

**RAGLAN HOUSE, 1 RAGLAN STREET
LONDON NW5 3DB**

Extension and change of use of existing day centre (Use Class D1) to create 6 (3 x 2 bed and 3 x 3-bed) residential dwellings (Use Class C3) comprising the demolition of the existing first floor conservatory and new first floor extension; two storey extension onto Anglers Lane; conversion and extension of the roof space including introduction of new dormer windows in the front and rear elevations; insertion of new doorways at ground floor level and associated minor alterations to the railings.

Date: 16 September 2019

Schedule of GIA per floor

	sqm	sqft
Ground Floor	236.00	2,540.07
First Floor	223.00	2,400.15
Second Floor	63.20	680.22
TOTAL GIA	522.20	5,620.44

Schedule of GIA per Unit

	House 1 2 Bed 3P Unit 1	House 2 3 Bed 4P Unit 2	House 3 3 Bed 4P Unit 3	House 4 3 Bed 4P Unit 4	House 5 2 Bed 3P Unit 5	House 6 2 Bed 3P Unit 6	
Floor Level	Unit 1	Unit 2	Unit 3	Unit 4	Unit 5	Unit 6	
Ground Floor	41.40	39.00	35.60	34.60	36.40	41.80	
First Floor	33.70	39.20	32.70	33.30	34.10	42.50	
Second Floor		16.90	22.00	22.30			
TOTAL GIA sqm	75.10	95.10	90.30	90.20	70.50	84.30	TOTAL GIA "NIA" 505.50 sqm
TOTAL GIA sqft	808.30	1,023.56	971.90	970.82	758.79	907.32	5,440.70 sqft

Schedule of Accommodation

3 Bed units	3	50.00%
2 Bed units	3	50.00%
	6	100.00%

Schedule of Outdoor Amenity Area per Unit

2 Bed 3P Unit 1	3 Bed 4P Unit 2	3 Bed 4P Unit 3	3 Bed 4P Unit 4	2 Bed 3P Unit 5	2 Bed 3P Unit 6
Garden	Garden	Garden	Garden	Garden	Garden
7.80	8.00	14.20	9.40	6.20	14.40