

YA-PL-009

HMO Room Schedule

1. Introduction

This HMO Room 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 definitive schedule of the proposed letting rooms, room references, room areas and occupancy levels.

This schedule shall be read alongside:

- **Document Reference YA-PL-001 – Planning Statement**
- **Document Reference YA-PL-003 – HMO Accommodation & Management Statement**
- **Document Reference YA-PL-007 – Existing & Proposed Accommodation Comparison Schedule**
- **Drawing HR HMO 03 – Proposed First Floor HMO Plan**
- **Drawing HR HMO 04 – Proposed Second Floor HMO Plan**

2. First Floor Room Schedule

Room Reference	Floor	Area	Occupancy
FF-01	First Floor	11 m ²	1 Person
FF-02	First Floor	11 m ²	1 Person
FF-03	First Floor	11 m ²	1 Person
FF-04	First Floor	11 m ²	1 Person

First Floor Summary

Item	Provision
Letting Rooms	4
Occupiers	4 Persons

Room areas taken from Drawing HR HMO 03 – Proposed First Floor HMO Plan.

3. Second Floor Room Schedule

Room Reference	Floor	Area	Occupancy
SF-01	Second Floor	11 m ²	1 Person
SF-02	Second Floor	10 m ²	1 Person
SF-03	Second Floor	10 m ²	1 Person
SF-04	Second Floor	11 m ²	1 Person
SF-05	Second Floor	15 m ²	2 Persons
SF-06	Second Floor	16 m ²	2 Persons
SF-07	Second Floor	16 m ²	2 Persons

Second Floor Summary

Item	Provision
Letting Rooms	7
Occupiers	10 Persons

Room areas taken from Drawing HR HMO 04 – Proposed Second Floor HMO Plan.

4. Approved Occupancy Schedule

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

The approved double occupancy rooms are:

- SF-05 – 15 m²
- SF-06 – 16 m²
- SF-07 – 16 m²

All remaining rooms are approved for single occupancy only.

5. Occupancy Control Requirements

The approved maximum occupancy of the accommodation shall not exceed **14 persons**.

The approved occupancy for each room shall not exceed the figures identified within this schedule.

The occupancy schedule shall be used in conjunction with:

- **Document Reference YA-PL-003 – HMO Accommodation & Management Statement**
- **Document Reference YA-PL-007 – Existing & Proposed Accommodation Comparison Schedule**

The property owner or appointed managing agent shall be responsible for ensuring that occupancy levels remain consistent with this schedule.

6. Schedule Summary

Item	Provision
Single Occupancy Rooms	8
Double Occupancy Rooms	3
Total Letting Rooms	11
Maximum Occupancy	14 Persons

The occupancy strategy established by this schedule forms the basis of the accommodation, management and planning assessments contained within the submission documents.