

**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: 23 January 2020

**Schedule of GIA per floor**

	sqm	sqft
Ground Floor	233.70	2,515.31
First Floor	218.46	2,351.28
Second Floor	61.81	665.26
<b>TOTAL GIA</b>	<b>513.97</b>	<b>5,531.86</b>

**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	37.90	
Second Floor		16.75	21.70	22.10			
<b>TOTAL GIA sqm</b>	<b>75.70</b>	<b>94.95</b>	<b>89.50</b>	<b>89.50</b>	<b>69.85</b>	<b>77.50</b>	<b>TOTAL GIA "NIA"</b> <b>497.00</b> sqm
<b>TOTAL GIA sqft</b>	<b>814.76</b>	<b>1,021.95</b>	<b>963.29</b>	<b>963.29</b>	<b>751.80</b>	<b>834.13</b>	<b>5,349.21</b> sqft

**Schedule of Accommodation**

3 Bed units	3	50.00%
2 Bed units	3	50.00%
	<b>6</b>	100.00%

**Schedule of Outdoor Amenity Area per Unit**

2 Bed 3P Unit 1 Garden	3 Bed 4P Unit 2 Garden	3 Bed 4P Unit 3 Garden	3 Bed 4P Unit 4 Garden	2 Bed 3P Unit 5 Garden	2 Bed 3P Unit 6 Garden
7.80	8.60	14.60	11.10	10.85	11.25