

JAMES GORST ARCHITECTS

Existing & Proposed Area Schedule
22.02.2019

Regarding Redevelopment at: 1 Steele's Studios, Haverstock Hill, NW3 4RN

For the purposes of a full planning application for the part refurbishment and part demolition of the existing family dwelling and redevelopment to provide a 3 – bedroom, single family dwelling with a new basement level associated landscaping, car and cycle parking.

The proposed building provides a clear distinction between living, sleeping and working accommodation that is missing from the existing building. The ground floor accommodates kitchen, dining and entrances clustered around two courtyards. The first floor accommodates three bedrooms. The basement provides accommodation for a plant room and gym. The spaces are designed to be compliant with current building regulations. See below for a comparative area schedule:

Existing Area Schedule

- First Floor GIA: 40m²
- Ground Floor GIA: 143m²
- Garage GIA: 31m²
- TOTAL GIA: 214m²

- Front courtyard area: 66m²
- Rear courtyard area: 84m²
- Total courtyard area: 150m²

Proposed Area Schedule

- First Floor GIA: 129m²
- Ground Floor GIA: 155m²
- Basement GIA: 85m²
- Garage GIA: 26m²
- TOTAL GIA: 395m²

- Front courtyard area: 58m²
- Rear courtyard area: 49m²
- Total courtyard area: 107m²

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