

**GIA Area Schedule**  
**278 GRAY'S INN ROAD, LONDON WC1X 8EB**

Date: 2017/12/13

**oculus architects ltd**

UNIT A, 16 B Pratt Street, London NW1  
 OAB

T: 020 35839227

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LEVELS	EXISTING				PROPOSED					
	HMO 1		HMO 2		HMO 1		HMO 2		OFFICE	
	m2	ft2	m2	ft2	m2	ft2	m2	ft2	m2	ft2
<b>Basement</b>										
	51,00	548,96			51,90	558,65				
<b>Ground Floor</b>										
	43,00	462,85	2,70	29,06	28,40	305,69	2,70	29,06	13,20	142,08
<b>First Floor</b>										
			36,60	393,96			38,50	414,41		
<b>Second Floor</b>										
			36,60	393,96			38,50	414,41		
<b>Third Floor</b>										
							28,80	310,00		
<b>Total</b>	<b>94,00</b>	<b>1011,81</b>	<b>75,90</b>	<b>816,98</b>	<b>80,30</b>	<b>864,34</b>	<b>108,50</b>	<b>1167,88</b>	<b>13,20</b>	<b>142,08</b>
<b>Increase</b>					<b>-13,70</b>		<b>32,60</b>		<b>13,20</b>	

areas indicated in this schedule are measured to inside of external wall

areas are indicative only and are subject to factors of design, design development, survey and consultation with statutory authorities