



Extension and change of use of existing building

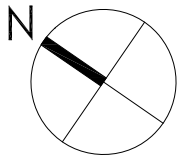
**Raglan House, 1 Raglan Street
London NW5 3DB**

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



PROPOSED SET OF DRAWING - DRAWING LIST -

Drawing No	Rev	Title	Scale	Sheet Size	Date
GPS-P1	A	PROPOSED GROUND FLOOR	1:100	A3	03/12/2019
GPS-P2	A	PROPOSED FIRST FLOOR	1:100	A3	03/12/2019
GPS-P3	A	PROPOSED SECOND FLOOR	1:100	A3	03/12/2019
GPS-P3A	A	PROPOSED ROOF	1:100	A3	03/12/2019
GPS-P4	A	PROPOSED FRONT ELEVATION - RAGLAN STREET ELEVATION -	1:100	A3	03/12/2019
GPS-P5	A	PROPOSED REAR ELEVATION	1:100	A3	03/12/2019
GPS-P6	A	PROPOSED SIDE ELEVATION -ANGLERS LANE ELEVATION -	1:100	A3	03/12/2019
GPS-P7	A	PROPOSED NORTH ELEVATION	1:100	A3	03/12/2019
GPS-P8	A	PROPOSED NORTH AND SOUTH ELEVATIONS FOR UNIT 6	1:100	A3	03/12/2019
GPS-D1		GREEN ROOF DETAIL	1:10	A3	08/11/2019
GPS-D2	A	PROPOSED PLAN SHOWING EXTERNAL RAILING LAYOUT	1:100	A3	03/12/2019
GPS-D3		EXISTING AND PROPOSED RAILING DETAILS	1:10	A3	08/11/2019
GPS-D4		EXISTING RAILING PHOTOS	NTS	A3	08/11/2019



Door blocket in brickwork to match existing

Obscure Glass

Outdoor Amenity 7.80sqm

Outdoor Amenity 8.60sqm

Outdoor Amenity 14.60

Outdoor Amenity 11.10sqm

Outdoor Amenity 10.30sqm

Outdoor Amenity 12.20sqm

House 1 2B3P
GIA=42.0sqm

House 2 3B4P
GIA=39.7sqm

House 3 3B4P
GIA=35.1sqm

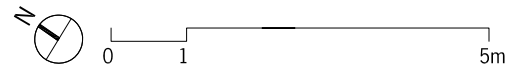
House 4 3B4P
GIA=34.1sqm

House 5 2B3P
GIA=35.7sqm

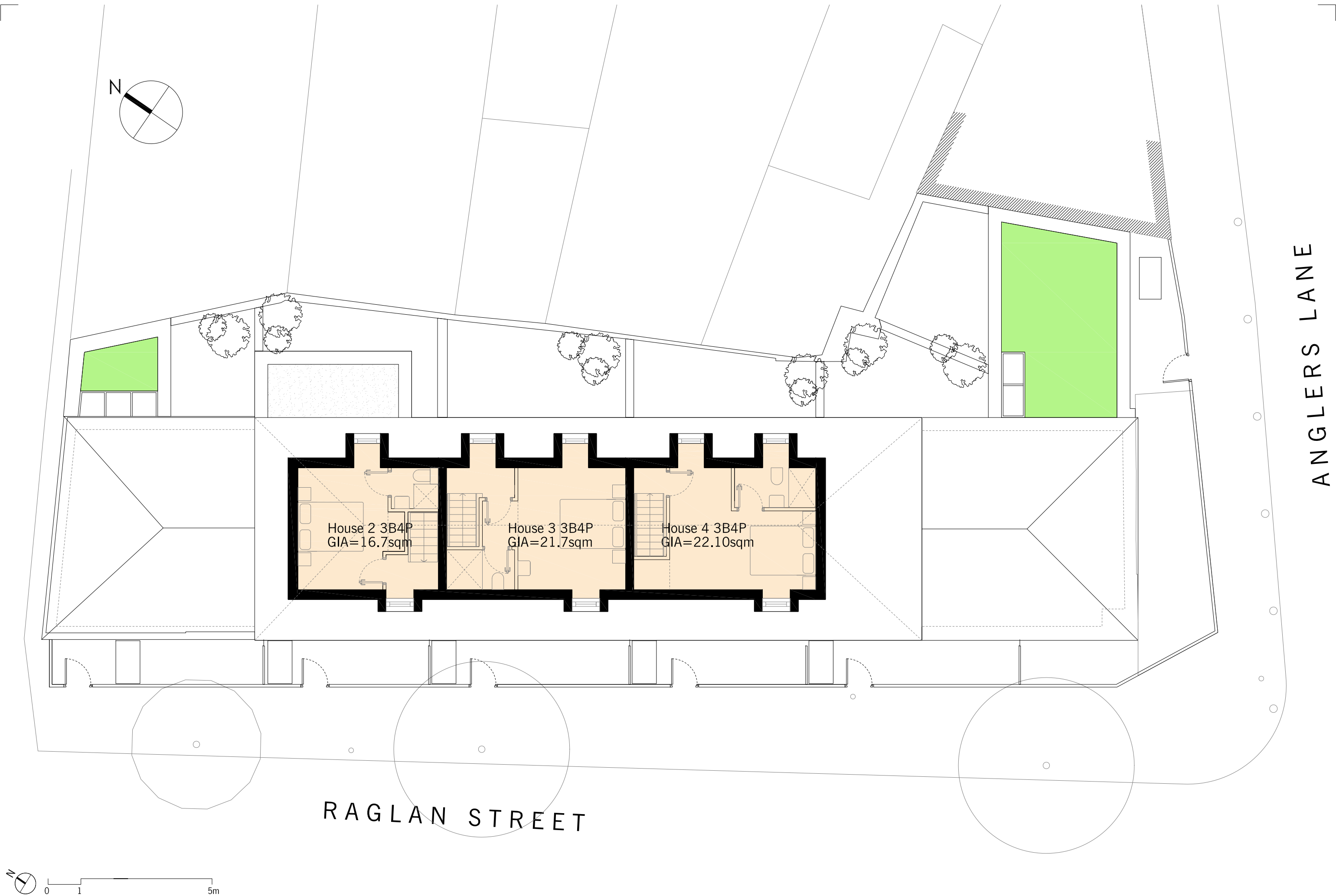
House 6 2B3P
GIA=39.6sqm

RAGLAN STREET

ANGLERS LANE







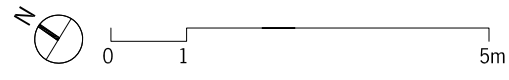
PROPOSED ROOF PLAN:

- ① New roof to match existing
- ② New flat topped lead clad dormer
- ③ Green Roof
- ④ Roof light



ANGLERS LANE

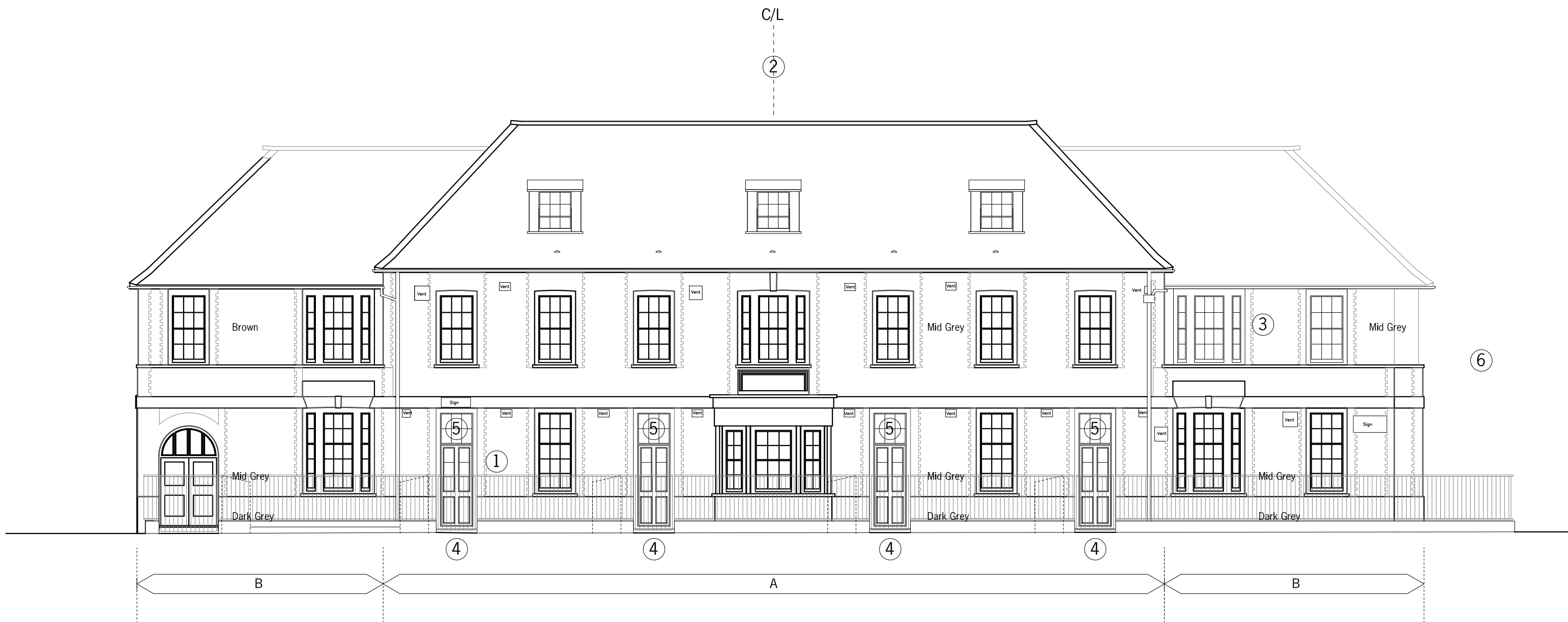
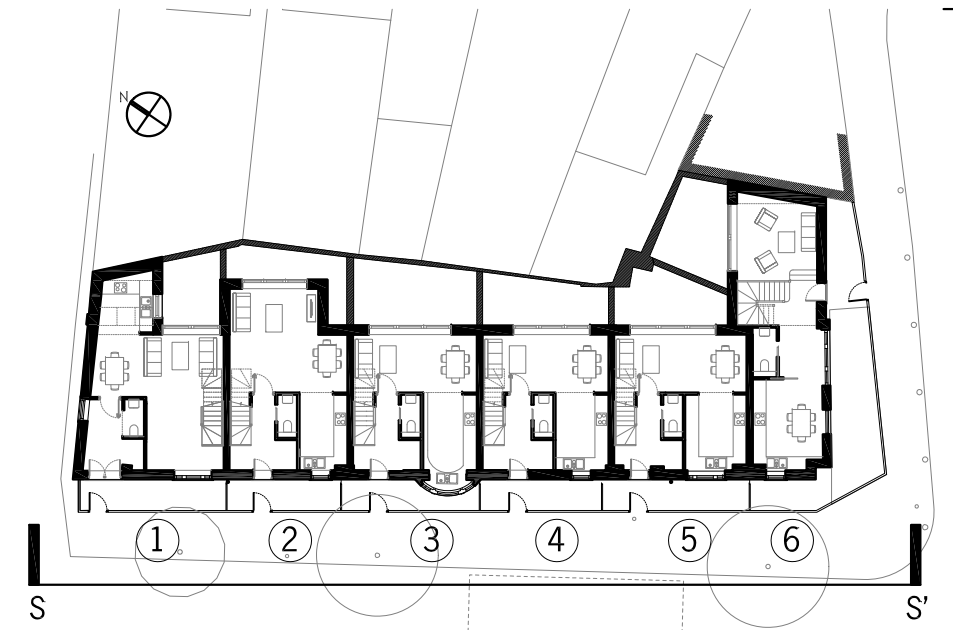
RAGLAN STREET



PROPOSED FRONT ELEVATION:

- ① Replace porch with door
- ② More symmetrical arrangement
- ③ New window to match ground floor
- ④ Windows cills panels removed to provide new doorways to houses 2,3,4 & 5
- ⑤ Glass panels added to the doors to match existing windows
- ⑥ Vertical hardwood timber slats

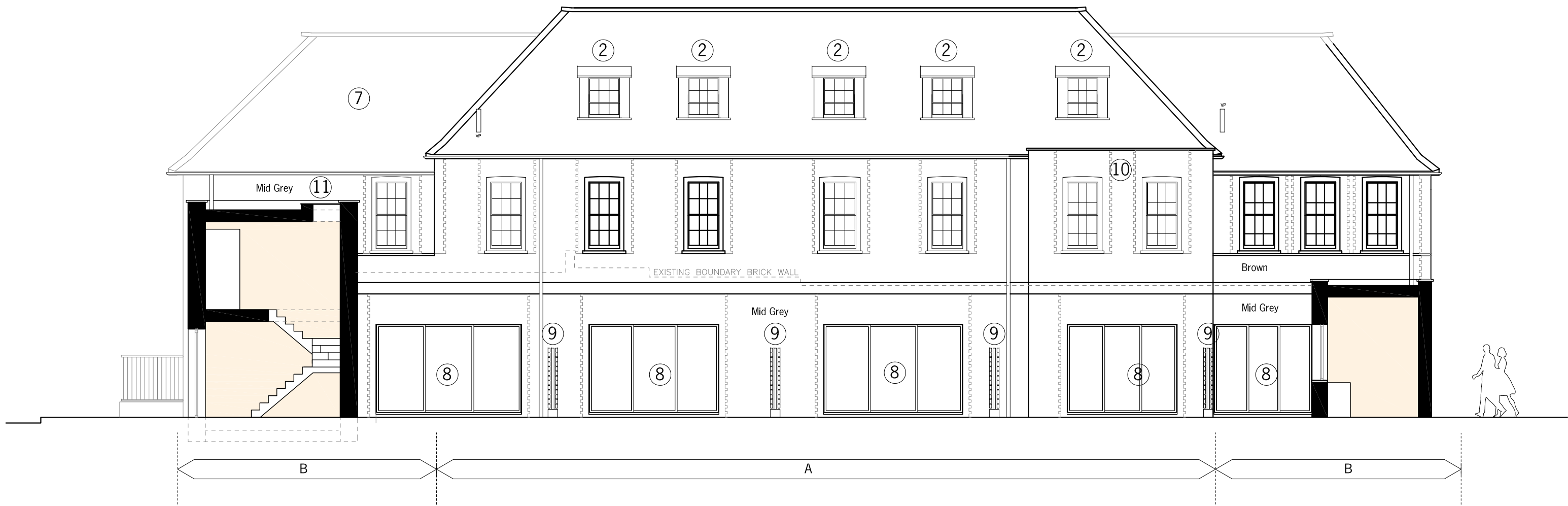
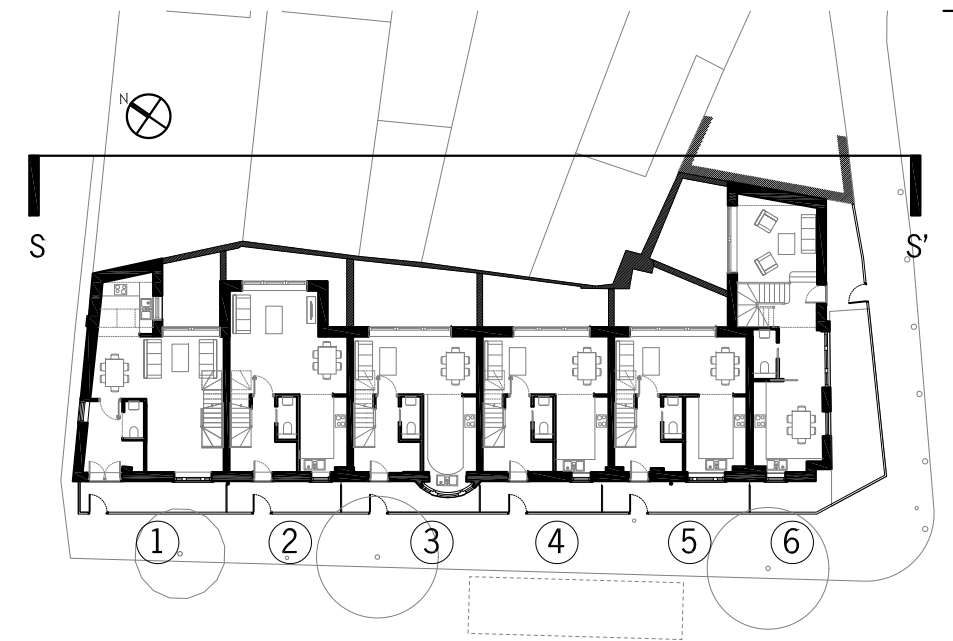
Note: All new windows with red brick dressing to match existing



PROPOSED REAR ELEVATION:

- ② New flat topped lead clad dormer
- ⑦ New roof to match existing
- ⑧ New hardwood timber sliding door in new openings
- ⑨ 1.8m high timber fence with 50mm horizontal slats both sides
- ⑩ Roof removed and extension built up in matching brickwork
- ⑪ Roof light

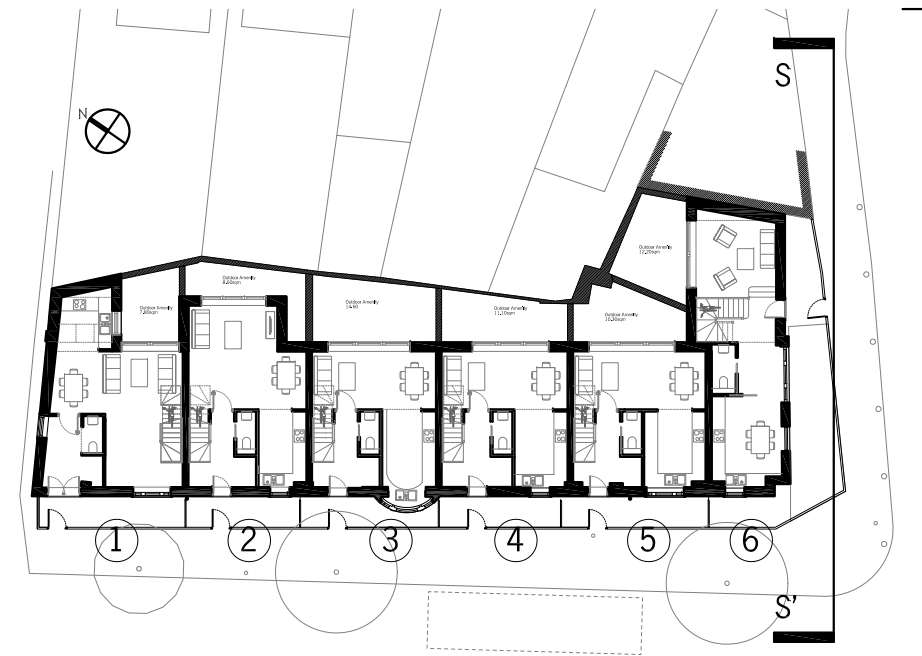
Note: All new windows with red brick dressing to match existing



PROPOSED SIDE ELEVATION:

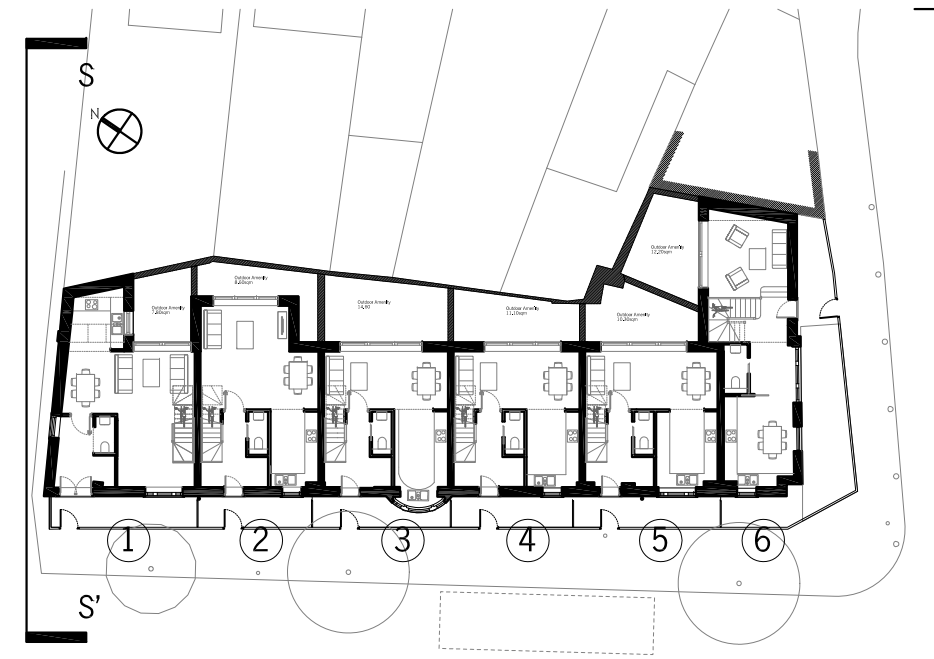
⑥ New window to match existing

Note: All new windows with red brick dressing to match existing



PROPOSED SIDE ELEVATION:

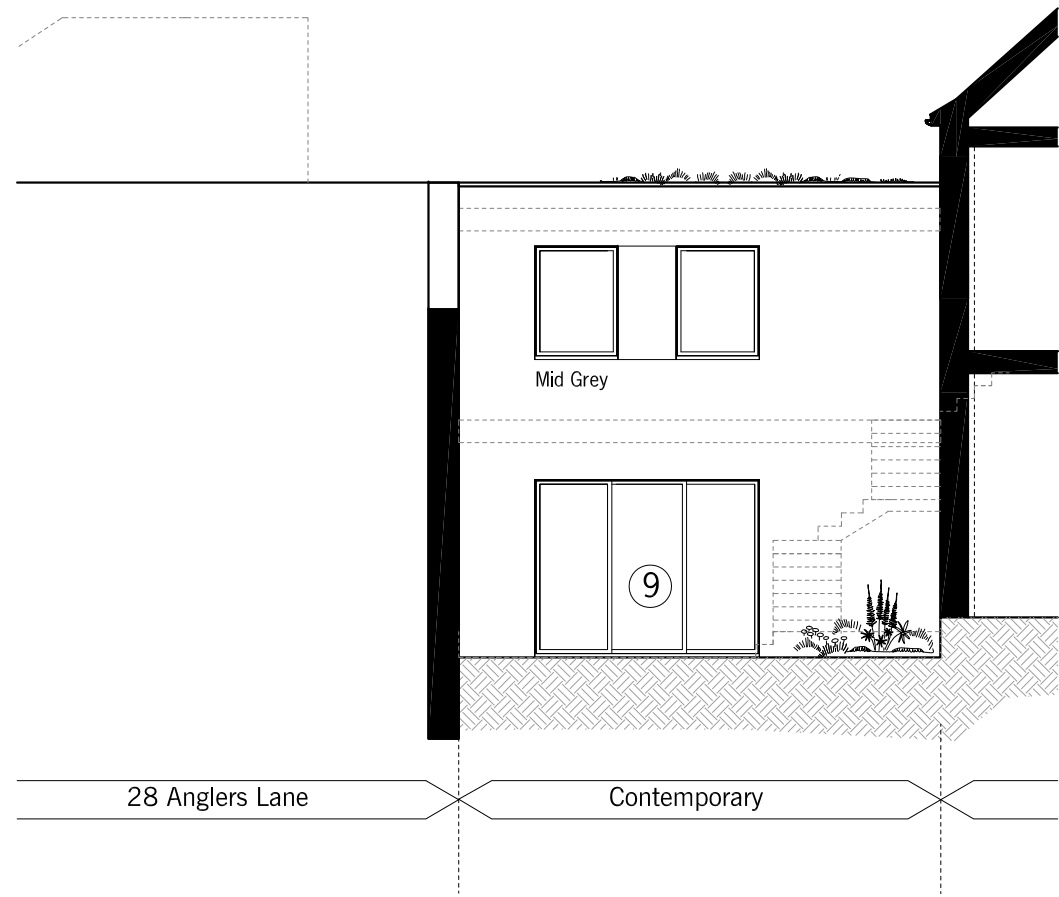
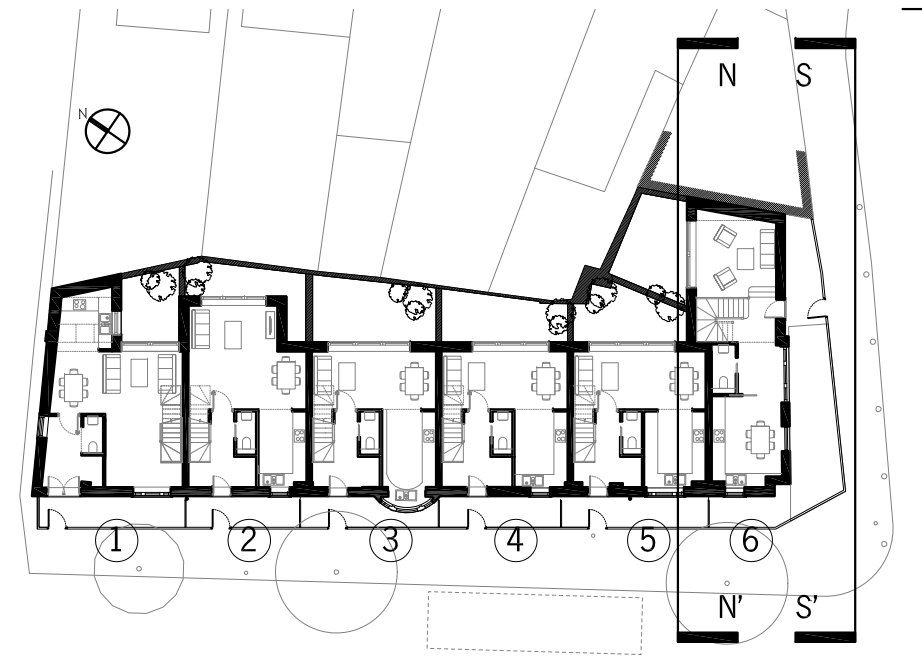
- ⑪ Door blocked with brickwork to match existing



0 1 5m

PROPOSED ELEVATIONS:

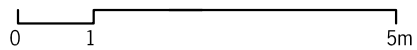
- ⑥ New window to match existing
- ⑨ New hardwood timber sliding door in new openings

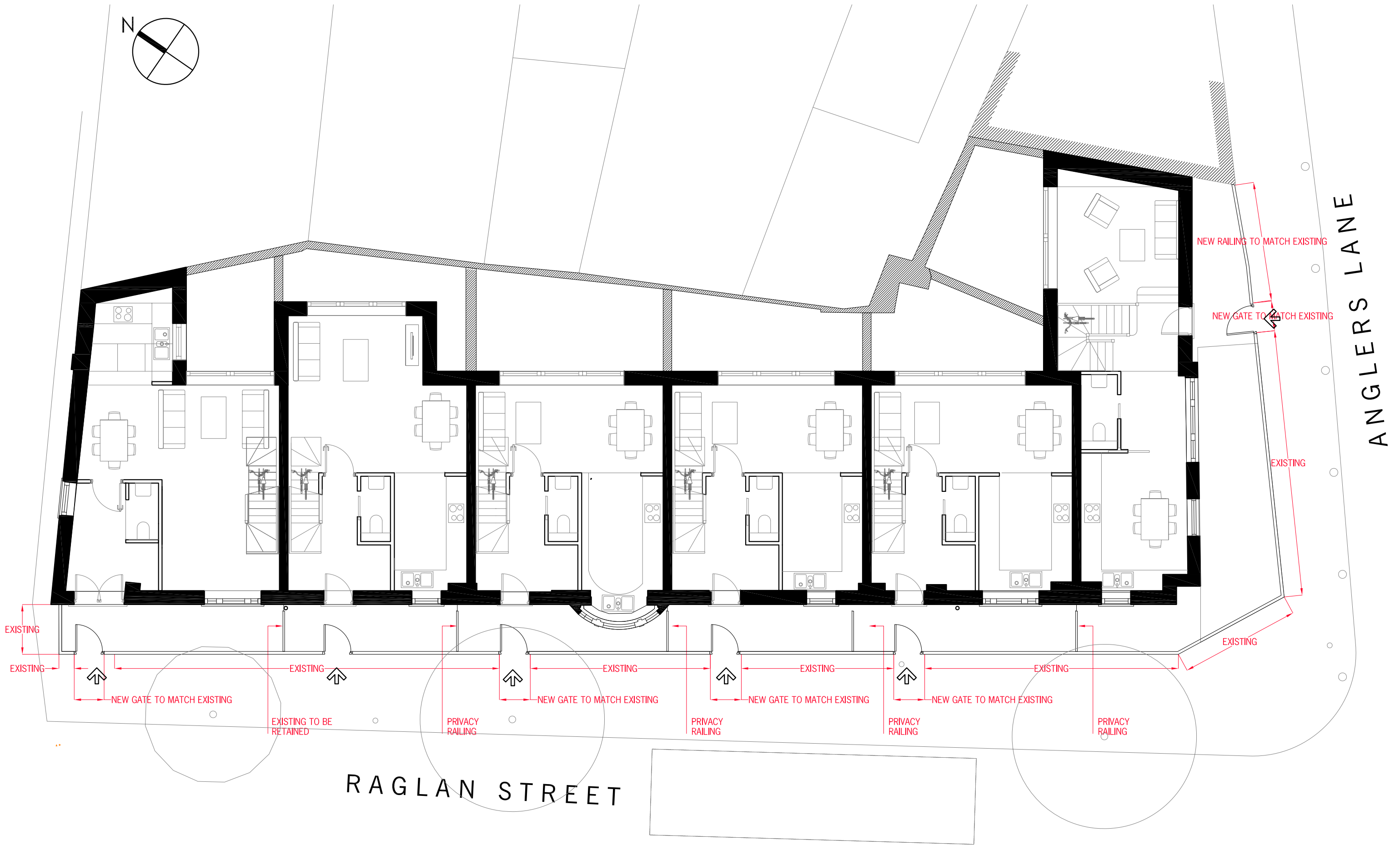
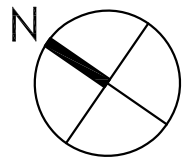


PROPOSED NORTH ELEVATION



PROPOSED SOUTH ELEVATION





**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: 03 December 2019

Schedule of GIA per floor

	sqm	sqft
Ground Floor	229.00	2,464.73
First Floor	218.80	2,354.94
Second Floor	62.45	672.15
TOTAL GIA	510.25	5,491.82

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	42.00	39.00	35.10	34.10	35.75	39.60	
First Floor	33.70	39.20	32.70	33.30	34.10	38.40	
Second Floor		16.75	21.70	22.10			
TOTAL GIA sqm	75.70	94.95	89.50	89.50	69.85	78.00	TOTAL GIA "NIA" 497.50 sqm
TOTAL GIA sqft	814.76	1,021.95	963.29	963.29	751.80	839.51	5,354.59 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	8.60	14.60	11.10	10.30	12.20