

SQUIRE & PARTNERS

13081 51-52 Tottenham Court Road

SCHEDULE OF GROSS EXTERNAL AREAS

Planning Areas - 2nd Pre-application Consultation

15/05/2015

Existing

FLOOR	EXISTING USES COMBINED	
	GROSS EXTERNAL AREA (GEA)	
	sqm	sqft
Basement	92	990
Ground	230	2,476
First	237	2,551
Second	171	1,841
Third	115	1,238
Total	845	9,096

RETAIL		OFFICE		RESIDENTIAL	
GEA		GEA		GEA	
sqm	sqft	sqm	sqft	sqm	sqft
92	990			10	
220	2,368			145	1,561
	-	92	990	123	1,324
		48	517	70	753
		45	484		
312	3,358	185	1,991	348	3,746

Proposed

FLOOR	PROPOSED USES COMBINED	
	GROSS EXTERNAL AREA (GEA)	
	sqm	sqft
Basement	207	2,223
Ground	255	2,745
First	270	2,906
Second	271	2,917
Third	254	2,734
Fourth	197	2,118
Sub Total		
Total (incl. core)	1,453	15,643

RETAIL		OFFICE		RESIDENTIAL		Resi / Office Core	
GEA		GEA		GEA		GEA	
sqm	sqft	sqm	sqft	sqm	sqft	sqm	sqft
128	1,381	15	156	21	223	43	463
184	1,981		-		-	71	764
	-	121	1,302	110	1,184	39	420
	-	123	1,324	110	1,184	38	409
	-	101	1,087	115	1,238	38	409
	-			197	2,118		
312	3,362	360	3,870	552	5,946	229	2,465
312	3,362	474	5,102	667	7,179		

Gain	608	6,547
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0	4	289	3,111	319	3,433
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Note:

Existing Areas based on information supplied by Stuart Henley & Partners.

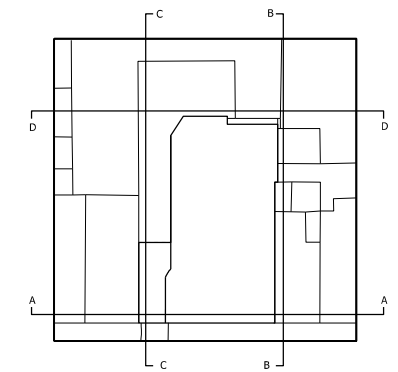
Proposed areas based on existing building drawings supplied by Stuart Henley & Partners. Subject to full survey.

Areas are calculated according to the RICS code of measuring practice

Areas are approximate only and subject to change through planning, design and development of the approval

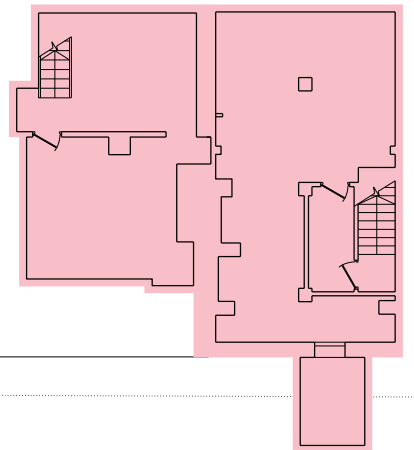
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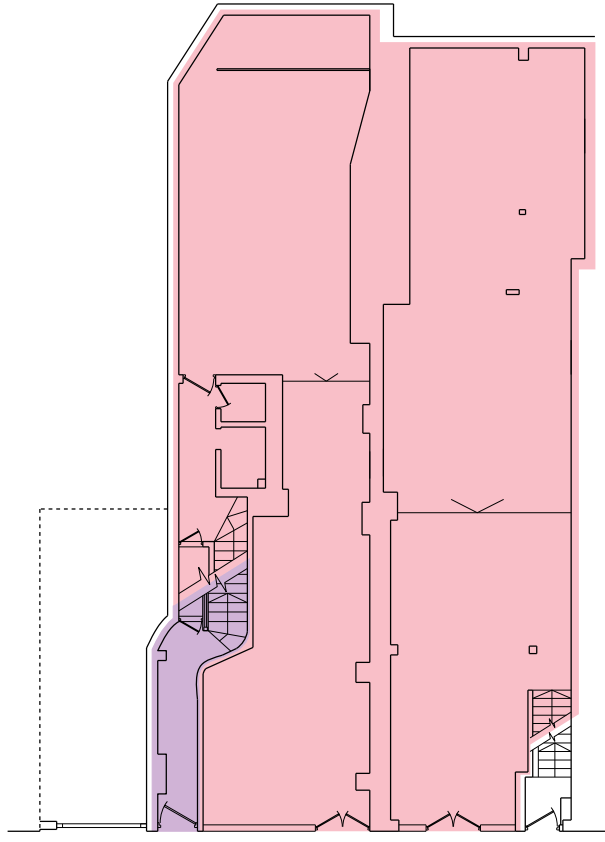


GEA		
BASEMENT	RETAIL	92 Sq. m
GROUND FLOOR	RETAIL	220 Sq. m
	RESIDENTIAL	10 Sq. m
FIRST FLOOR	OFFICE	92 Sq. m
	RESIDENTIAL	145 Sq. m
SECOND FLOOR	OFFICE	48 Sq. m
	RESIDENTIAL	123 Sq. m
THIRD FLOOR	OFFICE	45 Sq. m
	RESIDENTIAL	70 Sq. m
	RETAIL TOTAL	311 Sq. m
	OFFICE TOTAL	185 Sq. m
	RESIDENTIAL TOTAL	349 Sq. m

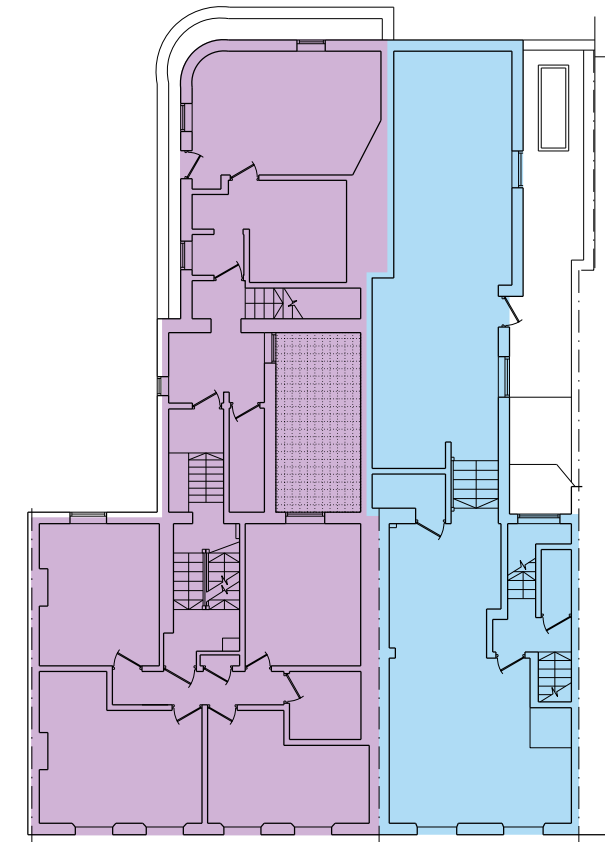
01 BASEMENT



02 GROUND FLOOR



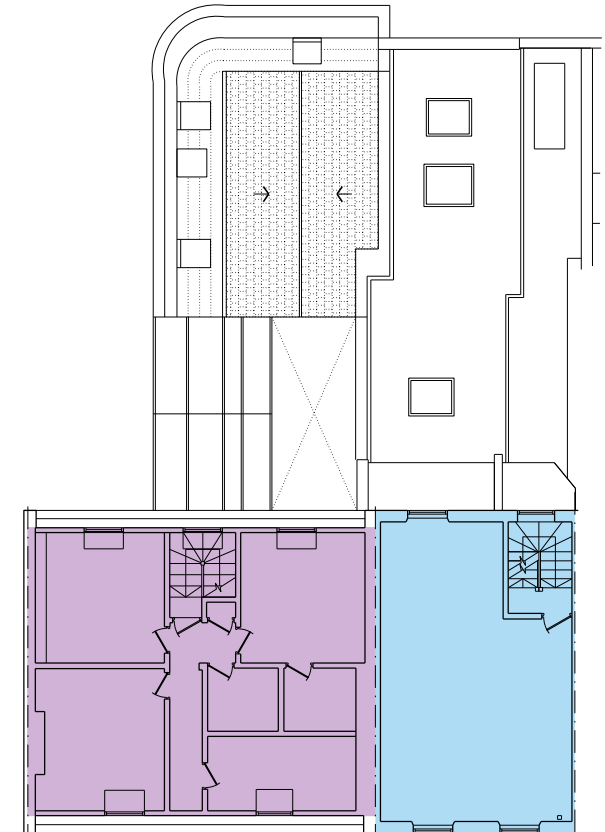
03 FIRST FLOOR



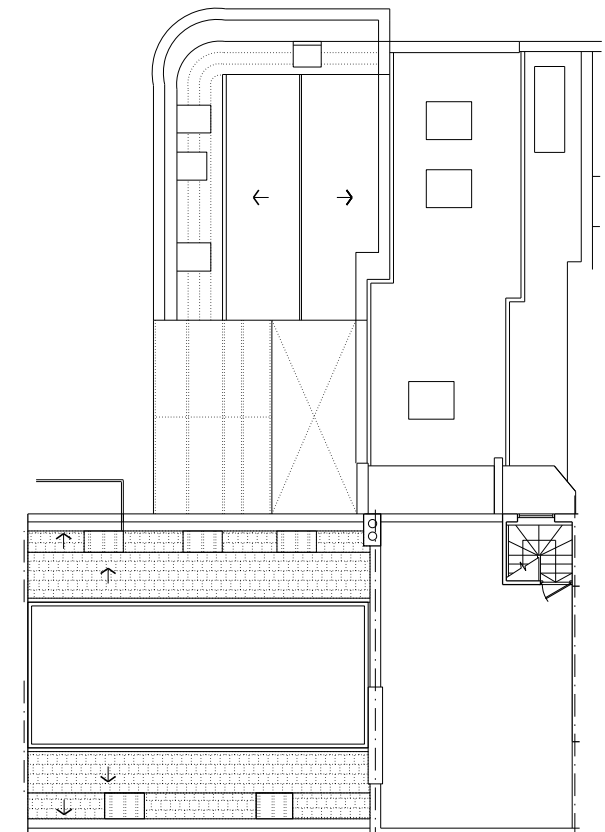
04 SECOND FLOOR



05 THIRD FLOOR



06 ROOF PLAN



Revision description	Date	Check	Rev
Pre-app DRAFT	04/11/14	LLO	B
Pre-app DRAFT	20/08/14	LLO	A
Pre-app DRAFT	02/07/14	LLO	-

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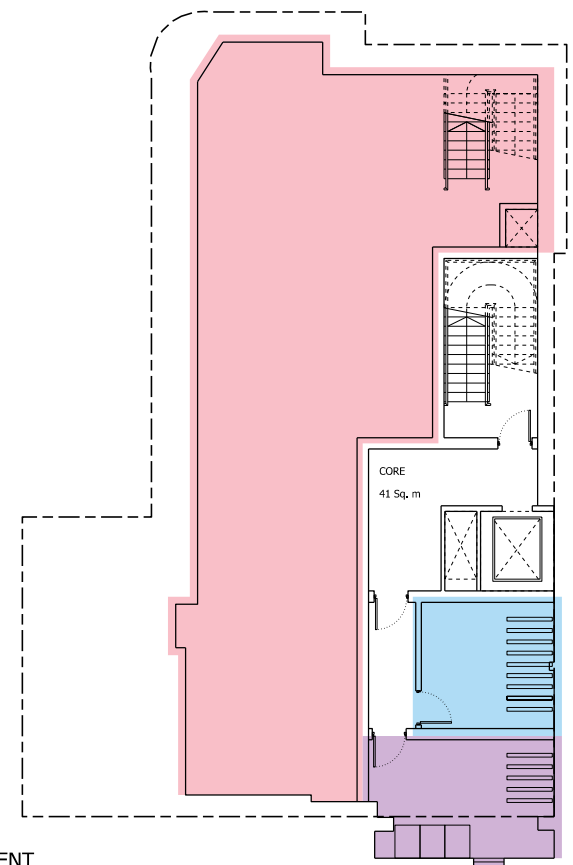
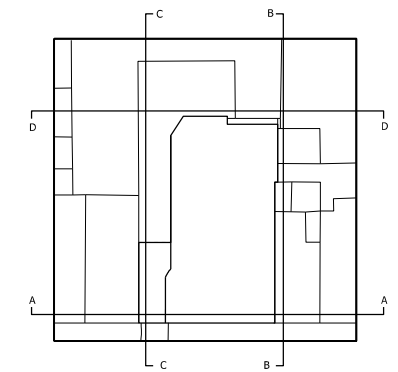
Project
**51-52 Tottenham Court Road,
 London. W1T**

Drawing
**Existing plans
 Existing use mix**

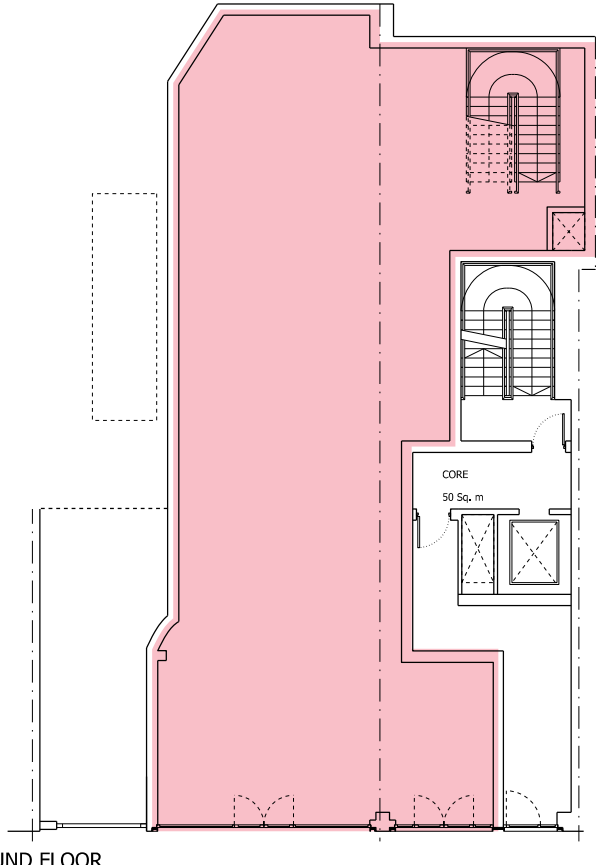
Drawn	Date	Scale
LLO	13/06/2014	1:100@A1 1:100@A3
Job number	Drawing number	Revision
13081	F000_P_AL_001	B

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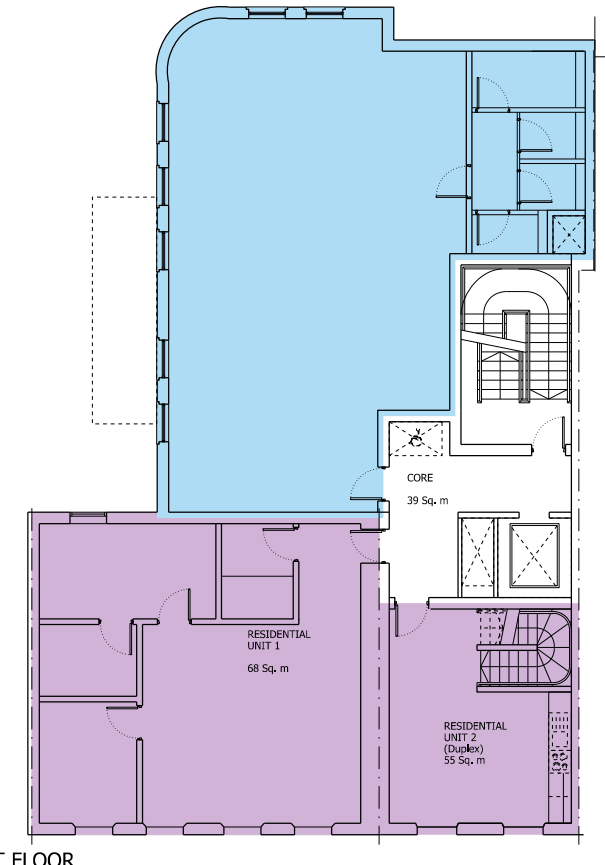
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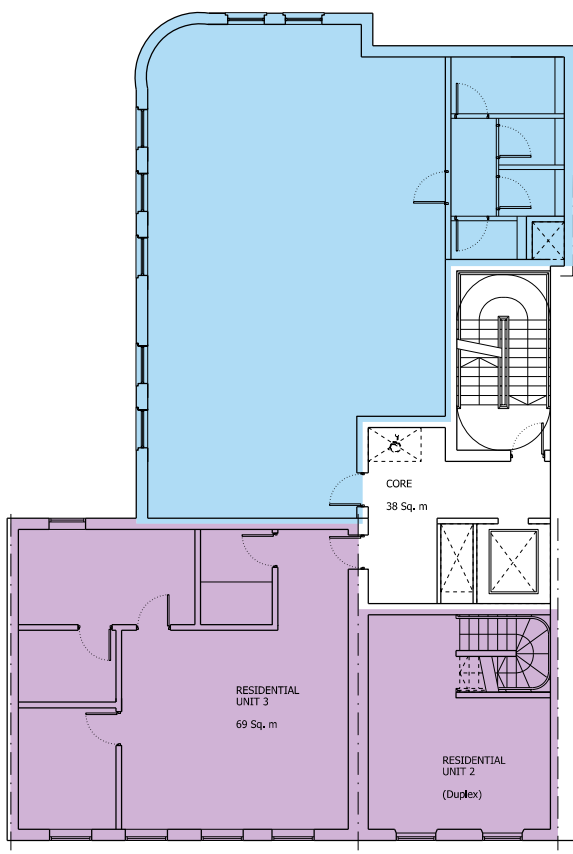
01 BASEMENT



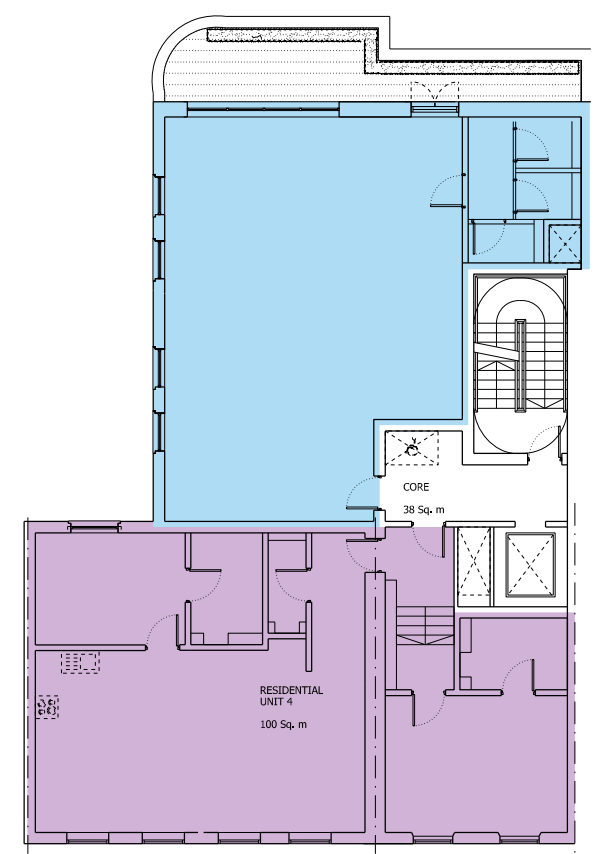
02 GROUND FLOOR



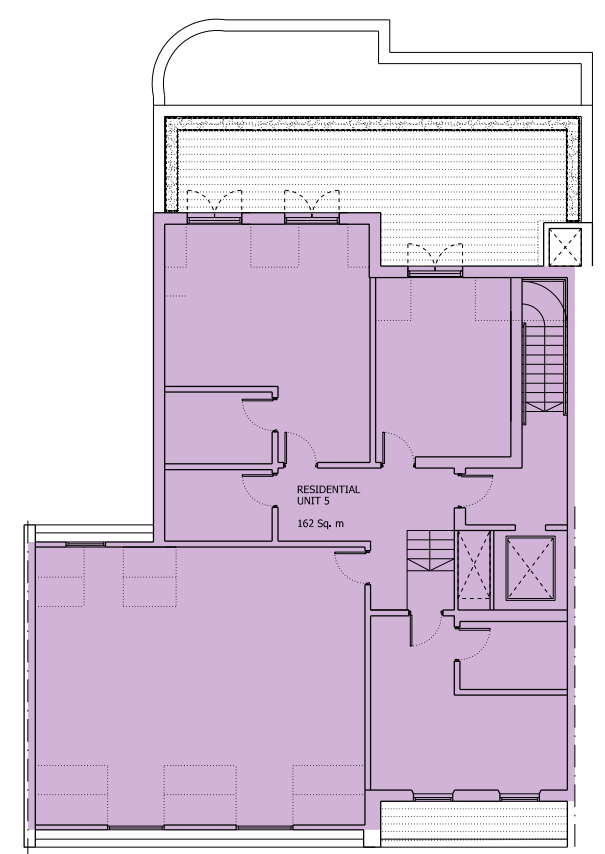
03 FIRST FLOOR



04 SECOND FLOOR



05 THIRD FLOOR



06 FOURTH FLOOR

Revision description	Date	Check	Rev
Issued for Information	17/03/15	LLO	C
Pre-app DRAFT	04/11/14	LLO	B
Pre-app DRAFT	20/08/14	LLO	A
Pre-app DRAFT	02/07/14	LLO	-

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Project
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 London. W1T**

Drawing
**Proposed plans
 Proposed use mix**

Drawn	Date	Scale
LLO	10/03/2015	1:100@A1 1:100@A3
Job number	Drawing number	Revision
13081	F000_P_AL_005	C

