



Unit Ref	Apt Type	Unit NIA sqm	Unit NIA sqft	GIA sqm	GIA sqft	GEA sqm	GEA sqft
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**Proposed Accommodation (B1a Use Converted into C3 Use)**

Basement							
Unit 1	2B/4P (Duplex)	71	764.2				
Unit 2	2B/4P (Duplex)	64.5	694.3				
Unit 3	2B/4P (Duplex)	54	581.3				
Unit 4	2B/4P (Duplex)	49.7	535.0				
<b>Sub Total</b>		<b>239.2</b>	<b>2574.7</b>	<b>248.0</b>	<b>2669.5</b>	<b>287.3</b>	<b>3092.5</b>

Ground							
Ancillary	Shared Entrance	192.0	2066.7				
Unit 1	2B/4P (Duplex)	42.5	457.5				
Unit 2	2B/4P (Duplex)	56.2	604.9				
Unit 3	2B/4P (Duplex)	45.6	490.8				
Unit 4	2B/4P (Duplex)	87.0	936.5				
Unit 5	2B/4P	59.6	641.5				
Unit 6	2B/4P	65.8	708.3				
Unit 14	Entrance	16.6	178.7				
<b>Sub Total</b>		<b>373.3</b>	<b>6084.9</b>	<b>597.3</b>	<b>6429.3</b>	<b>670.7</b>	<b>7219.4</b>

First							
Ancillary	Shared Entrance	11.9	128.1				
Unit 7	2B/4P	75.2	809.5				
Unit 8	2B/4P	85.4	919.2				
Unit 9	2B/4P	61.8	665.2				
Unit 10	2B/4P	79	850.4				
Unit 11	2B/4P	75	807.3				
Unit 12	2B/4P	93.1	1002.1				
Unit 13	2B/4P	79.3	853.6				
Unit 14	2B/4P	77.8	837.4				
<b>Sub Total</b>		<b>626.6</b>	<b>6744.7</b>	<b>685</b>	<b>7373.3</b>	<b>771.7</b>	<b>8306.6</b>

Second							
Unit 15	1B/2P	65.8	708.3				
Unit 16	2B/4P (Duplex)	72.6	781.5				
Unit 17	2B/4P (Duplex)	100.9	1086.1				
<b>Sub Total</b>		<b>239.3</b>	<b>2575.8</b>	<b>258.5</b>	<b>2782.5</b>	<b>295</b>	<b>3175.4</b>

Second Mezzanine							
Unit 16	2B/4P (Duplex)	38.4	413.3				
Unit 17	2B/4P (Duplex)	39.2	421.9				
<b>Sub Total</b>		<b>77.6</b>	<b>835.3</b>	<b>77.6</b>	<b>835.3</b>	<b>295</b>	<b>3175.4</b>

<b>Residential Accommodation Total (New C3 Use)</b>		<b>1556.0</b>	<b>16,749</b>	<b>1866.4</b>	<b>20,090</b>	<b>2319.7</b>	<b>24,969</b>
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**Existing B1 Use (Retained)**

Ground		0.0	0.0	0.0	0.0	0.0	0.0
<b>Total</b>		<b>0.0</b>	<b>0</b>	<b>0.0</b>	<b>0</b>	<b>0.0</b>	<b>0</b>

**Existing B8 Use (Retained)**

Basement				353	3799.7	407	4380.9
Ground				286.0	3078.5	365.4	3933.2
First				177.0	1905.2	186.1	2003.2
<b>Total</b>		<b>0.0</b>	<b>0</b>	<b>816.0</b>	<b>8,783</b>	<b>958.5</b>	<b>10,317</b>

**Existing C3 Use (Retained)**

Basement		48.3	519.9	48.3	519.9	59.2	637.2
Ground		51.0	549.0	51.0	549.0	60.6	652.3
First		53.7	578.0	53.7	578.0	60.6	652.3
<b>Total</b>		<b>153.0</b>	<b>1,647</b>	<b>153.0</b>	<b>1,647</b>	<b>180.4</b>	<b>1,942</b>

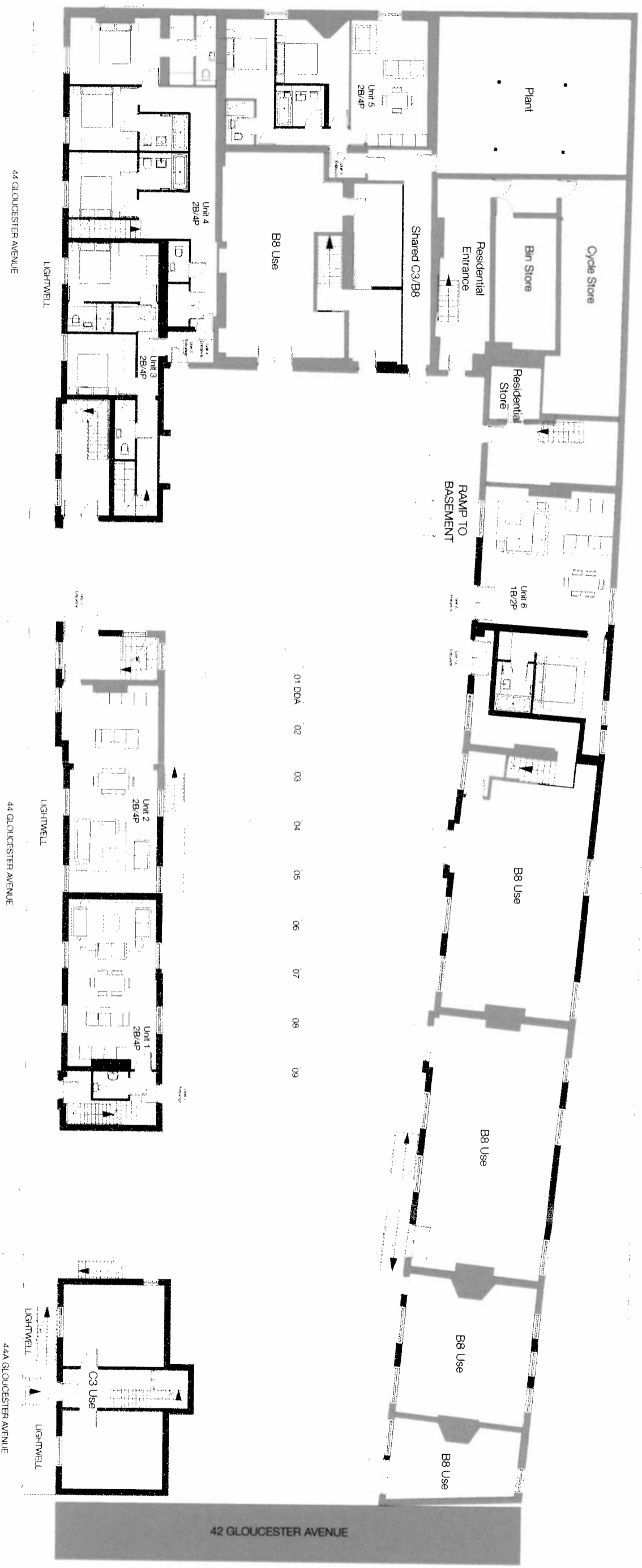
<b>Proposed Building Total</b>		<b>1709.0</b>	<b>18,396</b>	<b>2835.4</b>	<b>30,520</b>	<b>3458.6</b>	<b>37,228</b>
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Overall Site Area (sqm / Ha):	2030/0.203
Total Car Parking Spaces	9
PTAL rating of site :	4

Area calculations are indicative only, whilst every care has been taken to provide accurate figures, discrepancies may occur. Areas provided are given as GIA (Gross Internal Area) and GEA (Gross External Area) and have been measured in accordance with the RICS Code of Measuring Practice. Disabled unit allocation tbc : minimum 10% provision



- Existing B1 Use
- Existing B8 Use
- Existing C3 Use
- Proposed C3 Use



A Proposed Ground Floor General arrangement  
 PD.00 1:100 @ A1 1:200 @ A3

Rev	Date	Description
PD1	03/11/2014	Submitted for Permitted Development Rights
PD2	12/01/2015	Amended drawing showing reduced parking
PD3	26/01/2015	Amended drawing removing Bin/Cycle Storage from Basement

Authorised for use under the Planning & Building Act 2004. This drawing is for the use of the client and is not to be used for any other purpose. It is the responsibility of the client to ensure that the drawing is used in accordance with the intended purpose. The client is advised to seek professional advice before using this drawing for any other purpose.

Client	CHP Management Limited	314 General Road, London NW1 8AD	Drawn	173 PD.00
Project	44 Gloucester Avenue London NW1 8AD		Checked	PD3
Scale	1:100 @ A1 1:200 @ A3		Date	JAN 2015
Author	Proposed Ground Floor Plan General Arrangement		Revision	