



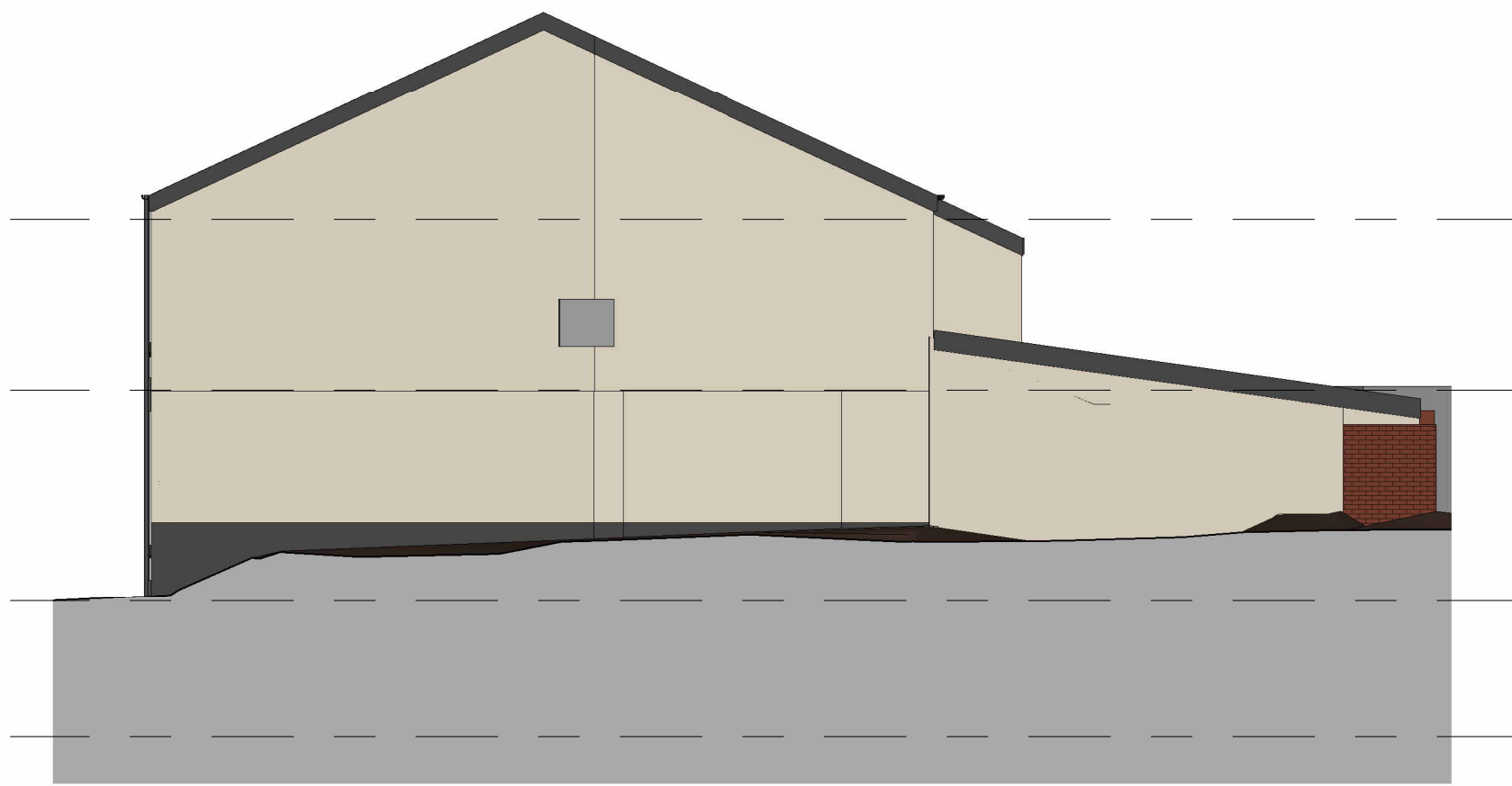
1 Front - Proposed
1 : 100



3 Rear - Proposed
1 : 100



2 Left Side - Proposed
1 : 100



4 Right Side - Proposed
1 : 100

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

Bury Council Houses 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	5m²	6m²	7m²	10.2m²	13.5m²	16.5m²
Living rooms or dining rooms which are additional to kitchen area	8.5m²	11m²	11.2m²	16.7m²	21m²	24m²
Combined kitchen and dining area	10m²	11.5m²	11.6m²	19.5m²	24m²	29m²
Combined Kitchen, living & dining rooms (where bedrooms are less than 10.2m²)	13.5m²	17m²	18.2m²	26.9m²	34.5m²	40.5m²

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:

- 4 sinks (dishwasher)
- 4 four-ring hobs
- 4 ovens

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

Each bedrooms will serve as a combined bedroom and living room, in compliance with Bury Council's HMO guidelines

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

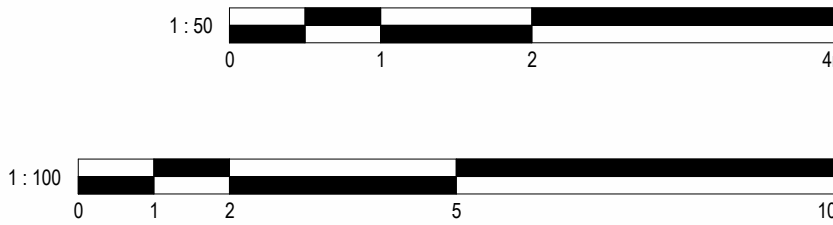
1/Bed/ 2 Person

Kitchen/ Dining

Total - 15 Bedrooms/
18 Perons HMO

	Bedroom (excluding ensuite)	Ensuite	Combined
Bedroom 1	12.0m ²	3.1m ²	15.4m ²
Bedroom 2	12m ²	2.8m ²	15.0m ²
Bedroom 3	13.3m ²	3.6m ²	17.3m ²
Bedroom 4	10.2m ²	3.0m ²	13.4m ²
Bedroom 5	10.8m ²	2.4m ²	13.6m ²
Bedroom 6	10.0m ²	2.6m ²	13.0m ²
Bedroom 7	15.9m ²	2.6m ²	18.8m ²
Bedroom 8	12.3m ²	2.7m ²	15.2m ²
Bedroom 9	14.1m ²	3.5m ²	17.9m ²
Bedroom 10	12.4m ²	2.5m ²	15.2m ²
Bedroom 11	15.4m ²	2.9m ²	18.4m ²
Bedroom 12	12.9m ²	2.8m ²	16.3m ²
Bedroom 13	10.7m ²	3.1m ²	16.1m ²
Bedroom 14	11.4m ²	2.5m ²	14.3m ²
Bedroom 15	13.4m ²	2.5m ²	16.1m ²

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 Revised Plans 08/05/2025 JB
No. Description Date Initial

PROJECT Morning Star, 25 Thomas Street, Radcliffe

TITLE Proposed Elevation

STATUS DESIGN

DRAWN BY JB DATE 19/02/2025 SCALE (@ A1) As indicated

PROJECT NUMBER GSS24124.2 DRAWING NUMBER 003B REV 1

GOLD SKETCH
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