

YA-PL-007

Existing & Proposed Accommodation Comparison Schedule

1. Introduction

This Existing & Proposed Accommodation Comparison Schedule has been prepared by Yallahs Architecture on behalf of Fairfield Property Investments Ltd in support of the retrospective planning application relating to 63–65 High Road, Wood Green, London N22 6BH.

The purpose of this document is to provide a direct comparison between the existing accommodation and the proposed accommodation and to identify the principal improvements delivered by the proposal.

This document should be read alongside:

- Document Reference YA-PL-001 – Planning Statement
- Document Reference YA-PL-003 – HMO Accommodation & Management Statement
- Document Reference YA-PL-009 – HMO Room Schedule

2. Accommodation Comparison Summary

Item	Existing	Proposed	Change
Residential Floors	2	2	No Change
Letting Rooms	9	11	+2
Maximum Occupancy	15 Persons	14 Persons	-1
Kitchen Sets	1	4	+3
Toilets	4	4	No Change
Wash Hand Basins	4	4	No Change
Showers	3	4	+1

3. Occupancy Comparison

Item	Existing	Proposed
Letting Rooms	9	11
Occupiers	15	14
Occupancy per Room (Average)	1.67	1.27

The proposal increases the number of letting rooms whilst reducing the recorded maximum occupancy.

This improves the relationship between occupiers and the facilities available within the building.

4. Shared Facilities Comparison

Facility	Existing	Proposed	Change
Kitchen Sets	1	4	Significant Improvement
Toilets	4	4	Maintained
Wash Hand Basins	4	4	Maintained
Showers	3	4	Improvement

The proposal significantly improves access to kitchen facilities and increases shower provision whilst maintaining the existing level of toilet and wash hand basin provision.

5. Existing Accommodation Schedule

The existing accommodation is arranged over the first and second floors and currently comprises nine letting rooms together with shared facilities.

Existing Provision	Quantity
Residential Floors	2
Letting Rooms	9
Maximum Occupancy	15 Persons
Kitchen Sets	1
Toilets	4
Wash Hand Basins	4

Yallahs Architecture
 5 Brayford Square
 London
 E1 0SG

info@yallahsarchitecture.com

0845 299 3402

Existing Provision	Quantity
Showers	3

The existing arrangement relies upon a single kitchen set serving the accommodation and forms the baseline position against which the proposed improvements have been assessed.

6. Proposed Accommodation Schedule

The proposed accommodation comprises eleven letting rooms with a maximum occupancy of fourteen persons.

Proposed Provision	Quantity
Residential Floors	2
Letting Rooms	11
Maximum Occupancy	14 Persons
Kitchen Sets	4
Toilets	4
Wash Hand Basins	4
Showers	4

The proposed occupancy strategy comprises:

Occupancy Type	Number
Single Occupancy Rooms	8
Double Occupancy Rooms	3
Total Letting Rooms	11
Maximum Occupancy	14 Persons

The approved double occupancy rooms are:

Room Reference Occupancy

SF-05	2 Persons
SF-06	2 Persons
SF-07	2 Persons

All remaining rooms are intended for single occupancy.

7. Summary of Improvements

The proposal delivers a number of measurable improvements when compared with the existing accommodation.

Item	Existing	Proposed	Outcome
Letting Rooms	9	11	Increase
Occupancy	15	14	Reduction
Kitchen Sets	1	4	Significant Improvement
Toilets	4	4	Maintained
Wash Hand Basins	4	4	Maintained
Showers	3	4	Improvement

The proposal therefore provides:

- additional accommodation capacity through a more efficient layout;
- reduced recorded maximum occupancy;
- substantially improved kitchen provision;
- improved shower provision;
- improved management arrangements; and
- improved fire safety measures associated with the wider regularisation programme.

The proposal provides a more balanced relationship between occupancy levels and shared facilities than currently exists.