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15068_ARTHUR STANLEY HOUSE

PROPOSED AREA SCHEDULE

Status **Revised Issue for Planning with amendmends**
Rev P03
Date 02.03.2018
By LV
Checked by GH

B1 COMMERCIAL

LEVEL	CURRENT PROPOSED SCHEME			PLANNING		NIA:GIA
	GEA	GIA	NIA	GIA +-	NIA +-	
Basement 2	1,016	934	501	-1	-16	54%
Basement 1	725	582	341	-23	-23	59%
Ground *	732	653	446	-22	21	68%
Level 1	732	680	566	-18	-19	83%
Level 2	732	680	567	-18	-18	83%
Level 3	694	642	529	7	6	82%
Level 4	668	619	508	10	11	82%
Level 5	649	595	489	5	10	81%
Level 6	626	578	468	13	15	81%
Level 7	517	470	360	9	8	77%
Level 8	7	4	0	0	0	
TOTAL (sqm)	7,098	6,437	4,775	-38	-5	AVG NIA : GIA
TOTAL (sqft)	76,404	69,289	51,399	-409	-54	75%
Uplift (sqm)		889				
		44%				

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
Lower Ground	277		84	0	151	109
Ground	228		43	0	155	147
Level 1	213		183	154	6	0
Level 2	213		183	154	6	0
Level 3	213		183	154	6	0
Level 4	166		141	112	6	0
Level 5			0	0	0	0
TOTAL (sqm)	1310	1147	817	574	330	256
		56%				
TOTAL (sqft)	14,101	12,347	8,794	6,179	3,552	2,756

TOTAL (sqm)	7,584
TOTAL (sqft)	81,636
TOTAL UPLIFT (sqm)	2,036
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

** NOTE: an allowance of 20% of landlord areas has been included in the residential social GIA figure

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