

Area Schedule

date: 22 April 2015
 project: 113 Regent's Park Road
 project no.: 14053
 issue: Permitted Development Application - 2

OFFICE USE				
EXISTING & PROPOSED GEA				
Floor	Existing GEA		Proposed GEA	
	sqm	sqft	sqm	sqft
Ground Floor	345	3,714	0	0
TOTAL	345	3,714	0	0
EXISTING & PROPOSED GIA				
Floor	Existing GIA		Proposed GIA	
	sqm	sqft	sqm	sqft
Ground Floor	318	3,423	0	0
TOTAL	318	3,423	0	0

RESIDENTIAL USE				
EXISTING & PROPOSED GEA				
Floor	Existing GEA		Proposed GEA	
	sqm	sqft	sqm	sqft
Ground Floor	0	0	345	3,714
TOTAL	0	0	345	3,714
EXISTING & PROPOSED GIA				
Floor	Existing GIA		Proposed GIA	
	sqm	sqft	sqm	sqft
Ground Floor	0	0	318	3,423
TOTAL	0	0	318	3,423

Notes:

The areas have been calculated in accordance with the RICS/ISVA Code of Measuring Practice, 6th Edition using the stated options NIA, GIA, GEA. Net Sales Area (NSA) is the GIA of a new or existing residential dwelling. The areas are indicative of the design at this stage, are approximate, and relate to the likely areas of the building at the current state of the design.

Any decisions to be made on the basis of these predictions, whether as to project viability, pre-letting, lease agreements and the like, should make allowance of +/- 5% for the following:

- Subject to daylight and sunlight analysis
- Subject to structural engineer input
- Subject to M&E input
- Subject to fire analysis
- Subject to build control
- Site & Building Surveys
- Design development
- Allowance for construction methods and building tolerances
- Local authority consents