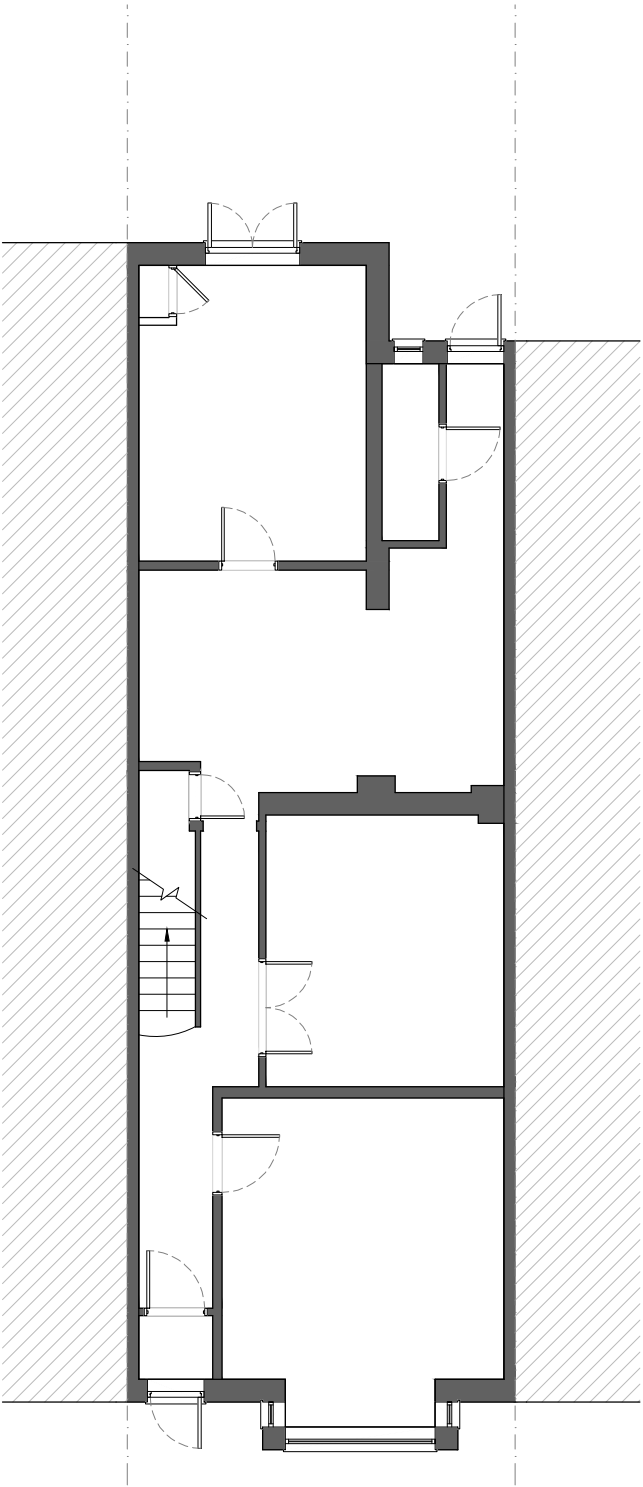


Note

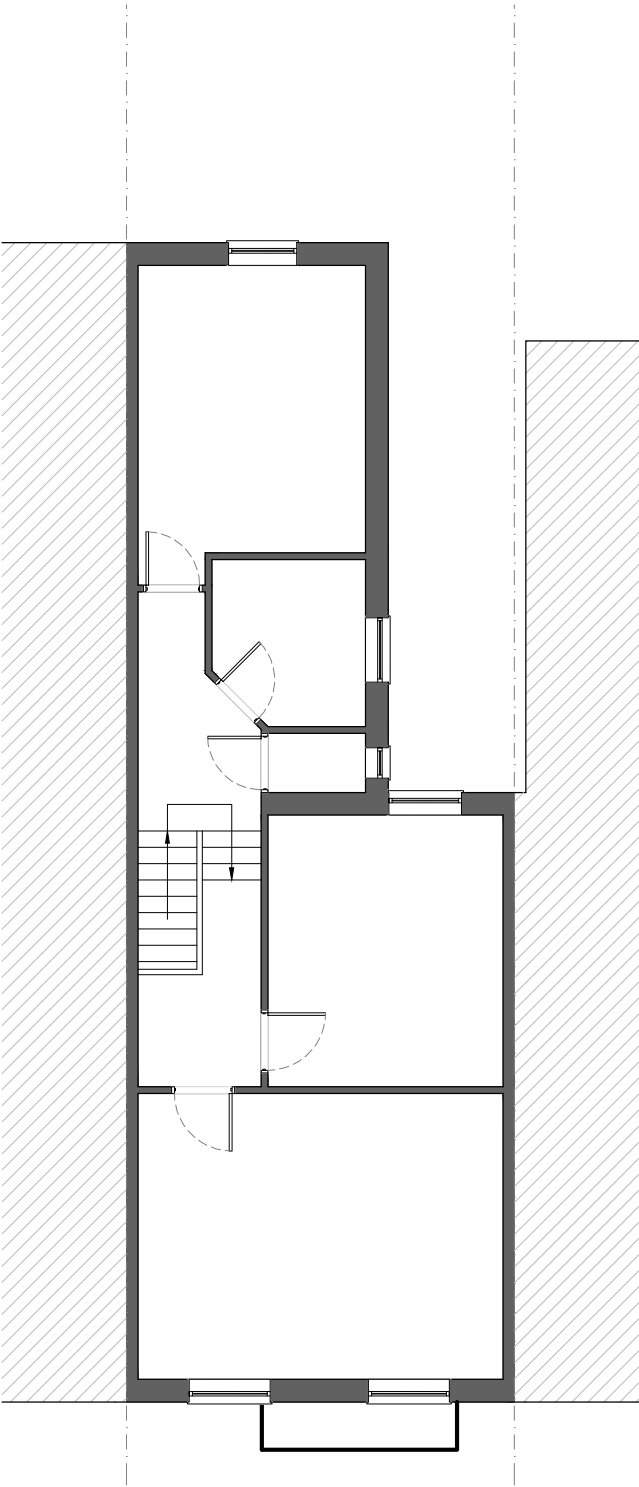
Floor areas:

Ground floor = 70.02 m²
First floor = 57.91 m²

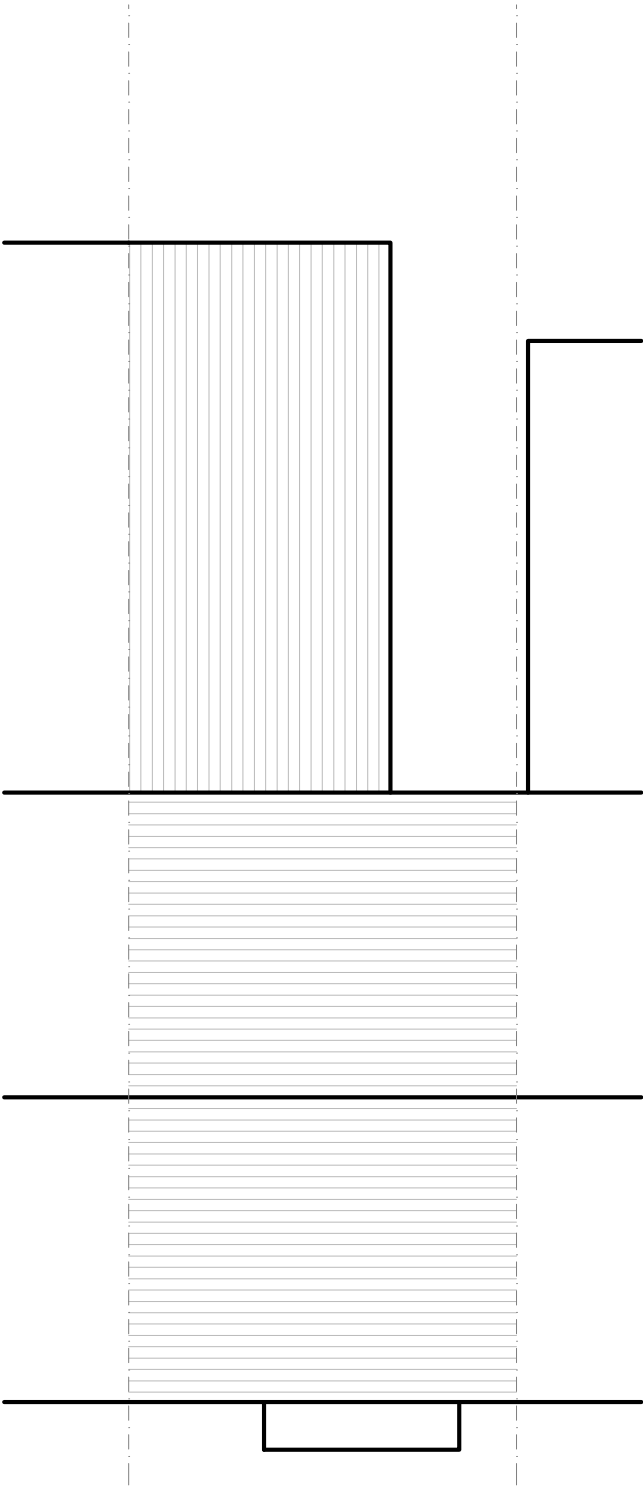
GIA = 127.93 m²



EXISTING
GROUND FLOOR PLAN



EXISTING
FIRST FLOOR PLAN



EXISTING
ROOF PLAN

Copyright

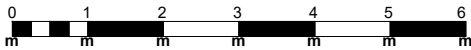
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Project. 63 PARK RIDINGS, N8 0LB

Drawing No. 001

Workstage.1

Note.

Revision. R3

Paper. A3

Drawn. MTN

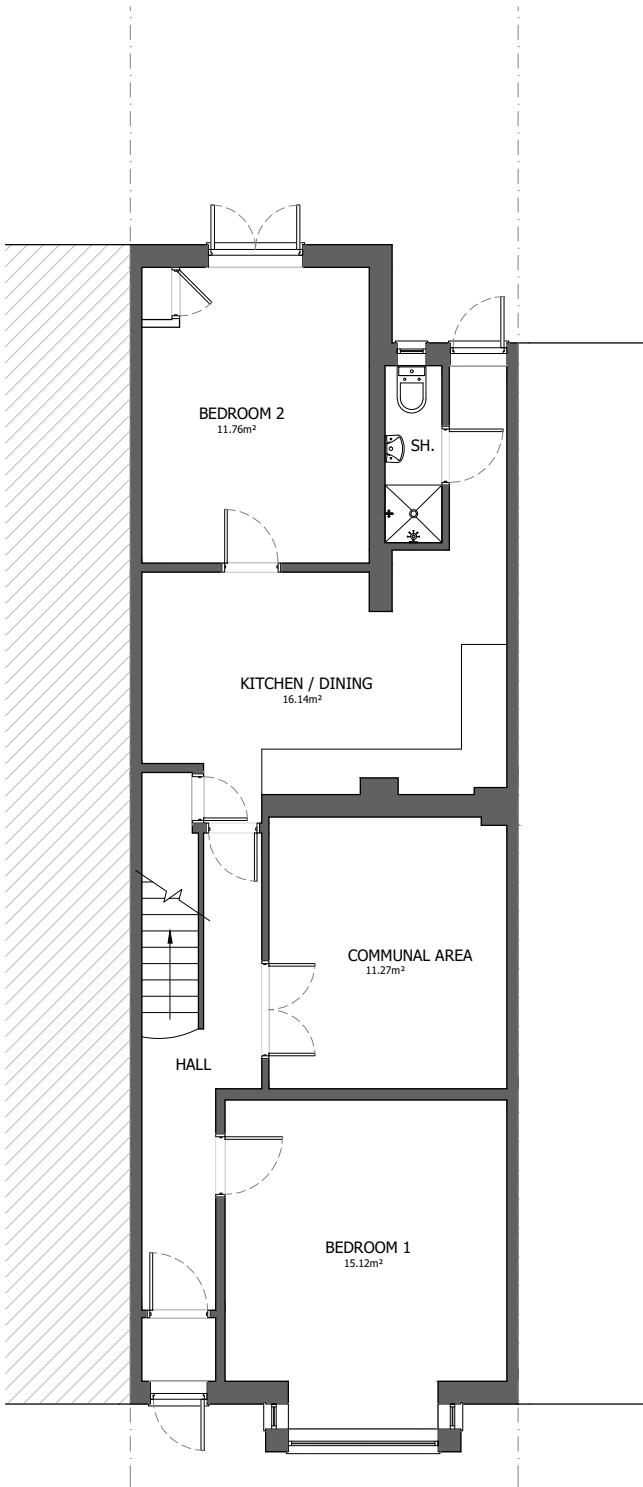
Checked. HP

Scale. 1:100

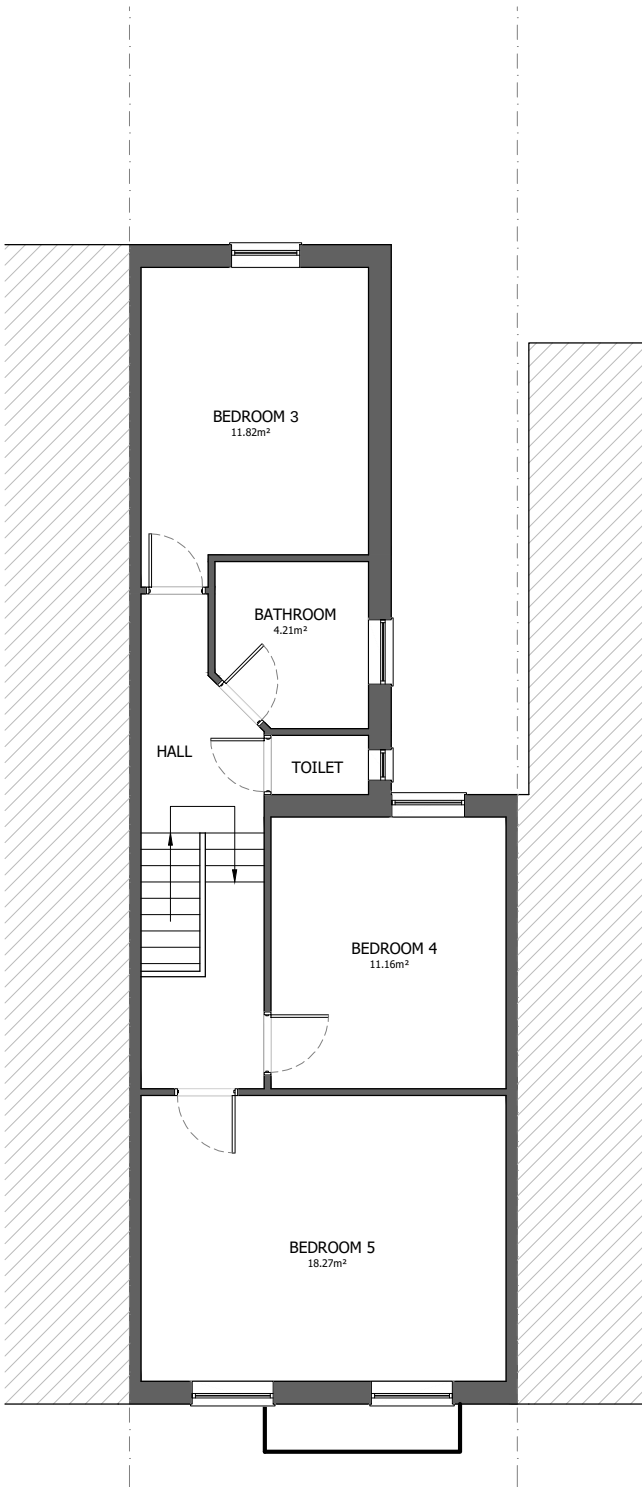
Client. Mr F Hulkorey

Date. 11.09.2026

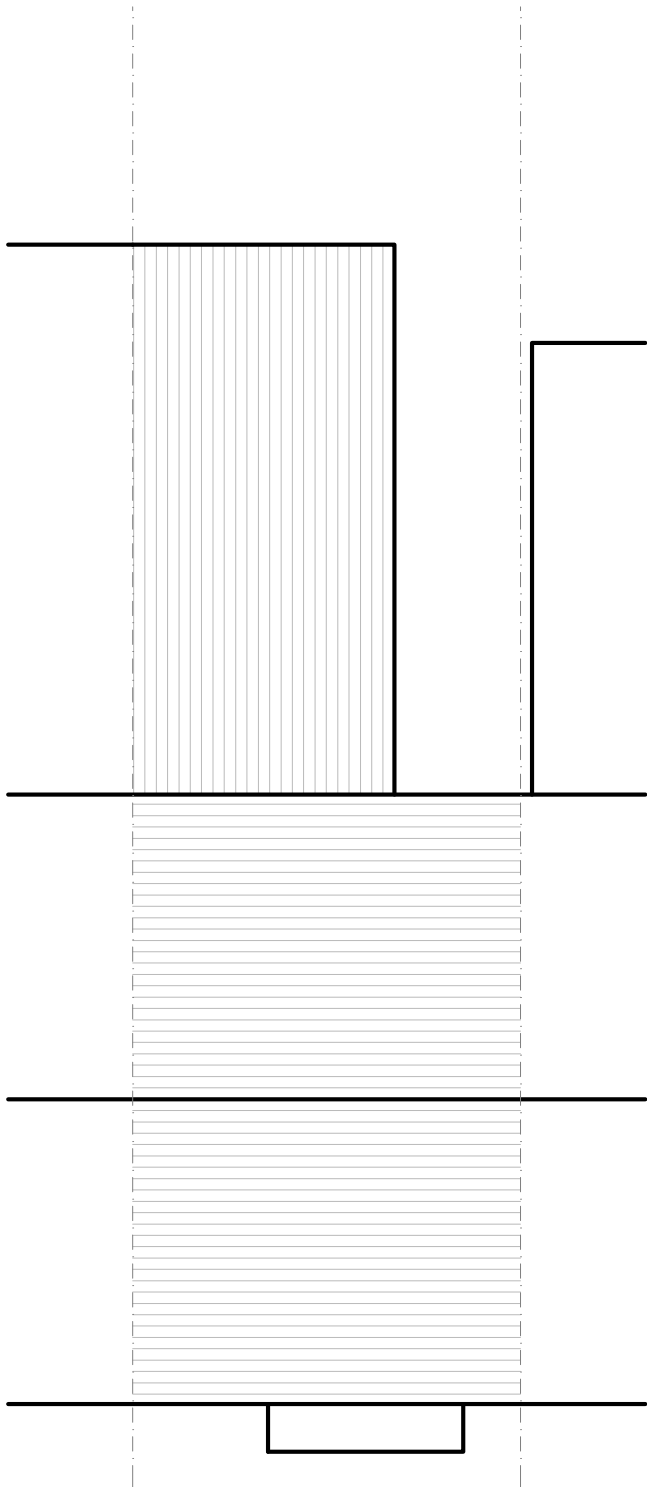
Existing Floor Plans



PROPOSED
GROUND FLOOR PLAN



PROPOSED
FIRST FLOOR PLAN



PROPOSED
ROOF PLAN

Note

Floor areas:

Ground floor = 70.02 m²
First floor = 57.91 m²

GIA = 127.93 m²

SCHEDULE OF ACCOMMODATION

ROOM	FLOOR	AREA	OCCUPANCY	MINIMUM
Bedroom 1	Ground	15.12 m2	1 person	7.50 m2
Bedroom 2	Ground	11.76 m2	1 person	7.50 m2
Bedroom 3	First	11.82 m2	1 person	7.50 m2
Bedroom 4	First	11.16 m2	1 person	7.50 m2
Bedroom 5	First	18.27 m2	2 persons	11.50 m2

5 LETTING ROOMS. MAXIMUM 6 PERSONS. USE CLASS C4.

SHARED ACCOMMODATION

Kitchen / dining	16.14 m2	Ground floor
Communal living	11.27 m2	Ground floor
Total shared living space	27.41 m2	4.57 m2 per person

Rear garden retained in its existing form as private amenity space for the household.

SANITARY PROVISION

Ground floor shower room	Shower, WC, WHB
First floor bathroom	Bath with shower over, WHB
First floor separate WC	WC

2 baths or showers, 2 WCs and 2 wash hand basins for 6 persons. Haringey Standards for Houses in Multiple Occupation, December 2017, paras 2.1 and 2.2, require a minimum of one of each per five occupiers sharing, that is two of each. No letting room is more than one floor from a bathroom or WC (para 2.4).

SHARED KITCHEN FACILITIES

Two full sets of kitchen facilities to be provided within the kitchen / dining room, each set comprising a sink and drainer, a cooking appliance with oven, grill and four burners, and 2000 mm of impervious work surface. One food storage cupboard and one refrigerator with freezer compartment per letting room, 5 no. Haringey HMO Standards para 3.3: one set of facilities per a maximum of three lettings.

NOTES

1. No extension, no alteration to any elevation, no new opening and no alteration to the roof. External works are limited to the bin store (BIN02) and cycle store (CYC06).
2. Every letting room is served by a window in an external wall. No room is lit only by a rooflight and no room lies within a roof space or beneath a sloping ceiling.
3. Room areas are net internal, measured to the internal face of the enclosing walls. Gross internal area 127.93 m2, being 70.02 m2 at ground floor and 57.91 m2 at first floor.
4. Occupation is proposed to be limited to a maximum of six persons and the applicant invites a condition to that effect.
5. Refuse: 2 no. 240 litre bins in a timber enclosure within the front forecourt, see drawings BIN02 and 004.
6. Cycles: 6 no. long stay spaces on 3 no. Sheffield stands in a secure covered store in the rear garden, see CYC06 and 004.

Copyright

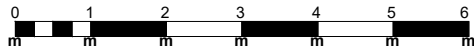
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Project. 63 PARK RIDINGS, N8 0LB

Drawing No. 002

Workstage.1

Note.

Revision. R3

Paper. A3

Drawn. MTN

Checked. HP

Scale. 1:100

Client. Mr F Hulkorey

Date. 11.09.2026

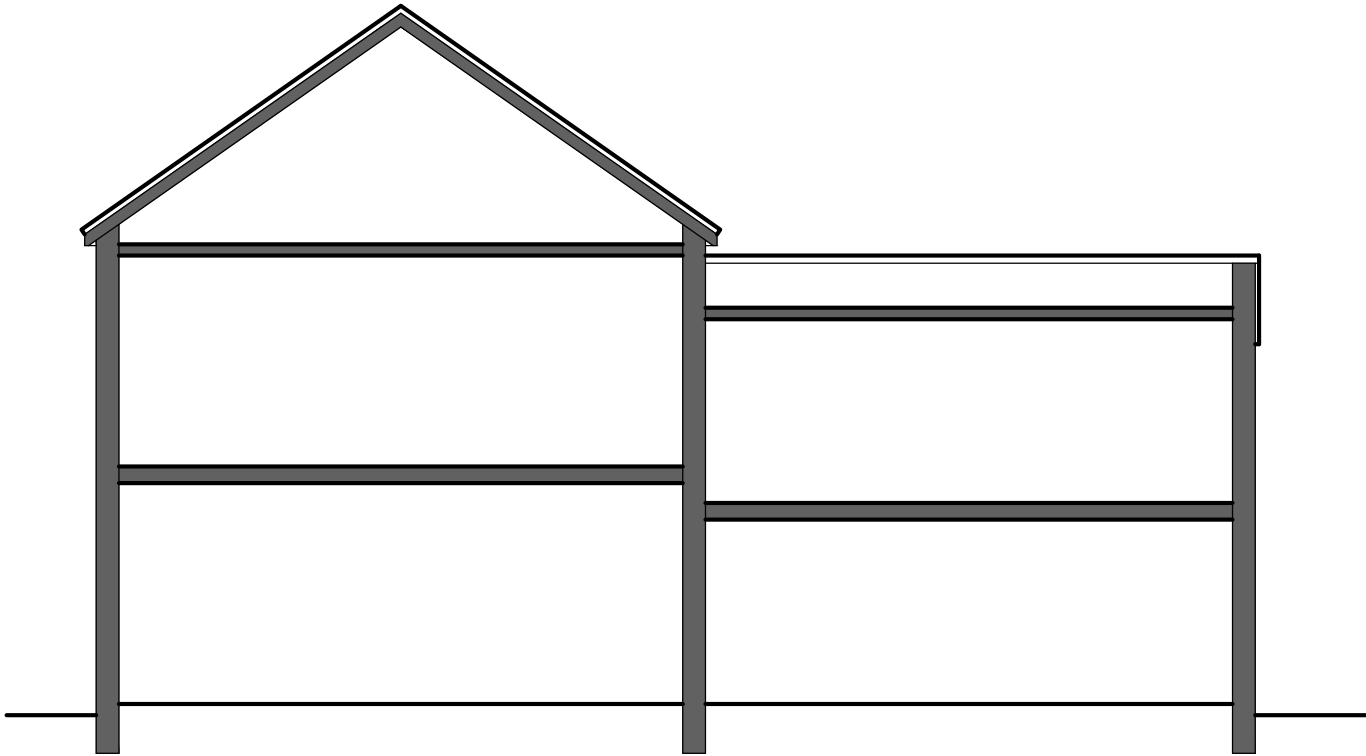
Proposed Floor Plans



EXISTING AND PROPOSED
FRONT ELEVATION
(NO CHANGES)



EXISTING AND PROPOSED
REAR ELEVATION
(NO CHANGES)



EXISTING AND PROPOSED
SECTION
(NO CHANGES)

Note

Floor areas:

Ground floor = 70.02 m²
First floor = 57.91 m²

GIA = 127.93 m²

Copyright

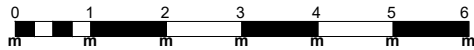
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Project. 63 PARK RIDINGS, N8 0LB

Drawing No. 003 Workstage.1

Note. Revision. R3

Paper. A3 Drawn. MTN Checked. HP Scale. 1:100

Client. Mr F Hulkorey Date. 11.09.2026

Existing And Proposed Elevations