

Client	Euston Properties Ltd
Project	20 Busby Pl, London NW5 2SR
Job No.	115
Planning reference	X

SCHEDULE OF ACCOMMODATION- REV A

25-04-25

This schedule is in support to the application for change of use for the property at 20 Busby Place NW5 2SR.

FLOOR	USE	ROOM NAME	AREA	ENSUITE
BASEMENT	COMMUNAL SPACE	TV/ CINEMA ROOM	28.8	
	COMMUNAL SPACE	GYM AND FLEXIBLE CO-WORKING SPACE	63.4	
LOWER GROUND FLOOR	BATHROOM			
	COMMUNAL SPACE	KITCHEN/DINING AREA	61.3	
	COMMUNAL SPACE	LIVING AREA	25.3	
	BEDROOM SINGLE	BEDOORM 1	17.8	
	BATHROOM			
GROUND FLOOR	WC			
	BEDROOM DOUBLE	BEDOORM 2	19.8	X
	BEDROOM DOUBLE	BEDOORM 3	18.2	
	BEDROOM DOUBLE	BEDOORM 4	11.8	
FIRST FLOOR	WC			
	BEDROOM DOUBLE	BEDOORM 5	14	X
	BEDROOM DOUBLE	BEDOORM 6	18.2	
	BEDROOM SINGLE	BEDOORM 7	9.6	
SECOND FLOOR	BATHROOM			
	BEDROOM DOUBLE	BEDOORM 8	18.3	X
THIRD FLOOR	BEDROOM DOUBLE	BEDOORM 9	19	X

EXTRACT FROM CAMDEN HMO STANDARDS: For houses and flats with shared facilities
(Section 254 Houses in Multiple Occupation)

Sleeping rooms

Minimum floor area where kitchen (shared or exclusive use) is provided in a separate room		Minimum floor area where kitchen facilities are located within the room	
Single	Double	Single	Double
9m ²	11m ²	12m ²	14m ²

Minimum floor area for rooms in HMOs with a shared kitchen and a shared living room of at least 10m ² and where there is cohesive living		
Single (where no WHB is installed)	Single with WHB (where a WHB is installed)	Double (with or without WHB)
7.1m ²	7.3m ²	10.2m ²

Shared kitchens

Minimum floor area for shared use kitchens			
3 - 4 persons cohesive living (1-set of kitchen facilities)	5 persons (1-set of kitchen facilities)	6 - 10 persons (2-sets of kitchen facilities)	11 - 15 persons (3-sets of kitchen facilities)
4.8m ²	6m ²	11m ²	16m ²

Ratios of bathing, wash hand basin and WC facilities:

4 or fewer occupants	Where there are 5 persons sharing facilities	Where there are 6 or more persons sharing facilities
At least one bathroom with a fixed bath/shower, wash hand basin and a WC (which may be situated in the bathroom).	a) Two bathrooms each containing a bath/shower, WC and a wash hand basin. OR b) A bathroom containing a bath/shower/WHB and a WC/WHB in a separate compartment	<ul style="list-style-type: none"> 6 - 10 persons Two full sets of facilities (bath/shower/WC/WHB) 11 - 15 persons Three full sets of facilities (bath/shower/WC/WHB) 16 - 20 persons Four full sets of facilities (bath/shower/WC/WHB) etc. Note: At least one of the WC/WHB's must be in a separate compartment.