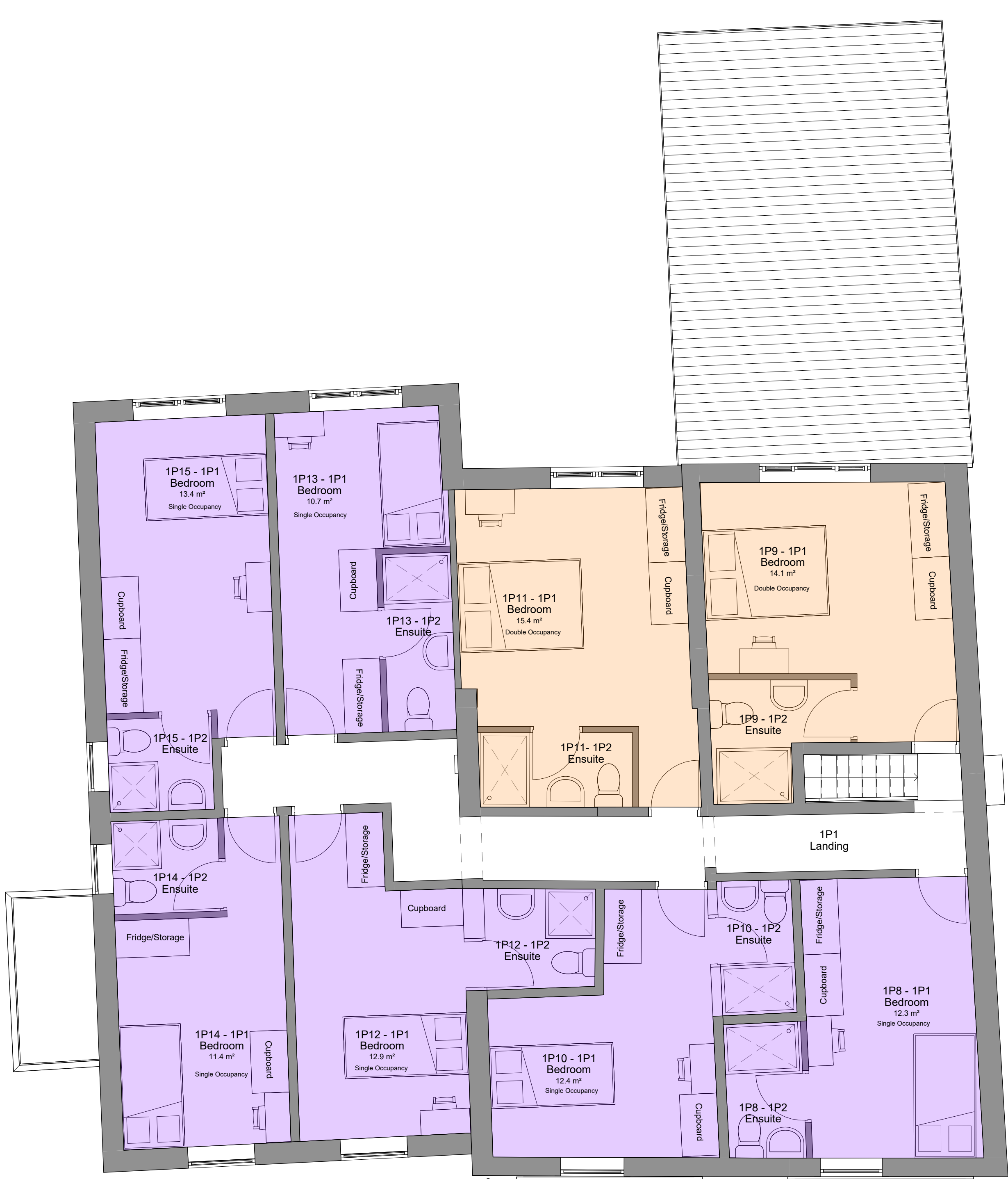
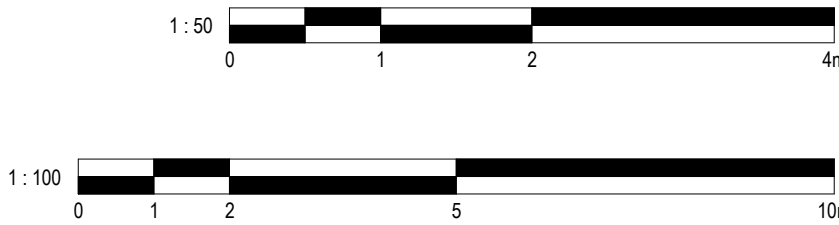




	Bedroom (excluding ensuite)	Ensuite	Combined
Bedroom 1	12.0m ²	3.1m ²	15.4m ²
Bedroom 2	12m ²	2.8m ²	15.0m ²
Bedroom 3	13.3m ²	3.6m ²	17.3m ²
Bedroom 4	10.2m ²	3.0m ²	13.4m ²
Bedroom 5	10.8m ²	2.4m ²	13.6m ²
Bedroom 6	10.0m ²	2.6m ²	13.0m ²
Bedroom 7	15.9m ²	2.6m ²	18.8m ²
Bedroom 8	12.3m ²	2.7m ²	15.2m 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 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 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	5m ²	6m ²	7m ²	10.2m ²	13.5m ²	16.5m ²
Living rooms or dining rooms which are additional to kitchen area	8.5m ²	11m ²	11.2m ²	16.7m ²	21m ²	24m ²
Combined kitchen and dining area	10m ²	11.5m ²	11.6m ²	19.5m ²	24m ²	29m ²
Combined Kitchen, living & dining rooms (where bedrooms are less than 10.2m ²)	13.5m ²	17m ²	18.2m ²	26.9m ²	34.5m ²	40.5m ²

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

2 Planning - Revised Plans 27/08/2025 JB
1 Revised Plans 08/05/2025 JB
No. Description Date Initial

Morning Star, 25 Thomas Street, Radcliffe

PROJECT			
TITLE			
Proposed Plans			
STATUS			
DESIGN			
DRAWN BY	DATE	SCALE (@ A1)	
JB	19/02/2025	1 : 50	
PROJECT NUMBER		DRAWING NUMBER	REV
GSS24124.2		003A	2
GOLD SKETCH			
S T U D I O S			
www.goldsketch.co.uk info@goldsketch.co.uk 0161 792 9595			
NOTES			
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