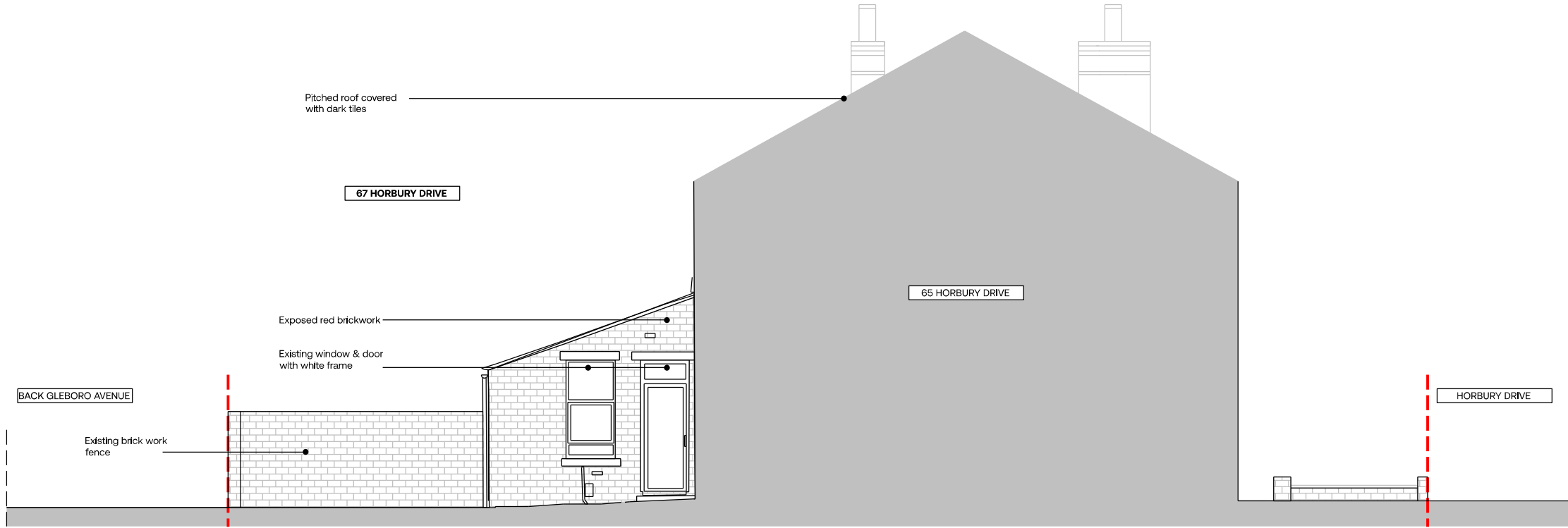
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S-08

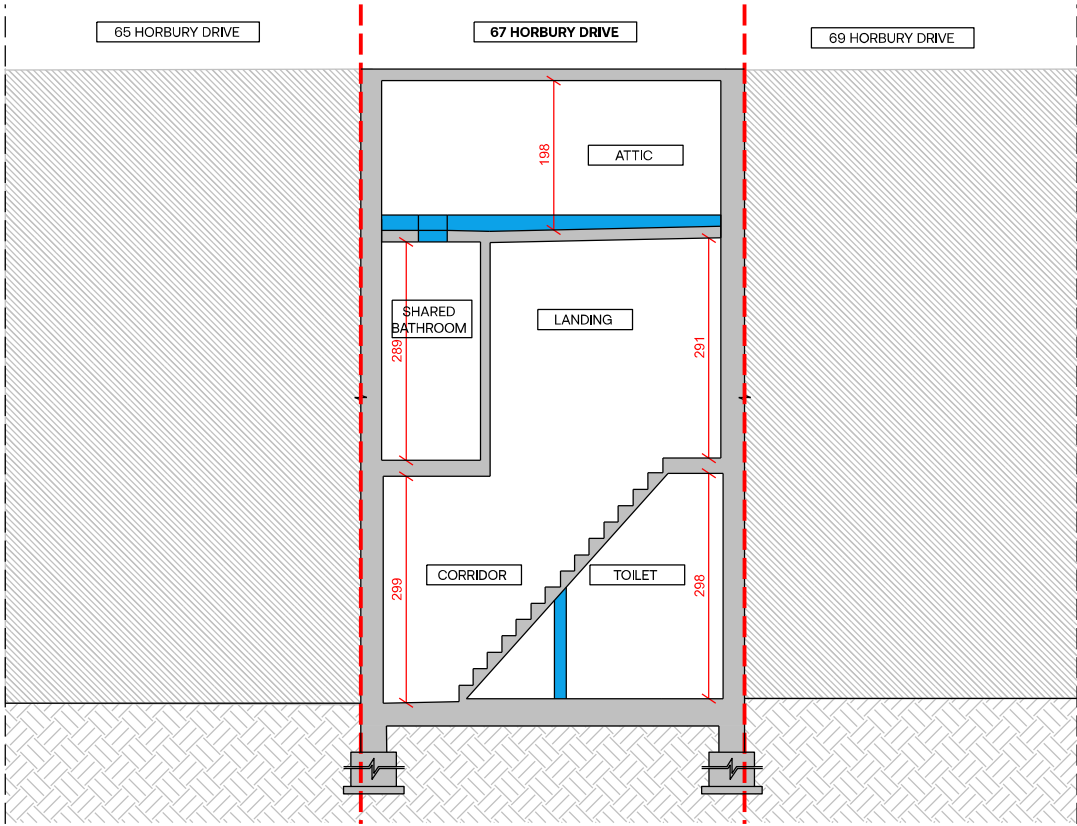
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8 OF 9

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01 PROPOSED WEST SIDE ELEVATION
1:100@A3



02 PROPOSED CROSS-SECTION
1:100@A3



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S-09

sheet no.
9 OF 9