

Project 1716: New dwelling at 77 Avenue Road, Camden

Areas measured generally in accordance with RICS Code of Measuring Practice (6th Ed), based on the latest drawings on the above date.

All areas quoted at feasibility and planning stages are subject to variation as part of the eventual detailed design and construction process.

Some spaces may have reduced or diminished headroom, especially on the upper storeys, which prior to detailed drawings being produced may not have been precisely accounted for.

Net Useable Areas, if quoted, will always be subject to variation as part of the eventual detailed design and construction process.

If any areas are critical, plans / cad layouts with the exact outlines used to measure areas can be provided for checking by client.

Site Area and External Area figures may vary depending on whether the site boundary is taken to the face, centre, or outside face of each boundary wall.

Site Area 1180 m² 12697 sq ft (approximately)

Storey	Existing Room Name	Proposed Room Name	Gross external		Gross Internal		Notes
			metric	imperial	metric	imperial	
Basement (B)					301 m ²	3239 sq ft	includes lift shafts, stairwells, and plant areas.
	of which Lower-Garage				97 m ²	1042 sq ft	
Lower Ground (LG)					419 m ²	4505 sq ft	includes lift shafts, stairwells, and plant areas.
	of which car lift				15 m ²	158 sq ft	
Ground Floor (0.0)			331 m ²	3564 sq ft	298 m ²	3202 sq ft	includes lift shafts and stairwells
	of which Upper-Garage				40 m ²	427 sq ft	
First Floor (1.0)					245 m ²	2631 sq ft	includes lift shafts and stairwells
Second Floor (2.0)		taken to 1.8m headroom line			181 m ²	1945 sq ft	includes lift shafts and stairwells
	additional floor area with reduced headroom				17 m ²	184 sq ft	
Miscellaneous other spaces							
Floor LG	External lightwell to Gym		7 m ²	79 sq ft			External lightwell 'GEA' has been measured to <u>exclude</u> the surrounding wall thickness and /or structural piling zone - i.e. just the exterior space.
Floor LG	External lightwell to Staff Lounge		6 m ²	68 sq ft			
Floor LG	External lightwell to Staff Bedroom		7 m ²	75 sq ft			
1st Floor	Balcony to master suite		7 m ²	77 sq ft			
	Garden	(excluding house and lightwells)	828 m ²	8911 sq ft			includes both soft and hard landscaping

Totals

Gross Internal
metric imperial
1460 m² 15707 sq ft

Project 1716: The existing dwelling (for demolition at 77 Avenue Road, Camden)

Wolff Architects have not had access to the existing building or a full measured survey. The below information is estimated based on information provided by others which is assumed to be accurate. Some spaces may have reduced or diminished headroom, especially on the upper storeys, which prior to detailed drawings being produced may not have been precisely accounted for. Net Useable Areas, if quoted, will always be subject to variation as part of the eventual detailed design and construction process. If any areas are critical, plans / cad layouts with the exact outlines used to measure areas can be provided for checking by client. Site Area and External Area figures may vary depending on whether the site boundary is taken to the face, centre, or outside face of each boundary wall.

Site Area		1180 m ² 12697 sq ft (approximately)					
Storey	Existing Room Name	Proposed Room Name	Gross external		Gross Internal		Notes
			<i>metric</i>	<i>imperial</i>	<i>metric</i>	<i>imperial</i>	
Ground Floor (0.0)			230 m ²	2470 sq ft	218 m ²	2347 sq ft	excludes garage (listed separately below)
First Floor (1.0)					181 m ²	1950 sq ft	
Second Floor (2.0)					71 m ²	766 sq ft	this includes areas with reduced headroom
Miscellaneous other spaces							
	Garage				52 m ²	564 sq ft	
	Garden	(excluding house and lightwells)	950 m ²	10227 sq ft			includes both soft and hard landscaping, driveway and garden sheds
Totals					Gross Internal		
					<i>metric</i>	<i>imperial</i>	
					471 m ²	5063 sq ft	