

7 May 2026

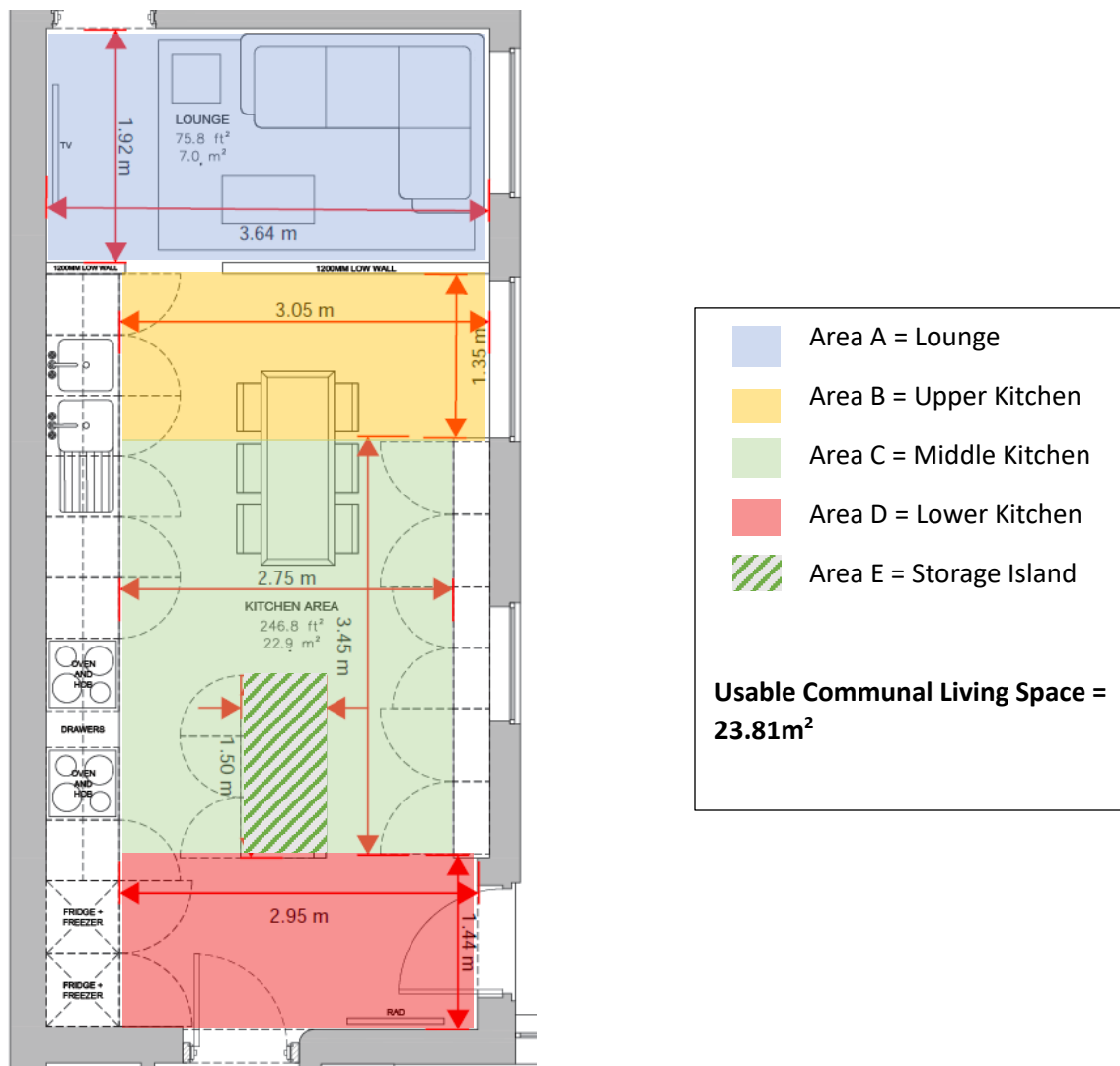
Usable Communal Space - Planning Application Submission PL/2026/0291

Site:

14 St James Terrace
Heywood
Rochdale
OL10 3AB

Below are illustrations from drawing ED-14-2026 / 002-GA-A to demonstrate the minimum communal living space required calculated and provided by the Housing Standards Officer to be **23.42m²** minimum for the 8-bedroom HMO proposal.

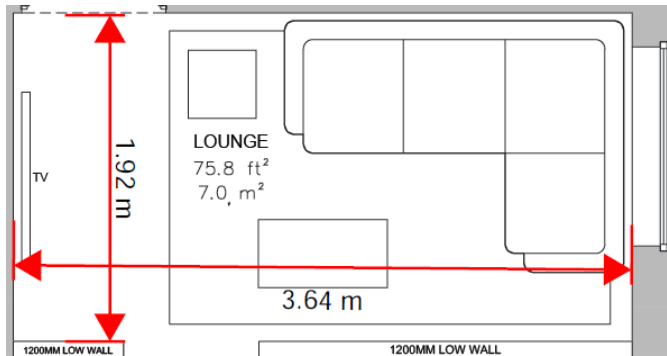
The proposal demonstrates 23.81m² of usable communal living space.



Director: R S Shahi Ba(Hons) BArch ARB

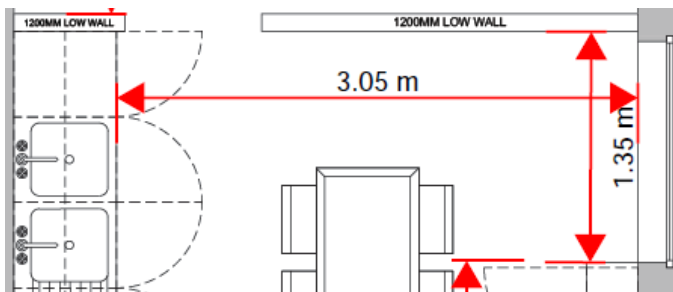
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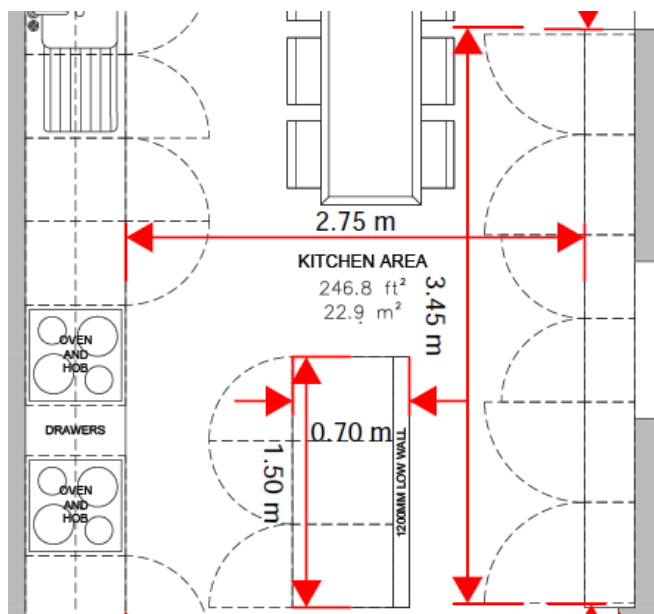
Area A = Lounge

$$1.92\text{m} \times 3.64\text{m} = 7.0\text{m}^2$$



Area B = Upper Kitchen

$$3.05\text{m} \times 1.35\text{m} = 4.12\text{m}^2$$



Area C = Middle Kitchen

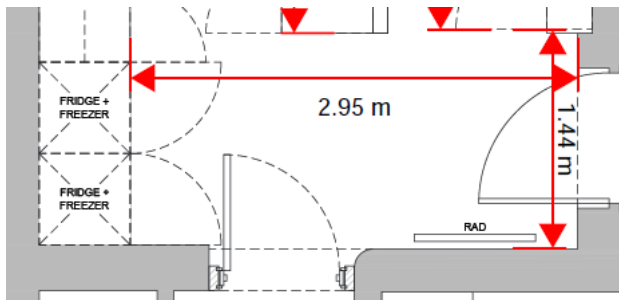
$$2.75\text{m} \times 3.45\text{m} = 9.49\text{m}^2$$



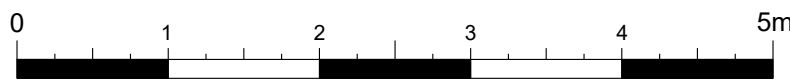
Area E = Storage Island

$$(1.5\text{m} \times 0.7\text{m} = 1.05\text{m}^2)$$

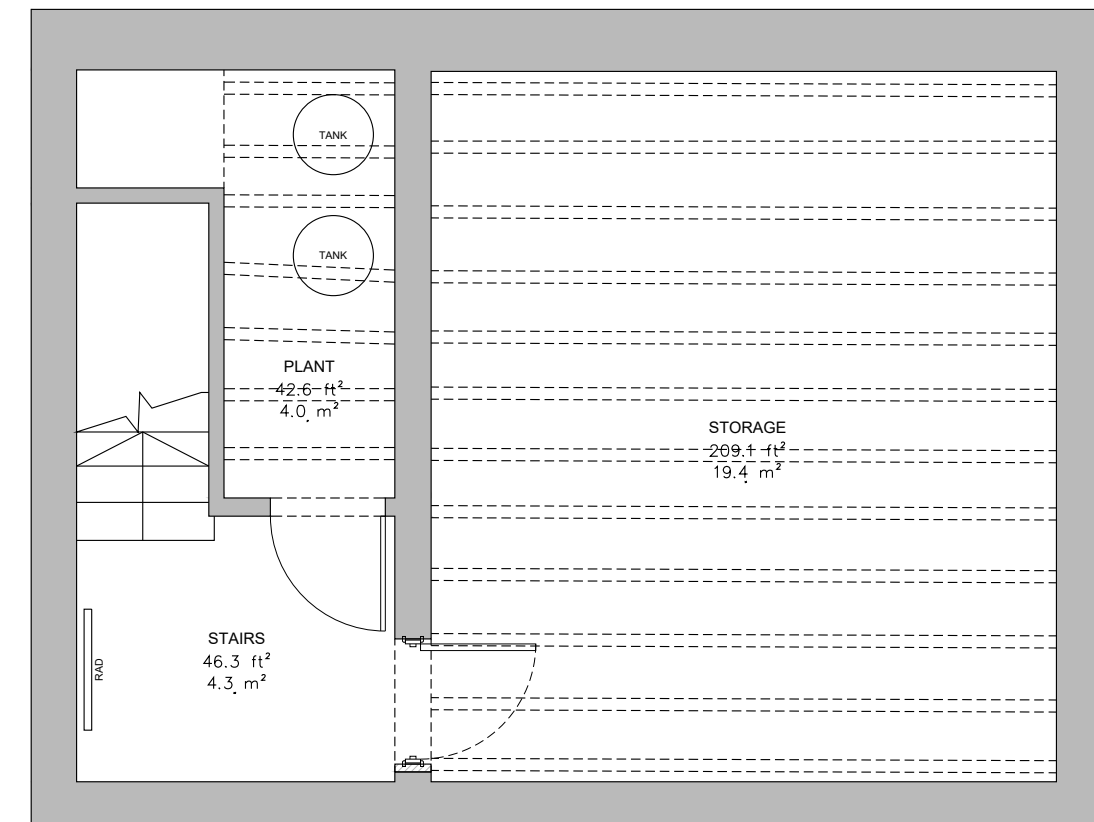
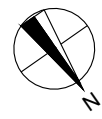
$$\text{NET} = 8.44\text{m}^2$$



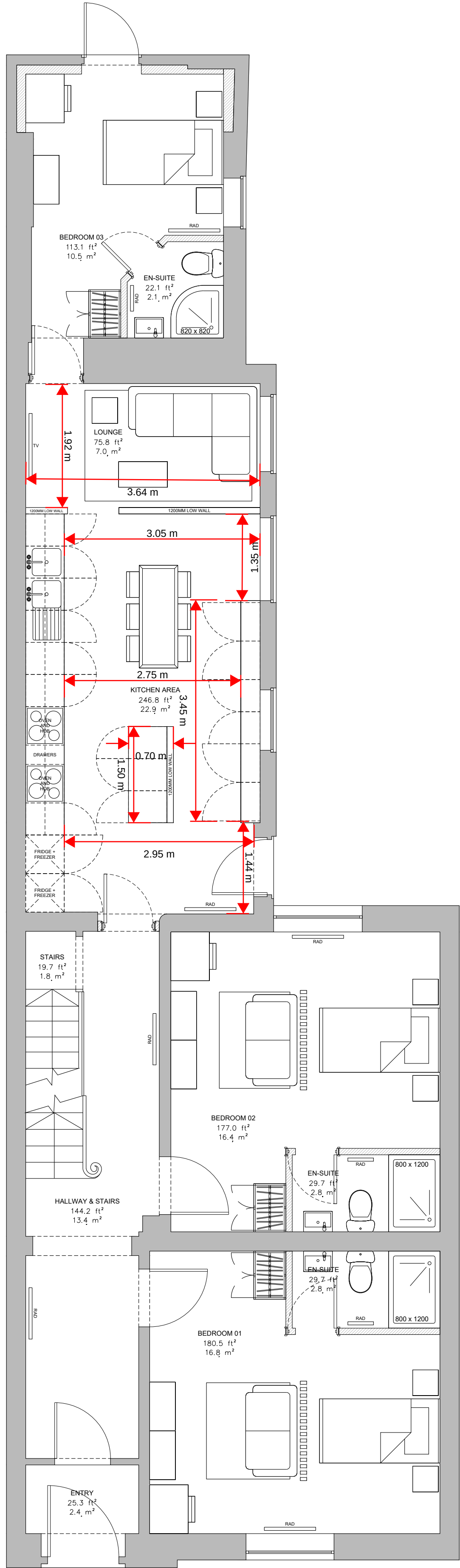
Area D = Lower Kitchen
 $2.95\text{m} \times 1.44\text{m} = 4.25\text{m}^2$



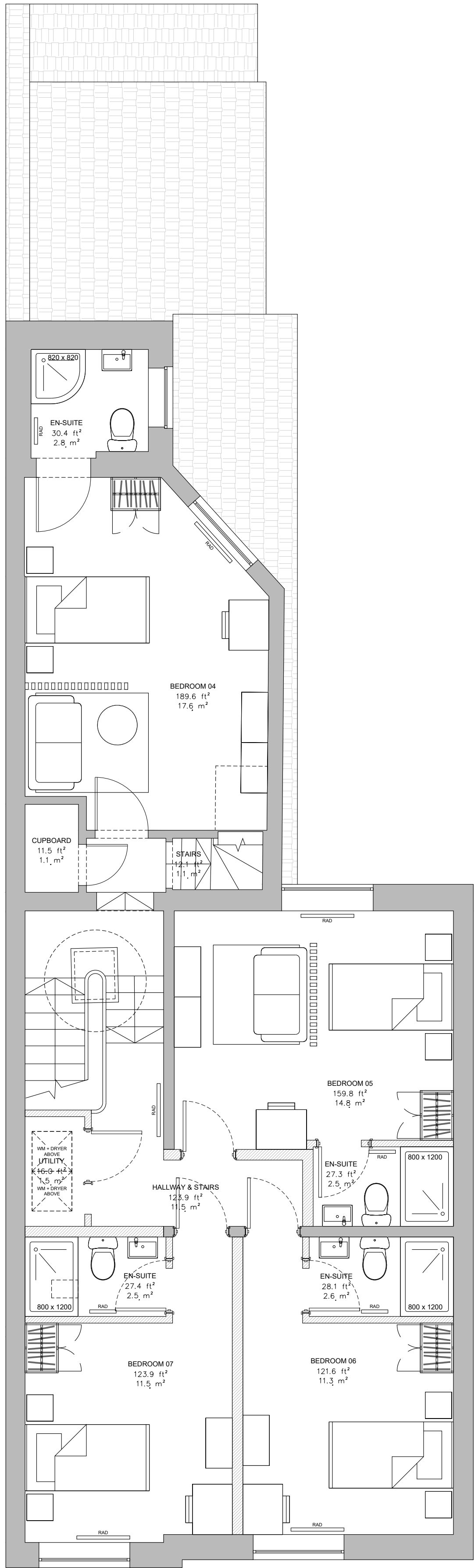
1:50



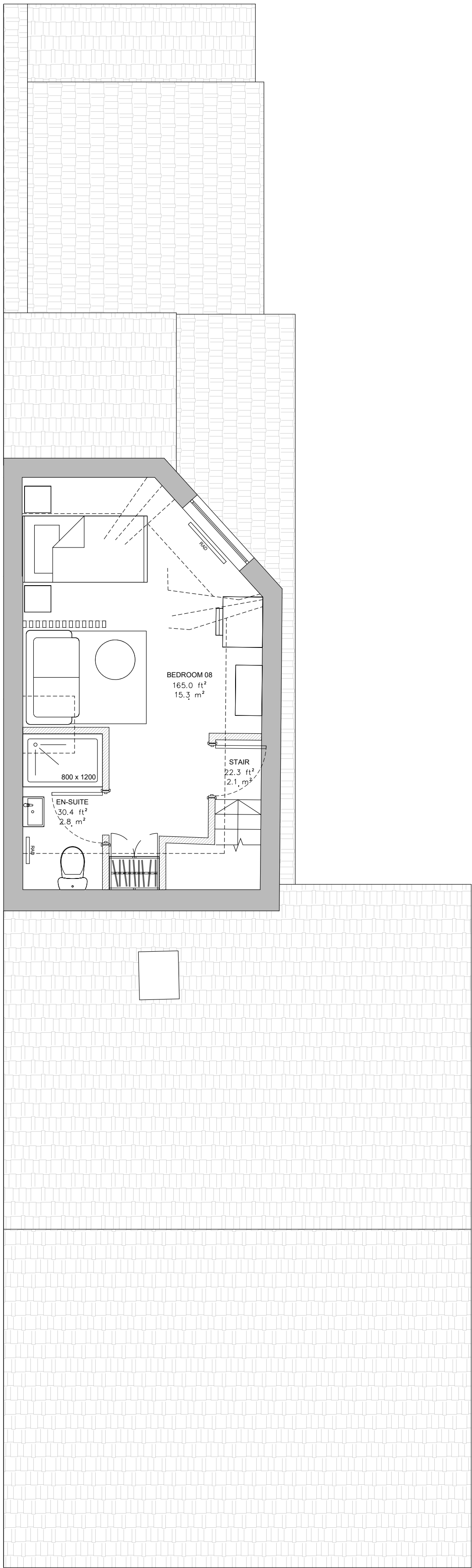
BASEMENT FLOOR



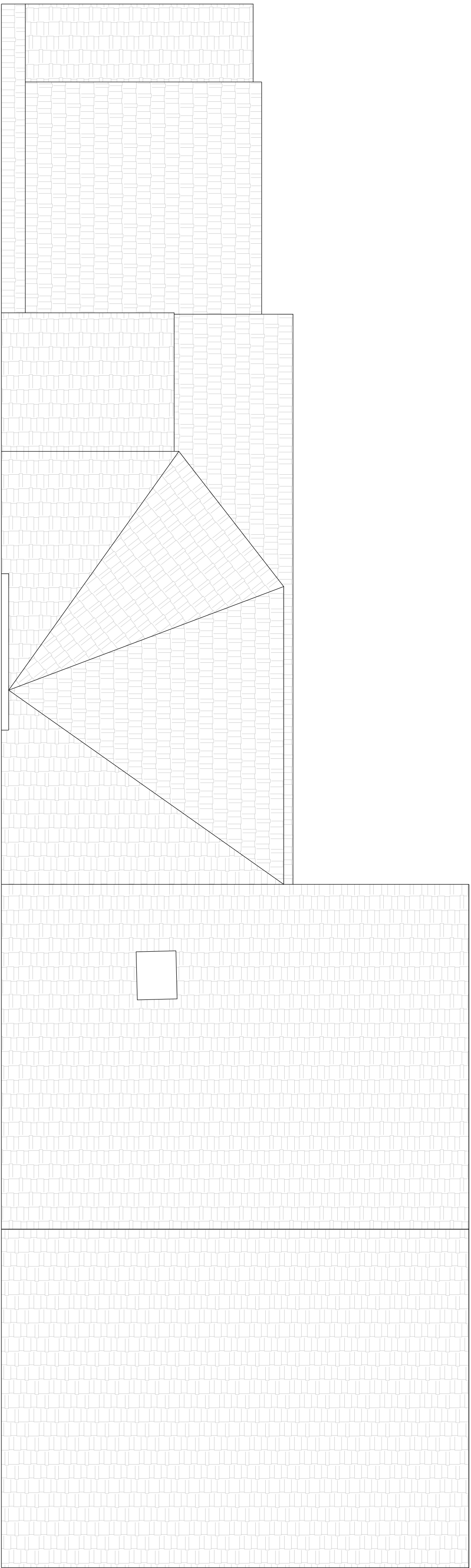
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



ROOF PLAN

NOTE: This drawing is the copyright of the company and must not be reproduced or used without permission. Annotated dimensions are to be taken in preference to scaled dimensions and site dimensions must be checked before work commences.

This drawing is for illustrative purposes only. All drawings must be reviewed and approved by contractor, builder, engineers, including structural, electricians, fire engineers, professionals and officers for buildability, stability, planning, regulations and safety.