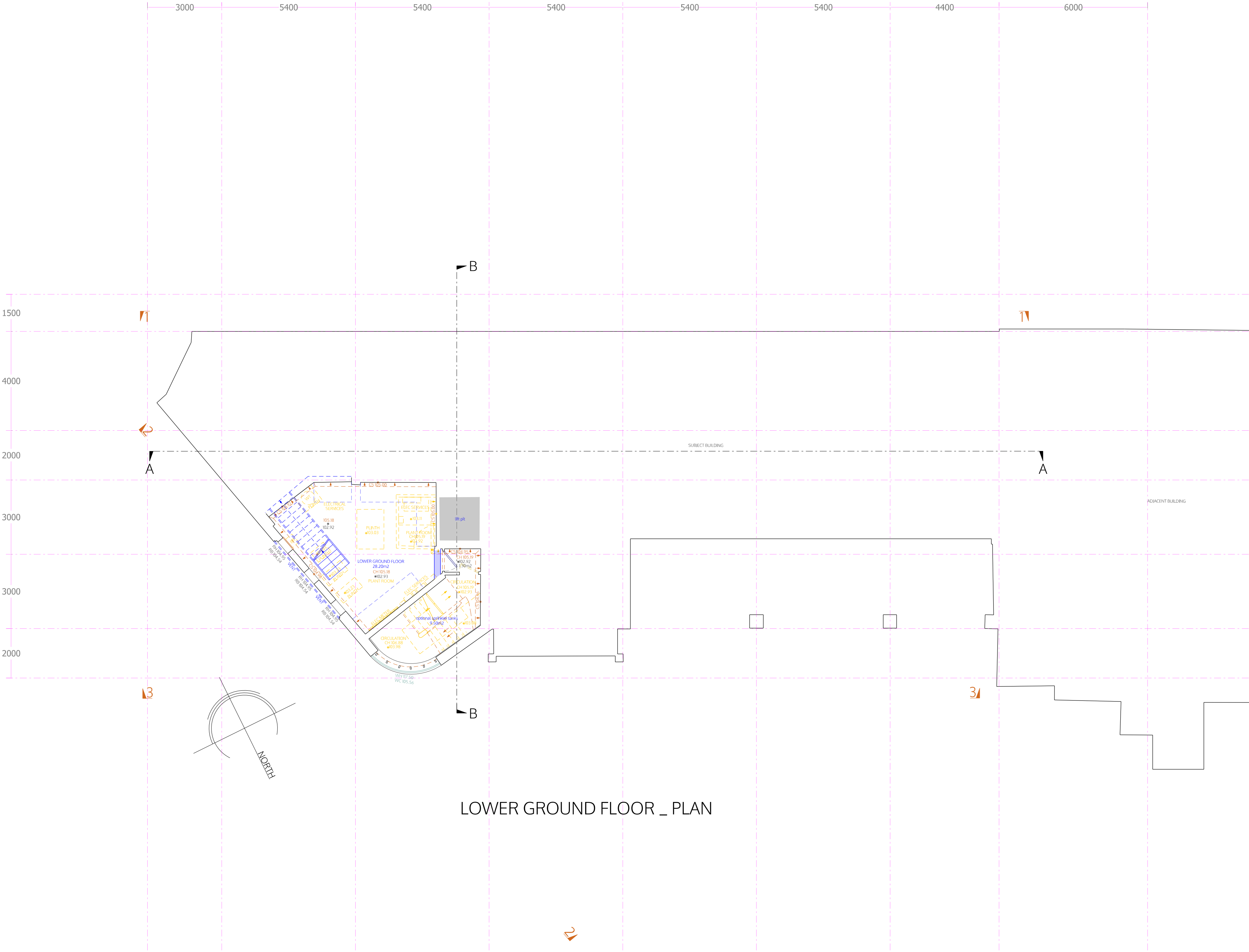
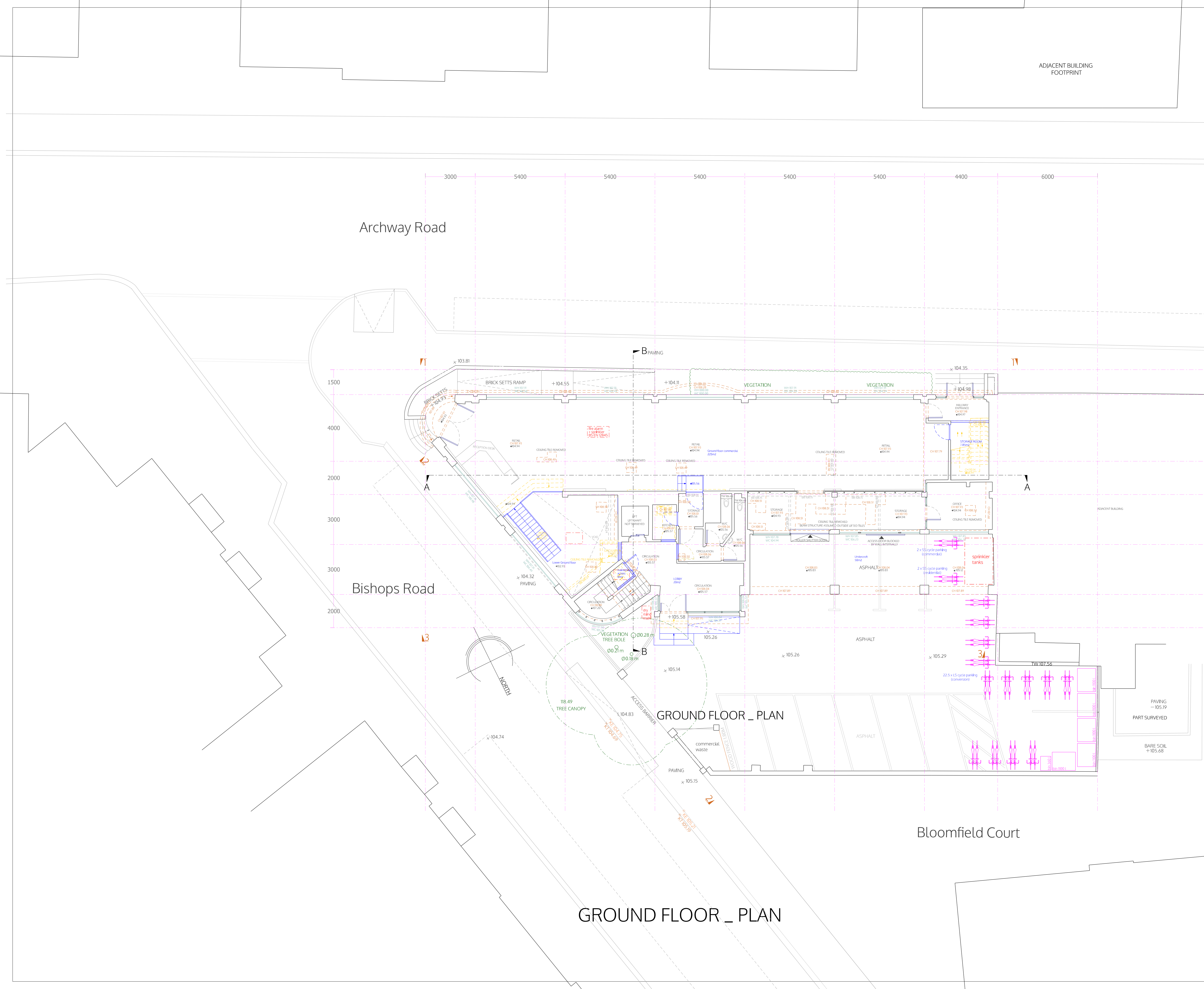




LOWER GROUND FLOOR \_ PLAN



Conversion

spaceAgent

Architects and Designers  
London-Heidelberg-Barcelona-Brussels  
spaceAgent Architects Ltd. is a RIBA Chartered Practice

www.spaceagent.com  
mail@spaceagent.com

PROJECT

Conversion to residential  
397 - 405 Archway Rd  
London N6 4ER

CLIENT

Alliance 1903 LTD  
Watford

TITLE

Ground floor plan  
as proposed  
Series C = (Conversion) Class MA

STATUS

DRAFT

SCALE

1:200 @A3  
1:100 @A1

DATE

22.05.2026

DRAWN BY

I.lezzi

NO.

ARC\_C02a

all dimensions to be checked on site

20  
18  
16  
14  
12  
10  
8  
6  
4  
2  
0  
m



FIRST - SECOND - THIRD FLOOR \_ PLAN

FIRST - SECOND - THIRD FLOOR \_ PLAN

| ARC - Schedule of accommodation revA |             |       |         |                    |       |
|--------------------------------------|-------------|-------|---------|--------------------|-------|
| level                                | residential |       | acc.    | comm. par commerci |       |
|                                      | No          | m2    |         | m2                 | m2    |
| LG                                   |             |       |         | 9.5                | 28.2  |
| GF                                   |             |       |         | 20                 | 225   |
| 1F                                   |             |       |         | 31.65              |       |
| 1F                                   | 1           | 40    | 1b/1p   |                    |       |
| 1F                                   | 2           | 45.5  | 1b/1p   |                    |       |
| 1F                                   | 3           | 52.4  | 1b/2p   |                    |       |
| 1F                                   | 4           | 52.75 | 1b/2p   |                    |       |
| 1F                                   | 5           | 54.5  | 1b/2p   |                    |       |
| 1F                                   | 6           | 40.9  | 1b/1p   |                    |       |
| 1F                                   | 7           | 40    | 1b/1p   | 31.65              |       |
| 2F                                   | 8           | 45.5  | 1b/1p   |                    |       |
| 2F                                   | 9           | 52.4  | 1b/2p   |                    |       |
| 2F                                   | 10          | 52.75 | 1b/2p   |                    |       |
| 2F                                   | 11          | 54.5  | 1b/2p   |                    |       |
| 2F                                   | 12          | 40.9  | 1b/1p   |                    |       |
| 1F                                   |             |       |         | 31.65              |       |
| 3F/mansard                           | 13          | 38.1  | 1b/1p   |                    |       |
| 3F/mansard                           | 14          | 42.3  | 1b/1p   |                    |       |
| 3F/mansard                           | 15          | 50.2  | 1b/2p   |                    |       |
| 3F/mansard                           | 16          | 50.2  | 1b/2p   |                    |       |
| 3F/mansard                           | 17          | 50.9  | 1b/2p   |                    |       |
| 3F/mansard                           | 18          | 38.8  | 1b/1p   |                    |       |
| 4                                    | 18          | 842.6 | 18b/27p | 124.45             | 253.2 |