

**EXPLANATORY STATEMENT IN SUPPORT OF A FULL PLANNING APPLICATION FOR THE  
CONVERSION AND CHANGE OF USE OF THE REAR OF NO.26 ARGYLE SQUARE, LONDON WC1  
FROM B1 / D1 USE TO USE CLASS C3, COMPRISING THREE RESIDENTIAL UNITS INCLUDING AN  
EXTENSION AT ROOF LEVEL, AND RETAINING 120SQ.M OF B1 USE**

**TABLE 1 - FLOOR AREA SCHEDULE**

COMMERCIAL	FLOOR	GROSS FLOOR AREA		TOTAL GROSS FLOOR AREA
		sq.m.		sq.m.
B1 UNIT	LOWER GROUND	45.0		45.0
	GROUND	76.0		76.0
<b>SUBTOTAL B1</b>		121.0		121.0

RESIDENTIAL	FLOOR	GROSS FLOOR AREA (EXC. AMENITY SPACE)	PATIOS AND TERRACE	GROSS FLOOR AREA (INC. AMENITY SPACE)
		sq.m.	sq.m.	sq.m.
UNIT 1	LOWER GROUND	66.7		66.7
	GROUND	39.4		39.4
<b>Total Unit 1</b>		<b>106.1</b>		<b>106.1</b>
Unit 2	LOWER GROUND	44.6		44.6
	GROUND	53.2		53.2
<b>Total Unit 2</b>		<b>97.8</b>		<b>97.8</b>
UNIT 3	GROUND	22.0		22.0
	FIRST FLOOR	116.3		116.3
	PATIO AND TERRACE		70.6	70.6
<b>Total Unit 3</b>		<b>138.3</b>	<b>70.6</b>	<b>208.9</b>
Communal Entrance to Units 1, 2 and 3	GROUND	9		9
<b>SUBTOTAL RESIDENTIAL</b>		<b>351.2</b>	<b>70.6</b>	<b>421.8</b>

Parapet Wall			3.3
<b>TOTAL GROSS EXTERNAL FLOOR AREA</b>	<b>472.2</b>	<b>70.6</b>	<b>546.1</b>
Communal Landscaping			9
<b>TOTAL INCL. LANDSCAPING</b>	<b>472.2</b>	<b>70.6</b>	<b>564.1</b>