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**Areas Measurement**  
These areas have been prepared for the sole use of Sheppard Robson Ltd's (SR's) client Curlew Capital, are approximate and can only be verified by a detailed dimensional survey of the completed building.

Any decisions to be made on the basis of these predictions, whether as to project viability, pre-letting, lease agreements or otherwise, should include due allowance for the increases and decreases inherent in the design, development and building processes. Existing buildings may present anomalies in relation to surveyed/drawn plans that may also effect the stated areas. All areas are calculated in square metres unless otherwise noted.

Where figures are also provided in square feet a conversion factor of 10.764\* has been used and the result rounded to the nearest whole number.

Unless otherwise agreed with SR's client in writing, figures relate to the likely areas of the building at the current stage of the design and are calculated using:-  
• RICS Property Measurement 2nd edition 2018 with IPMS Industrial Buildings 13 March 2018 and IPMS Retail Buildings 16 September 2019\*  
• RICS Code of Measuring Practice 6th edition 2015\*  
• Other (provide description)\*

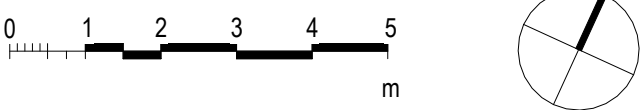
NOTES

Room Key

- Circulation
- Lobby
- Riser
- Studio

REVISIONS	REV.	DATE	AMENDMENT
	P01	24/01/2025	Issued for Planning

- Key
- Proposed
  - Site Boundary
  - Indicative Derby Lodge Internal Layouts



KEYPLAN

CLIENT  
**Curlew Capital**

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PROJECT  
**Britannia Street**

SCALE@A1	DATE	ORIGINATOR	CHECKED	AUTHORISED
1 : 100	24/01/2025	LR	BL	DB

DESCRIPTION  
**Proposed  
Fourth Floor Plan**

STAGE  
**Stage 2**

STATUS	PURPOSE FOR ISSUE	SR NO.
<b>S2</b>	<b>Planning</b>	<b>6910</b>
DRAWING NO.	REV.	
<b>6910-SRA-ZZ-04-DR-A-02104</b>	<b>P01</b>	