

Area Schedule (GIA Existing)		
Zone Name	Home Story	Area
Circulation		
	Ground Floor	25.4
		25.4 m²
Office		
	First Floor	90.3
	Second Floor	80.7
	Third Floor	79.9
		251.0 m²
Residential		
	Ground Floor	6.7
	First Floor	41.5
	Second Floor	43.2
	Third Floor	37.3
		128.8 m²
		405.1 m²

Area Schedule (GIA Proposed)		
Zone Name	Home Story	Area
Area given to Commercial Unit		
	Ground Floor	7.6
		7.6 m²
Circulation		
	Ground Floor	22.5
	First Floor	10.6
	Second Floor	6.2
	Third Floor	6.6
		45.9 m²
Landlord		
	Ground Floor	6.0
	First Floor	6.2
		12.2 m²
Residential		
	First Floor	111.7
	Second Floor	119.1
	Third Floor	111.9
		342.7 m²
		408.3 m²

**Total Habitable Residential area uplift =
213.9m²**

GENERAL NOTES

**Garnett
Architecture**

Architecture, Planning, Interiors

PROJECT 39, 42-43 Store Street
WC1E 7DB

CLIENT The Bedford Estates Bloomsbury
Ltd.

DATE 23/05/2024

SCALE @ A4

The Print Rooms,
164-180 Union Street
London, SE1 0LH
+44 (0)20 7404 7677
www.garnett.studio

DRAWING

Area Schedule

STATUS

PLANNING

REFERENCE Project Originator Zone Location Type Role Drawing Revision
No. No. Code No.

0963 - GAR - XX - XX - SH - A - 0400 - N/A

PROJECT NUMBER

0963

DRAWING NUMBER

0400

REVISION

N/A

Information contained on this drawing is the sole copyright of
Garnett Architecture LLP and is not to be reproduced without their permission