ALLFORD HALL MONAGHAN MORRIS

Architects Morelands 5-23 Old Street London EC1V 9HL

15068_ARTHUR STANLEY HOUSE

PROPOSED AREA SCHEDULE

Status Revised Issue for Planning with amendmends

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B1 COMMERCIAL

_EVEL	CURRENT PROPOSED SCHEME			PLANNING		
	GEA	GIA	NIA	GIA +-	NIA +-	NIA:GIA
					1	
asement 2	1,016	934	501	-1	-16 -23	54%
asement 1	725	582	341	-23	-23	59%
round *	732 732	653	446	-22	21	68%
vel 1 *		680	566	-18	-19	83%
vel 2	732	680	567	-18	-18	83%
vel 3	694	642	529	7	-18 6 11	82% 82%
rel 4	668	619	508	10 5	11	82%
rel 5	649	595	489	5	10	82%
rel 6	626	578	468	13	15	81%
vel 7	517	470	360	9	8	77%
/el 8	7	4	0	0	0	
TAL (sqm)	7,098	6,437	4,775	-38	-5	AVG NIA : GIA
` ' '	,,,,,,,					
OTAL (sqft)	76,404	69,289	51,399	-409	-54	75%
olift (sqm)		889				
onit (sqiri)	-	44%				
	<u> </u>	4470				
RESIDENTIAL	(8 Private and 2 Soc	cial Units)				
		,	PRIVATE H	OUSING	Г	SOCIAL HOUSING
	(8 Private and 2 Soc TOTAL GEA	TOTAL GIA	PRIVATE H	OUSING NSA	F	SOCIAL HOUSING GIA NSA
	TOTAL	TOTAL			E	
EVEL	TOTAL	TOTAL	GIA	NSA	E	GIA NSA
EVEL asement 2	TOTAL GEA	TOTAL	GIA 0	NSA 0	E	GIA NSA
exement 2	TOTAL GEA	TOTAL	GIA 0	NSA 0 0	<u> </u>	GIA NSA 0 0 1511 109
sement 2 wer Ground ound	TOTAL GEA 277 228	TOTAL	GIA 0 84 43	0 0 0		GIA NSA 0 0 151 109 155 147
isement 2 wer Ground ound vel 1	TOTAL GEA 277 228 213	TOTAL	GIA 0 84 43 183	0 0 0 0 154		GIA NSA 0 0 151 109 155 147 6 0
asement 2 wer Ground ound vel 1 vel 2	277 228 213	TOTAL	GIA 0 84 43 183	0 0 0 154 154		GIA NSA 0 0 151 109 155 147 6 0 6 0
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sement 2 wer Ground ound wel 1 wel 2 wel 3 vel 4	TOTAL GEA 277 228 213 213 213	TOTAL	GIA 0 84 43 183 183 183 184	0 0 0 154 154 154 112		GIA NSA 0 0 151 109 155 147 6 0 6 0 6 0 6 0 6 0 6 0 6 0 6 0 6 0
sement 2 wer Ground ound wel 1 wel 2 wel 3 vel 4	277 228 213 213 213 213 166	TOTAL	GIA 0 84 43 183 183 183 141	0 0 0 154 154 154 112		GIA NSA 0 0 151 108 155 147 6 0 6 0 6 0 6 0 6 0
wer Ground ound vel 1 vel 2 vel 3 vel 4 vel 5	277 228 213 213 213 166	TOTAL GIA	GIA 0 84 43 183 183 183 141	0 0 0 154 154 154 112		GIA NSA 0 0 151 109 155 147 6 0 6 0 6 0 6 0 6 0 0 0 0 0
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sement 2 wer Ground ound vel 1 vel 2 vel 3 vel 4 vel 5 DTAL (sqm)	277 228 213 213 213 213 166	TOTAL GIA	GIA 0 84 43 183 183 183 0 817	0 0 0 154 154 154 112 0		GIA NSA 0 0 151 108 155 147 6 0 6 0 6 0 6 0 6 0 330 256
sement 2 wer Ground ound vel 1 vel 2 vel 3 vel 4 vel 5 DTAL (sqm)	277 228 213 213 213 166	TOTAL GIA	GIA 0 84 43 183 183 183 141	0 0 0 154 154 154 112		GIA NSA 0 0 151 108 155 147 6 0 6 0 6 0 6 0 6 0 330 256
asement 2 ower Ground ound evel 1 evel 2 evel 3 evel 4 evel 5 DTAL (sqm)	277 228 213 213 213 213 166	TOTAL GIA	GIA 0 84 43 183 183 183 0 817	0 0 0 154 154 154 112 0		GIA NSA 0 0 151 108 155 147 6 0 6 0 6 0 6 0 6 0 330 256
asement 2 asement 2 ower Ground round ovel 1 ovel 3 ovel 4 ovel 5 OTAL (sqm) OTAL (sqm)	277 228 213 213 213 213 166	TOTAL GIA	GIA 0 84 43 183 183 183 0 817	0 0 0 154 154 154 112 0		GIA NSA 0 0 151 108 155 147 6 0 6 0 6 0 6 0 6 0 330 256
asement 2 ower Ground round avel 1 avel 2 avel 4 avel 5 DTAL (sqm) DTAL (sqm)	277 228 213 213 213 213 166	TOTAL GIA	GIA 0 84 43 183 183 183 0 817	0 0 0 154 154 154 112 0		GIA NSA 0 0 151 108 155 147 6 0 6 0 6 0 6 0 6 0 330 256
asement 2 ower Ground round ro	277 228 213 213 213 213 166	TOTAL GIA	GIA 0 84 43 183 183 183 0 817	0 0 0 154 154 154 112 0		GIA NSA 0 0 151 108 155 147 6 0 6 0 6 0 6 0 6 0 330 256
wer Ground ound vel 1 vel 2 vel 4 vel 5 vTAL (sqm)	277 228 213 213 213 213 166	TOTAL GIA	GIA 0 84 43 183 183 183 0 817	0 0 0 154 154 154 112 0		GIA NSA 0 0 151 108 155 147 6 0 6 0 6 0 6 0 6 0 330 256

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

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.

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

^{*} NOTE: any D1 provision will need to be deducted from the B1 areas shown. Refer to GAs ** NOTE: an allowence of 20% of landlord areas has been included in the residencial social GIA figure