

Revision	Date	Reason	Initial
Rev A	23/01/23	Existing GIA amended as per planning officer's comments received on 03/05/23	

12 WEST END LANE NIA* (x9no. APARTMENTS)

Level	Flat No.	Room No./Occup.	Area m ²	Area ft ²
GF	G.01	2B/4P	82m ²	879ft ²
1	1.01	2B/4P	80m ²	857ft ²
1	1.02	1B/2P	50m ²	542ft ²
2	2.01	2B/4P	70m ²	750ft ²
2	2.02	1B/2P	50m ²	543ft ²
3	3.01	2B/4P	70m ²	750ft ²
3	3.02	1B/2P	50m ²	540ft ²
4	4.01	2B/4P	70m ²	750ft ²
4	4.02	1B/2P	50m ²	539ft ²
TOTAL			572m²	6,150ft²

* includes partition walls and areas to inner face of apartment walls

12 WEST END LANE NIA* (x 1no. HOUSE)

Level	House No.	Use	Area m ²	Area ft ²
-1	H.01	Cinema/Cellar	57m ²	612ft ²
GF	H.01	Living/Kitch./Dining	52m ²	554ft ²
1	H.01	Bedrooms	51m ²	553ft ²
2	H.01	Study/Gym	31m ²	334ft ²
TOTAL			191m²	2,053ft²

* includes partition walls and areas to inner face of apartment walls

COMMUNAL AREAS NIA* (x9no. APARTMENTS)

Level	Room Name	Area m ²	Area ft ²
GF	Plant	11m ²	117ft ²
GF	Bike Store	24m ²	253ft ²
GF	Bin Store	15m ²	161ft ²
GF	Circulation	29m ²	312ft ²
1	Circulation	17m ²	178ft ²
1	Services Cupboard	3m ²	31ft ²
2	Circulation	12m ²	132ft ²
2	Services Cupboard	3m ²	31ft ²
3	Circulation	13m ²	135ft ²
3	Services Cupboard	3m ²	30ft ²
4	Circulation	13m ²	135ft ²
4	Services Cupboard	3m ²	30ft ²
TOTAL		146m²	1,545ft²

* includes partition walls and areas to inner face of apartment walls

TOTAL NO. UNITS

10 dwellings

9 (New build dwellings)
1 (Replacement dwelling)

TOTAL NEW BUILD GIA (incl. communal spaces)

814m² (8,776 ft²)

TOTAL EXISTING GIA (incl. area to be demolished)

274m² (2,965 ft²)

TOTAL EXISTING GIA to be retained

194m² (2,087 ft²)

TOTAL PROPOSED DEVELOPMENT GIA

1,008m² (10,863 ft²)

TOTAL PROPOSED DEVELOPMENT NIA

763m² (8,203ft²)

NET/GROSS

76%

PROJECT Bird In Hand, West End Lane NW6 4NX

TITLE Area Schedule

SCALE @ A4

REVISION A

REVIEWED IPL

NO 2019-008_PL7000

DATE November 2021

BY DK