

**Title** Accommodation & Area Schedule  
**Number** 6910-SRA-ZZ-XX-SH-A-02901  
**Project Ref:** 6910  
**Project :** Britannia Street  
**Date:** 27/01/2025  
**Purpose:** For Planning  
**Status:** S2  
**Revision:** P02  
**Amendment:** Issued for Planning

Dwellings	Area (sqm)							Amenity				Cycles					
	Area (sqm)			NIA:GIA	GIA/Unit	Area (sqm)		Area (ratio/bed)		Long stay (internal)			Short stay (external)	Ratio/bed			
	GEA	GIA	NIA			Internal	External	Internal	External	Double stack	Brompton	Enlarged	Sheffield	Internal	External		
	PBSA	Community	PBSA	Community													
Seventh floor	-	140	101	-	-	-	10	-	90	-	-	-	-	-	-	-	-
Sixth floor	19	682	603	346	0.57	32	14	-	-	-	-	-	-	-	-	-	-
Fifth floor	19	674	603	346	0.57	32	14	-	-	-	-	-	-	-	-	-	-
Fourth floor	21	716	628	383	0.61	30	-	-	-	-	-	-	-	-	-	-	-
Third floor	21	716	628	383	0.61	30	-	-	-	-	-	-	-	-	-	-	-
Second floor	21	716	628	383	0.61	30	-	-	-	-	-	-	-	-	-	-	-
First floor	20	711	616	397	0.64	31	-	-	-	-	-	-	-	-	-	-	-
Ground floor	-	910	753	64	-	-	206	62	34	-	-	74	15	4	4	-	-
<b>Subtotal</b>	-	4,560	64	-	-	-	244	62	-	-	-	-	-	-	-	-	-
<b>Total</b>	<b>121</b>	<b>5,265</b>	<b>4,624</b>	<b>2,238</b>	<b>0.48</b>	<b>38</b>	<b>306</b>	<b>124</b>	<b>2.5</b>	<b>1.0</b>	<b>93</b>	<b>4</b>	<b>0.77</b>	<b>0.033</b>			

**Areas Measurement Disclaimer**

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:-  
 the RICS Code of Measuring Practice 6th edition 2015

**Amenity Measurement Disclaimer**

Internal amenity areas have been calculated by combining the proposed ground floor areas of the entrance lobby, reception, laundry room, luggage store, general amenity and community hall/ student amenity + lobby, as well above ground study spaces on 5th and 6th floor. It excludes bathrooms and cycle storage.

External amenity areas have been calculated by combining the proposed ground floor courtyard area with the roof level terrace space.