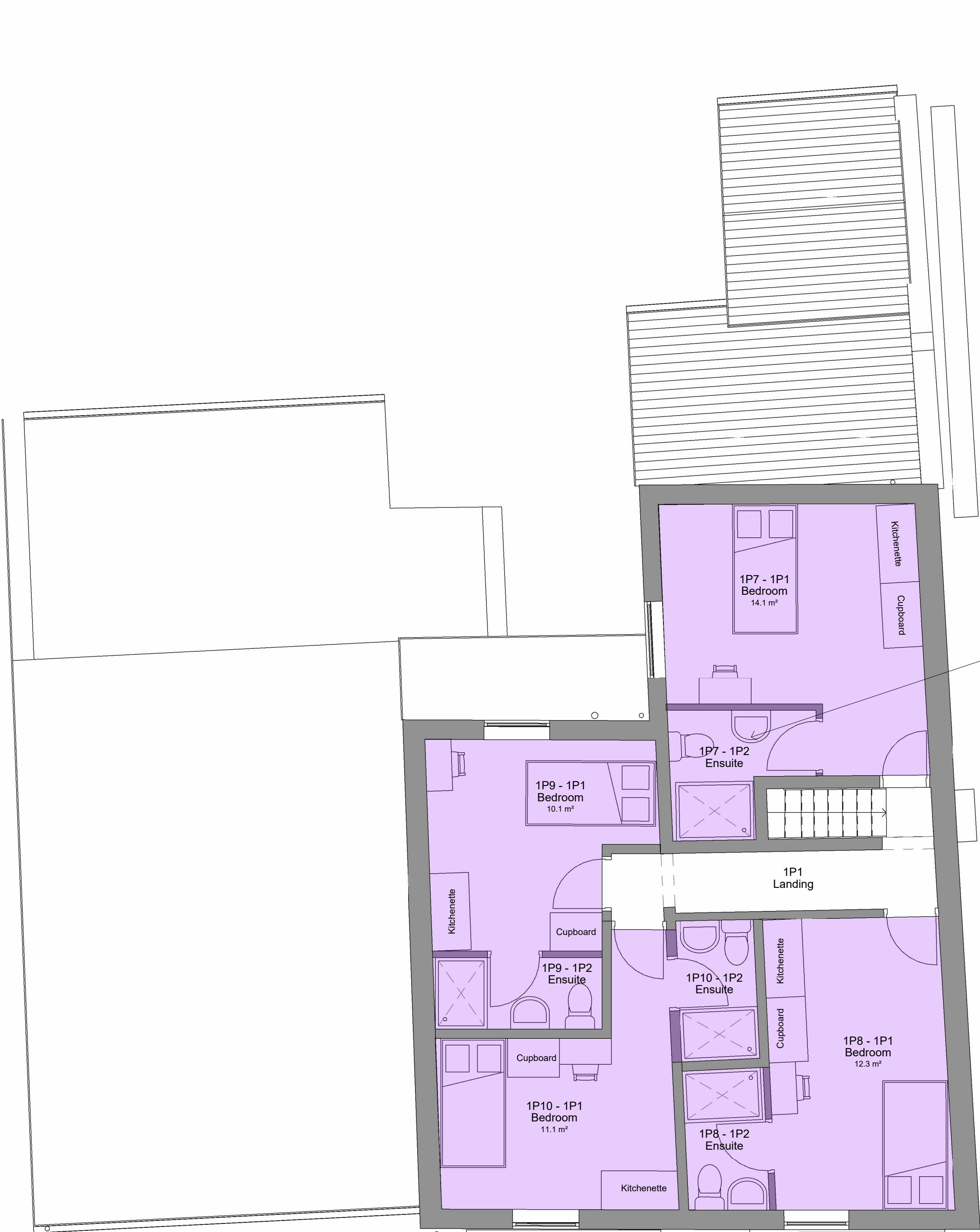




	Bedroom (excluding ensuite)	Ensuite	Combined
Bedroom 1	12.0m ²	3.1m ²	15.4m ²
Bedroom 2	14.2m ²	3.4m ²	18.6m ²
Bedroom 3	13.3m ²	3.6m ²	17.3m ²
Bedroom 4	10.1m ²	3.0m ²	13.4m ²
Bedroom 5	10.4m ²	2.9m ²	13.6m ²
Bedroom 6	10.2m ²	2.6m ²	13.2m ²
Bedroom 7	14.1m ²	2.6m ²	17.9m ²
Bedroom 8	12.3m ²	2.7m ²	15.2m ²
Bedroom 9	10.1m ²	2.8m ²	13.1m ²
Bedroom 10	11.1m ²	2.5m ²	14.0m ²

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 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 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 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:

- 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



2 Planning Revised 07/01/2025 JB
1 HMO Licensing 20/12/2024 JB
No. Description Date Initial

Morning Star, 25 Thomas Street, Radcliffe

Proposed Plans

DESIGN

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

PROJECT NUMBER: GSS24124 DRAWING NUMBER: 003A REV: 2

GOLD SKETCH
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