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AREA MEASUREMENT
The areas 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 the like, should include due allowance for the increases and decreases inherent in the design development and building processes. Figures relate to the likely areas of the building at the current state of the design and using the Gross External Area (GEA) / Gross Internal Area (GIA) / Nett Internal Area (NIA) method of measurement from the Code of Measuring Practice, 6th Edition (RICS Code of Practice). All areas are subject to Town Planning and Conservation Area Consent, and detailed Rights to Light analysis.

NOTES

Key:

- Office
- Circulation/Plant
- Retail & Public House

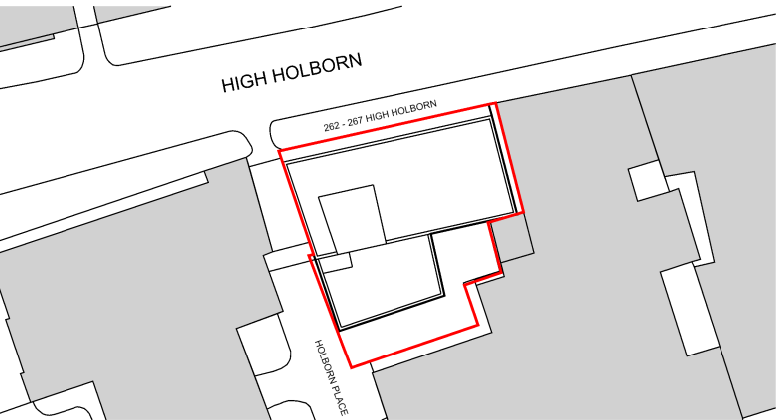


All proposed areas are subject to MEPH / Lifts / BREEAM / Fire / Structural Review / Town Planning and Conservation Area Consent and detailed Rights to Light Analysis.

Plowman Craven Survey (December 2012) used as background information. Retail and Public House areas not accessible.

REV.	DATE	AMENDMENT
-	21/12/2012	Design Team Issue - First Draft
A	28/03/2013	Design Team Issue - Second Draft
B	30/04/2013	Issued for Planning - Previous Public House updated to A1/A3/A4 use.

KEYPLAN



CLIENT



SOUTH YORKSHIRE
PENSIONS AUTHORITY

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PROJECT
262 - 267 HIGH HOLBORN

SCALE@A1 1:100 DATE 16.11.2012 ORIGINATOR EC CHECKED DC AUTHORISED DC

TITLE
**PROPOSED
GROUND FLOOR PLAN**

STATUS
PLANNING

DRAWING NO.
4728 - 20 - 200

REV.
B

HIGH HOLBORN

HOLBORN PLACE

