

3 Church Street – Clitheroe.

Usage and Internal Floor Space

As per the proposal the existing building comprises of Commercial Space (Former Takeaway) to the Ground Floor with associated out Buildings. The proposal keeps the majority of the split of the building the same with commercial on the Ground Floor and Residential on the top floor. Referring to the definition below

The Gross Internal Area of a dwelling is defined as the total floor space measured between the internal faces of perimeter walls^[footnote 1] that enclose the dwelling. This includes partitions, structural elements, cupboards, ducts, flights of stairs and voids above stairs. The Gross Internal Area should be measured and denoted in square metres (m²).

Please see the table below showing the overall internal floor space of each element.

3 Church Street - GIFA		
Area	Existing Usage	
	Commerical	Residential
Basement	39	
Ground Floor	97	
First Floor		45.1
Second Floor		45.1
Third Floor		45.1
Total Sqm	136	135.3
Area	Proposed Usage	
	Commerical	HMO
Basement	39	
Ground Floor	60.7	31
First Floor		45.1
Second Floor		45.1
Third Floor		45.1
Total Sqm	99.7	166.3

Appendix A – GIFA for the existing and proposed usage of 3 Church Street in Clitheroe.

As per the following statement there is the following requirements for a HMO within the UK.

In the UK, Houses in Multiple Occupation (HMOs) must adhere to specific space standards, particularly concerning bedroom sizes. These standards aim to ensure adequate living conditions for tenants and prevent overcrowding.

Minimum Bedroom Sizes:

One person (over 10 years old): 6.51 square meters.

Two people (over 10 years old): 10.22 square meters.

One child (under 10 years old): 4.64 square meters.

As the proposed unit's Single person Units aimed at Single Working local residents, As it is shown on the proposed drawings that each single bedroom better the minimum standards.

Area	SQM
Bedroom 1	8.92
Bedroom 2	8.89
Bedroom 3	15.12
Bedroom 4	14.13
Bedroom 5	16.92
Total	63.98

Appendix B – sqm of Proposed Bedrooms

As shown on the above the sizes are significantly higher than the minimum space required. My client is provided more than adequate space within for each bedroom to provide a high-end living accommodation for the area of Clitheroe aimed at single local working people.

Comparing this to National Space Standard

Table 1. Minimum gross internal floor areas and storage (m²)

Number of bedrooms (b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) *			1.0
1b	2p	50	58		1.5
2b	3p	61	70		2.0
2b	4p	70	79		2.0
3b	4p	74	84	90	2.5
3b	5p	86	93	99	2.5
3b	6p	95	102	108	2.5
4b	5p	90	97	103	3.0
4b	6p	99	106	112	3.0
4b	7p	108	115	121	3.0
4b	8p	117	124	130	3.0
5b	6p	103	110	116	3.5
5b	7p	112	119	125	3.5
5b	8p	121	128	134	3.5
6b	7p	116	123	129	4.0
6b	8p	125	132	138	4.0

Appendix C - National Space Standard Table

Referring to the table above we would have to take a 5b / 6P approach even though in this case it will be 5b/5b we still are bettering the SQM 116 by some way as we provide 155sqm.

HMO access and Collection of Refuse

The development itself will look at splitting the existing commercial Ground floor. The existing entrance off Church Street will be utilised and remain in service to access the Commercial Ground Floor. The entrance to the residential

will be provided off the access ginnel to the right hand side of the front door. This will be securely locked and maintained so that only the residents and management companies can access.

The commercial unit to the rear will be accessed using its existing entrance off Church Walk. Meaning there will be no cross over between the Residential Tenants and the Commercial Tenants.

Waste Management

Effective waste management in Houses in Multiple Occupation (HMOs) is crucial for both landlords and tenants. Landlords are legally obligated to provide adequate facilities for storing and disposing of household waste, recycling, and garden waste. This includes planning for waste storage during the HMO licensing process, ensuring proper storage within the property boundary, and providing tenants with waste collection information.

Here's a more detailed breakdown:

Landlord Responsibilities:

Provide Waste Storage:

Landlords must provide designated areas for storing bins and recycling containers within the property boundary.

Ensure Adequate Receptacles:

There should be enough council-issued bins for the number of occupants, clearly marked with the property number.

Maintain Bin Storage Areas:

Bin storage areas should be neat, tidy, and free from obstructions.

Provide Waste Collection Information:

Tenants should be informed about collection days, what can be recycled, and where to dispose of waste.

Monitor and Address Issues:

Landlords should regularly check communal areas and waste disposal points for issues like overflowing bins or incorrect waste disposal.

Comply with Local Authority Schemes:

HMOs must comply with any specific waste management schemes or regulations set by the local council.

Tenant Responsibilities:

Properly Dispose of Waste:

Tenants are responsible for correctly sorting and disposing of their waste in the designated receptacles.

Keep Bin Areas Tidy:

Tenants should ensure that the bin storage areas remain tidy and free from obstructions.

Follow Recycling Guidelines:

Tenants should adhere to the recycling guidelines provided by the landlord and the local council.

Report Issues to Landlord:

Tenants should inform the landlord of any issues with waste management, such as overflowing bins or damaged receptacles.

Additional Tips for Effective HMO Waste Management:

Encourage Waste Separation:

Provide separate bins for general waste and recycling to make it easier for tenants to participate in recycling programs.

Consider Smart Waste Solutions:

Explore options like sensor-equipped bins or waste compactors to optimize waste collection and efficiency.

Promote Sustainable Practices:

Encourage tenants to reduce waste by using reusable items, composting, and other eco-friendly initiatives.

Regular Inspections:

Conduct regular inspections of communal areas to identify and address any waste management issues.

Educate Tenants:

Provide clear and concise information about waste management to tenants through posters, workshops, or other means.

3 Church Street - Waste Management Strategy

The Landlord will provide 8no 240L bins one for General Waste / Recyclable Waste. To be stored in the courtyard to the rear of the property. This will be accessed during the ginnel from Church Street this is also how the waste will be collected, via a private waste management company who will visit site once I week organised by the landlord to clean, maintain the courtyard and transport the bins to the front of the site to be collected. Bins for both HMO and commercial units will be collected privately via the access ginnel.



Appedix D – 110L bins to be provided for the Residential residents

4no – Provided for the 240-litre HMO Units

2no – Provided for the 240-litre (Previous Chinese)

2No – Provided 240-litre internally for commercial unit at the back

As mentioned, these will be maintained by a private management company provided by the Landlord.

For the proposed Commercial Unit –Commercial front unit this waste will be stored in **2no 240-litre Waste bin** which will be stored at the rear of Number 3 and take through the access like the rest of the was this will be accessed at the door at the side of the rear element. As per the existing stairs.

Proposed Small Rear Commercial Unit – Commercial 2no 240litre bins will be collected by the council from Church St, the bins will only be placed outside on collection day and otherwise will be stored internally. Alternatively, the bins will be collected by the private management company directly from the internal bin store. The sizes of these bins may change depending on the usage once a tenant has taken over the unit.

Bike Storage

Bike storage will be provided externally within the rear courtyard. There will be the following supplied in the courtyard this again will be access by the ginnel in between the two buildings.

Meet the 6 Space Amazon Eco Cycle Shelter, a sustainable, timber-clad cycle shelter designed to deliver secure, stylish bike storage for commercial, residential, and public spaces. Perfect for projects prioritising sustainability, BREEAM compliance, and modern architectural aesthetics.

See images below



Appendix E – Shows image of a typical bike nest that will be installed on the site

The bike storage provided will give space for 6no bikes which is more than one per Unit provided this encourages the use of bikes within the area and reduces the need for parking and is more environmentally friendly.

Conclusion

All of the above elements have been carefully considered during the design of this development and is looking to provide Clitheroe with a collection of new potential business for the high street as well as high quality affordable living for residents.

This will not only increase job opportunities within the area but will provide Clitheroe with much needed affordable housing for the local community who still want to reside in the area.