

LONDON + GUERNSEY

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THE WALLACE HOUSE, FITZROY PARK, LONDON N6 6HT

RIBA STAGE 2 - PLANNING APPLICATIONMAY 2017

AREA SCHEDULE

299_009_DS00

Existing + Proposed Areas

Site is currently C3 Residential Use Class.

Site Area: 1774.0 sq metres (0.177ha / 0.438acres)

Existing

Lower Ground Floor (Including the Pool House) 222.5 sq metres / 2394.6 sq ft

Upper Ground Floor (Including the Garage) 186.5 sq metres / 2007.4 sq ft

Total 409.0 sq metres / 4402.0 sq ft (GIA)

Proposed

Lower Ground Floor 304.2 sq metres / 3274.4 sq ft

(Including Pool House extension)

Lower Ground Floor Basement Extension 41.0 sq metres / 441.2 sq ft

Upper Ground Floor (Including the Garage)

(As existing)

186.5 sq metres / 2007.4 sq ft

New First Floor 84.9 sq metres / 914.0 sq ft

Proposed Total 616.6 sq metres / 6637.0 sq ft (GIA)

Change to GIA: + 207.6 sq metres / 2235.0 sq ft

^{*} GIA: Gross Internal Area