

Gloucester Avenue, London NW1 8JD

173 Sc-01

Job No: 173

Schedule of Accommodation

27/01/15

Existing Area

Level	Building Use B1		Building Use B8		Building Use C3		TOTAL GIA	
	GIA (sqm)	GIA (sqft)	GIA (sqm)	GIA (sqft)	GIA (sqm)	GIA (sqft)	GIA (sqm)	GIA (sqft)
Lower Ground Floor	248	2,669	353	3,800	48.3	520	649.3	6,989
Ground Floor	597.3	6,429	286	3,079	51	549	934.3	10,057
First Floor	685	7,373	177	1,905	53.7	578	915.7	9,857
Second Floor	258.5	2,782					258.5	2,782
Second Floor Mezz	77.6	835					77.6	835
Total	1866.4	20,090	816	8,783	153	1,647	2835.4	30,520

Unit Ref	Apt Type	Unit NIA sqm	Unit NIA sqft	GIA sqm	GIA sqft	GEA sqm	GEA sqft
----------	----------	--------------	---------------	---------	----------	---------	----------

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				
Sub Total		239.2	2574.7	248.0	2669.5	287.3	3092.5
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				
Sub Total		373.3	6084.9	597.3	6429.3	670.7	7219.4
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				
Sub Total		626.6	6744.7	685	7373.3	771.7	8306.6
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				
Sub Total		239.3	2575.8	258.5	2782.5	295	3175.4
Second Mezzanine							
Unit 16	2B/4P (Duplex)	38.4	413.3				
Unit 17	2B/4P (Duplex)	39.2	421.9				
Sub Total		77.6	835.3	77.5	835.3	295	3175.4
Residential Accommodation Total (New C3 Use)		1556.0	16,749	1866.4	20,090	2319.7	24,969

Existing B1 Use (Retained)

Ground							
		0.0	0.0	0.0	0.0	0.0	0.0
Total		0.0	0	0.0	0	0.0	0

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
Total		0.0	0	816.0	8,783	958.5	10,317

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
Total		153.0	1,647	153.0	1,647	180.4	1,942

Proposed Building Total	1709.0	18,396	2835.4	30,520	3458.6	37,228
--------------------------------	---------------	---------------	---------------	---------------	---------------	---------------

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

