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15068_ARTHUR STANLEY HOUSE

PROPOSED AREA SCHEDULE

Status **Revised Issue for Planning with amendmends**
Rev P02
Date 30.11.2017
By LV
Checked by GH

B1 COMMERCIAL

LEVEL	CURRENT PROPOSED SCHEME			PLANNING		NIA:GIA
	GEA	GIA	NIA	GIA +-	NIA +-	
Basement 2	1,016	935	517	13	-78	55%
Basement 1	748	605	364	14	25	60%
Ground *	754	675	425	-59	-94	63%
Level 1	754	698	585	12	23	84%
Level 2	754	698	585	29	37	84%
Level 3	689	635	523	-1	10	82%
Level 4	661	609	497	-6	5	82%
Level 5	642	590	479	7	19	81%
Level 6	614	565	453	1	12	80%
Level 7	504	461	352	23	47	76%
Level 8	7	4	0	-21	0	
TOTAL (sqm)	7,143	6,475	4,780	12	6	AVG NIA : GIA
TOTAL (sqft)	76,889	69,698	51,453	129	65	75%
Uplift (sqm)		927				45%

C3 RESIDENTIAL

(8 Private and 2 Social Units)

LEVEL	TOTAL GEA	TOTAL GIA	PRIVATE HOUSING		SOCIAL HOUSING	
			GIA	NSA	GIA	NSA
Basement 2	0		0	0	0	0
Lower Ground	264		104	0	103	88
Ground	224		48	0	148	138
Level 1	215		184	154	6	0
Level 2	215		184	154	6	0
Level 3	215		184	154	6	0
Level 4	167		142	113	6	0
Level 5	0		0	0		
TOTAL (sqm)	1300	1121	846	575	275	226
		55%				
TOTAL (sqft)	13,993	12,067	9,107	6,189	2,960	2,433

TOTAL (sqm)	7,596
TOTAL (sqft)	81,765
TOTAL UPLIFT (sqm)	2,048
Residential + Office	

Notes:

NIA measured from preliminary drawings. NIA at all levels subject to further design development and structural and services coordination

Experience of similar projects suggests a level of between 73% and 78% overall NIA:GIA is likely to be achieved when design work is completed .

These areas are approximate and measured off preliminary drawings. They relate to the likely areas of the building at the current state of the design and using the stated option from the Code of Measuring Practice, 6th Edition, RICS.

Areas are provided on the basis that the extent will be checked by others to ensure that they are in accordance with any defined codes of measurement that need to be adhered to.

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 allowances for the increases and decreases inherent in the design development and building process.

* NOTE: any D1 provision will need to be deducted from the B1 areas shown . Refer to GAs

Uplift figures based on an existing area of 5548m2 as per previous Approved Scheme