

## 10.0 Project Directory

Client	Seaforth Land Holdings 29-31 Saffron Hill London EC1N 8SW Tel: 020 7251 8889	Acoustic Consultant	Hann Tucker 1-2 Duke Street Woking GU21 5BA Tel: 01483770595
Architect	Squire and Partners The Department Store 248 Ferndale Road London SW9 8FR Tel: 020 7278 5555	Sustainability	RES Design 120 Old Broad Street London EC2N 1AR Tel: 020 7920 4860
Heritage Consultant	Donald Insall Associates 12 Devonshire Street London W1G 7AB Tel: 020 7245 9888	Waste Consultant	Aecom Limited St George's House 5 St. Georges Road London SW19 4DR Tel: 020 7963 9800
Structural Engineer	Pell Frischmann 5 Manchester Square London W1U 3PD Tel: 020 7486 3661	Landscape Architect	Gustafson Porter + Bowman 1 Cobham Mews London NW1 9SB Tel: 020 7284 8950
Services	Long & Partners 120 Old Broad Street London EC2N 1AR Tel: 020 7920 4850	Wind and Air Quality	Hilson Moran 4 Battlebridge Lane London SE1 2HP Tel: 020 7940 8888
Planning Consultant	Gerald Eve 72 Welbeck Street London W1G 0AY Tel: 020 7333 6377		
Quantity Surveyor	Gardiner & Theobald 10 South Crescent London WC1E 7BD Tel: 020 7209 3000		
Project Manager	Second London Wall 65 Gresham Street London EC2V 7NQ		

11.0 Appendices

11.1 Area accommodation Existing and Proposed GIA

Existing Area Schedule - Plowman Craven

SUMMARY OF AREAS

1 KEMBLE STREET AND 45-59 KINGSWAY, LONDON, WC2

Gross Internal Areas

FLOOR	USE	AREA sq m	AREA sq ft	INCLUDED AREAS sq m sq ft	EXCLUDED AREAS sq m sq ft
ROOF		414.5	4462		
FIFTEENTH		1193.9	12851		
FOURTEENTH		1198.1	12896		
THIRTEENTH		1198.1	12896		
TWELFTH		1198.1	12896		
ELEVENTH		1198.1	12896		
TENTH		1198.1	12896		
NINTH		1198.1	12896		
EIGHTH		1287.7	13861		
SEVENTH		2091.4	22511		
SIXTH		2092.2	22520		
FIFTH		2093.3	22532		
FOURTH		2095.0	22550		
THIRD		2092.0	22518		
SECOND		2209.5	23783		
FIRST		2193.9	23615		
GROUND		1399.8	15067		
UPPER BASEMENT		3770.8	40589		
LOWER BASEMENT		3807.3	40981		
OVERALL TOTAL		33929.9	365216		

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Proposed Area Schedule - Squire and Partners

18077-Space House

Schedule of Gross Internal Areas  
Planning Scheme

Date: 08/05/19  
Rev: H  
For Comment

Planning Scheme

Floor	Commercial (A1, A3) m <sup>2</sup> sq ft	Office (B1) m <sup>2</sup> sq ft	Recept/Core/Plant/Goods (B1 USE) m <sup>2</sup> sq ft	B1/ Sul Generis m <sup>2</sup> sq ft	UKPN m <sup>2</sup> sq ft
B2			1,81819,569	1,67718,051	3283,531
B1	2762,971	7362,971	1,05711,378	2752,960	4114,424
		cycle/carpark			
Tower (inc bridge)					
Ground	3293,541		3964,263		3363,617
01 (Tower inc. link)		1,31414,144			
02 (Tower inc link)		131414,144			
03 (Tower)		121213,046			
04 (Tower)		121213,046			
05 (Tower)		121213,046			
06 (Tower)		121213,046			
07 (Tower)		121213,046			
08 (Tower)8		121213,046			
09 (Tower)		121213,046			
10 (Tower)		121213,046			
11 (Tower)		121213,046			
12 (Tower)		121213,046			
13 (Tower)		121213,046			
14 (Tower)		121213,046			
15 (Tower)		121213,046			
16 (Tower) Prop. Extension		121213,046			
17 (Tower ) Prop. Extension		4935,307	35		
Kingsway					
Ground (KW)	6296,771		2262,433		47506
01 (KW )		9129,817			
02 (KW)		9129,817			
03 (KW)		9129,817			
04 (KW)		9129,817			
05 (KW)		9129,817			
06 (KW)		9129,817			
07 (KW)		9129,817			
08(KW) Prop. Extension		3814,101			

									Totals			
Subtotal (With Link)	1,234	13,283	27,590	296,979	3,532	38,018	1,952	21011.328	1,122	12,077	35,430	381,369
									Existing Area		33,930	365,223
									Policy Uplift		1,500	16,146

**\*\*Area of Extensions are for guidance only and are in Abeyance pending further design development and planning consent**  
Areas are aproximate only and subject to change through planning, design and development of the proposal.  
Areas have been measured according to the RICS Code of measuring practice, 6th edition  
\* Existing Area taken from Plowman Craven Area Mesurement Report, March 2012  
\* Areas don't currently include thermal lining to existing façade

11.0 Appendices

11.2 Drawing List

Site Plan

18077-SQP-ZZ-ZZ-DP-A-PL00001 - Site Plan - 1:1250 @ A1

Existing Drawings

Existing Plans

18077-SQP-ZZ-B2-DP-A-PL00002 - Existing Basement 2 Plan - 1:250 @ A1  
18077-SQP-ZZ-B1-DP-A-PL00003 - Existing Basement 2 Plan - 1:250 @ A1  
18077-SQP-ZZ-00-DP-A-PL00004 - Existing Ground Floor Plan - 1:250 @ A1  
18077-SQP-ZZ-01-DP-A-PL00006 - Existing First Floor Plan - 1:250 @ A1  
18077-SQP-ZZ-02-DP-A-PL00007 - Existing Second Floor Plan - 1:250 @ A1  
18077-SQP-ZZ-03-DP-A-PL00008 - Existing Third Floor Plan - 1:250 @ A1  
18077-SQP-ZZ-04-DP-A-PL00009 - Existing Fourth Floor Plan - 1:250 @ A1  
18077-SQP-ZZ-05-DP-A-PL00010 - Existing Fifth Floor Plan - 1:250 @ A1-  
18077-SQP-ZZ-06-DP-A-PL00011 - Existing Sixth Floor Plan - 1:250 @ A1  
18077-SQP-ZZ-07-DP-A-PL00012 - Existing Seventh Floor Plan - 1:250 @ A1  
18077-SQP-ZZ-08-DP-A-PL00013 - Existing Eighth Floor Plan - 1:250 @ A1  
18077-SQP-ZZ-09-DP-A-PL00014 - Existing Ninth Floor Plan - 1:250 @ A1  
18077-SQP-ZZ-10-DP-A-PL00015 - Existing Tenth Floor Plan - 1:250 @ A1  
18077-SQP-ZZ-11-DP-A-PL00016 - Existing Eleventh Floor Plan - 1:250 @ A1  
18077-SQP-ZZ-12-DP-A-PL00017 - Existing Twelfth Floor Plan - 1:250 @ A1  
18077-SQP-ZZ-13-DP-A-PL00018 - Existing Thirteenth Floor Plan - 1:250 @ A1  
18077-SQP-ZZ-14-DP-A-PL00019 - Existing Fourteenth Floor Plan - 1:250 @ A1  
18077-SQP-ZZ-15-DP-A-PL00019 - Existing Fifteenth Floor Plan - 1:250 @ A1  
18077-SQP-ZZ-16-DP-A-PL00020 - Existing Sixteenth Floor Plan - 1:250 @ A1  
18077-SQP-ZZ-RF-DP-A-PL00021 - Existing Roof Plan - 1:250 @ A1

Existing Sections & Elevations

18077-SQP-01-ZZ-DE-A-PL00300 - Existing South Elevation - 1:250 @ A1  
18077-SQP-01-ZZ-DE-A-PL00301 - Existing West Elevation - 1:250 @ A1  
18077-SQP-01-ZZ-DE-A-PL00302 - Existing North Elevation - 1:250 @ A1  
18077-SQP-01-ZZ-DE-A-PL00303 - Existing East Elevation - 1:250 @ A1  
18077-SQP-01-ZZ-DE-A-PL00304 - Existing West Kingsway Elevation - 1:250 @ A1  
18077-SQP-01-ZZ-DS-A-PL00600 - Existing Section AA - 1:250 @ A1

Demolition Drawings

Demolition Plans

18077-SQP-ZZ-B2-DP-A-PL01002 - Demolition Basement 2 Plan - 1:250 @ A1  
18077-SQP-ZZ-B1-DP-A-PL01003 - Demolition Basement 2 Plan - 1:250 @ A1  
18077-SQP-ZZ-00-DP-A-PL01004 - Demolition Ground Floor Plan - 1:250 @ A1  
18077-SQP-ZZ-01-DP-A-PL01006 - Demolition First Floor Plan - 1:250 @ A1  
18077-SQP-ZZ-02-DP-A-PL01007 - Demolition Second Floor Plan - 1:250 @ A1  
18077-SQP-ZZ-03-DP-A-PL01008 - Demolition Third Floor Plan - 1:250 @ A1  
18077-SQP-ZZ-04-DP-A-PL01009 - Demolition Fourth Floor Plan - 1:250 @ A1  
18077-SQP-ZZ-05-DP-A-PL01010 - Demolition Fifth Floor Plan - 1:250 @ A1-  
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18077-SQP-ZZ-07-DP-A-PL01012 - Demolition Seventh Floor Plan - 1:250 @ A1  
18077-SQP-ZZ-08-DP-A-PL01013 - Demolition Eighth Floor Plan - 1:250 @ A1  
18077-SQP-ZZ-09-DP-A-PL01014 - Demolition Ninth Floor Plan - 1:250 @ A1  
18077-SQP-ZZ-10-DP-A-PL01015 - Demolition Tenth Floor Plan - 1:250 @ A1  
18077-SQP-ZZ-11-DP-A-PL01016 - Demolition Eleventh Floor Plan - 1:250 @ A1  
18077-SQP-ZZ-12-DP-A-PL01017 - Demolition Twelfth Floor Plan - 1:250 @ A1  
18077-SQP-ZZ-13-DP-A-PL01018 - Demolition Thirteenth Floor Plan - 1:250 @ A1  
18077-SQP-ZZ-14-DP-A-PL01019 - Demolition Fourteenth Floor Plan - 1:250 @ A1  
18077-SQP-ZZ-15-DP-A-PL01019 - Demolition Fifteenth Floor Plan - 1:250 @ A1  
18077-SQP-ZZ-16-DP-A-PL01020 - Demolition Sixteenth Floor Plan - 1:250 @ A1  
18077-SQP-ZZ-RF-DP-A-PL01021 - Demolition Roof Plan - 1:250 @ A1

Demolition Elevations

18077-SQP-01-ZZ-DE-A-PL01300 - Demolition South Elevation - 1:250 @ A1  
18077-SQP-01-ZZ-DE-A-PL01301 - Demolition West Elevation - 1:250 @ A1  
18077-SQP-01-ZZ-DE-A-PL01302 - Demolition North Elevation - 1:250 @ A1  
18077-SQP-01-ZZ-DE-A-PL01303 - Demolition East Elevation - 1:250 @ A1  
18077-SQP-01-ZZ-DE-A-PL01304 - Demolition West Kingsway Elevation - 1:250 @ A1

## Proposed Drawings

### Proposed Plans

18077-SQP-ZZ-B2-DP-A-PL20002	-	Proposed Basement 2 Plan - 1:250 @ A1
18077-SQP-ZZ-B1-DP-A-PL20003	-	Proposed Basement 2 Plan - 1:250 @ A1
18077-SQP-ZZ-00-DP-A-PL20004	-	Proposed Ground Floor Plan - 1:250 @ A1
18077-SQP-ZZ-01-DP-A-PL20006	-	Proposed First Floor Plan - 1:250 @ A1
18077-SQP-ZZ-02-DP-A-PL20007	-	Proposed Second Floor Plan - 1:250 @ A1
18077-SQP-ZZ-03-DP-A-PL20008	-	Proposed Third Floor Plan - 1:250 @ A1
18077-SQP-ZZ-04-DP-A-PL20009	-	Proposed Fourth Floor Plan - 1:250 @ A1
18077-SQP-ZZ-05-DP-A-PL20010	-	Proposed Fifth Floor Plan - 1:250 @ A1-
18077-SQP-ZZ-06-DP-A-PL20011	-	Proposed Sixth Floor Plan - 1:250 @ A1
18077-SQP-ZZ-07-DP-A-PL20012	-	Proposed Seventh Floor Plan - 1:250 @ A1
18077-SQP-ZZ-08-DP-A-PL20013	-	Proposed Eighth Floor Plan - 1:250 @ A1
18077-SQP-ZZ-09-DP-A-PL20014	-	Proposed Ninth Floor Plan - 1:250 @ A1
18077-SQP-ZZ-10-DP-A-PL20015	-	Proposed Tenth Floor Plan - 1:250 @ A1
18077-SQP-ZZ-11-DP-A-PL20016		Proposed Eleventh Floor Plan - 1:250 @ A1
18077-SQP-ZZ-12-DP-A-PL20017	-	Proposed Twelfth Floor Plan - 1:250 @ A1
18077-SQP-ZZ-13-DP-A-PL20018	-	Proposed Thirteenth Floor Plan - 1:250 @ A1
18077-SQP-ZZ-14-DP-A-PL20019	-	Proposed Fourteenth Floor Plan - 1:250 @ A1
18077-SQP-ZZ-15-DP-A-PL20020	-	Proposed Fifteenth Floor Plan - 1:250 @ A1
18077-SQP-ZZ-16-DP-A-PL20021	-	Proposed Sixteenth Floor Plan - 1:250 @ A1
18077-SQP-ZZ-RF-DP-A-PL20022	-	Proposed Seventeenth Floor Plan - 1:250 @ A1
18077-SQP-ZZ-RF-DP-A-PL20023	-	Proposed Roof Plan - 1:250 @ A1

### Proposed Sections & Elevations

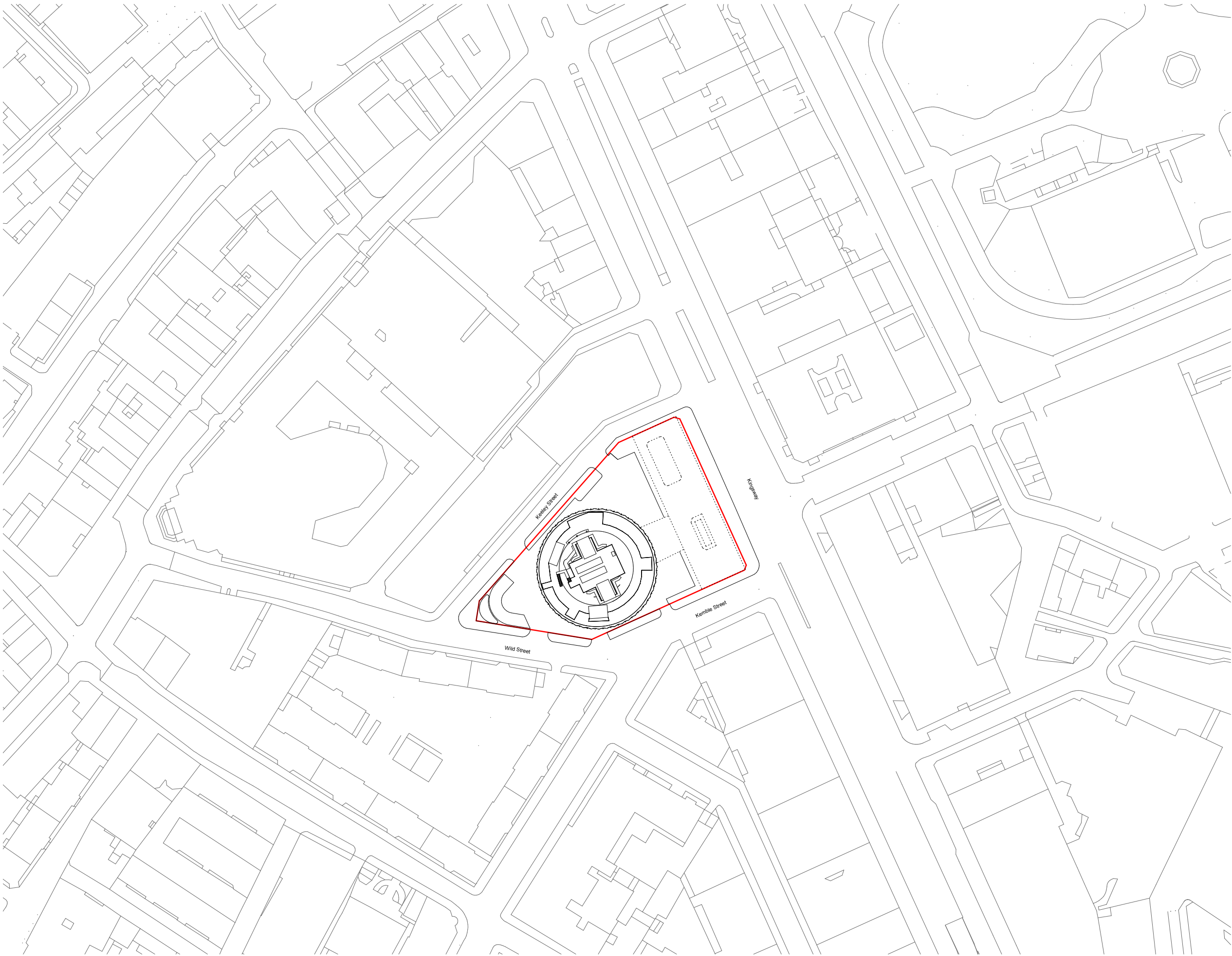
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18077-SQP-01-ZZ-DE-A-PL20301	-	Proposed West Elevation - 1:250 @ A1
18077-SQP-01-ZZ-DE-A-PL20302	-	Proposed North Elevation - 1:250 @ A1
18077-SQP-01-ZZ-DE-A-PL20303	-	Proposed East Elevation - 1:250 @ A1
18077-SQP-01-ZZ-DE-A-PL20304	-	Proposed West Kingsway Elevation - 1:250 @ A1
18077-SQP-01-ZZ-DS-A-PL20600	-	Proposed Section AA - 1:250 @ A1

**11.0 Appendices**

11.3 Existing drawings

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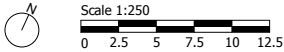
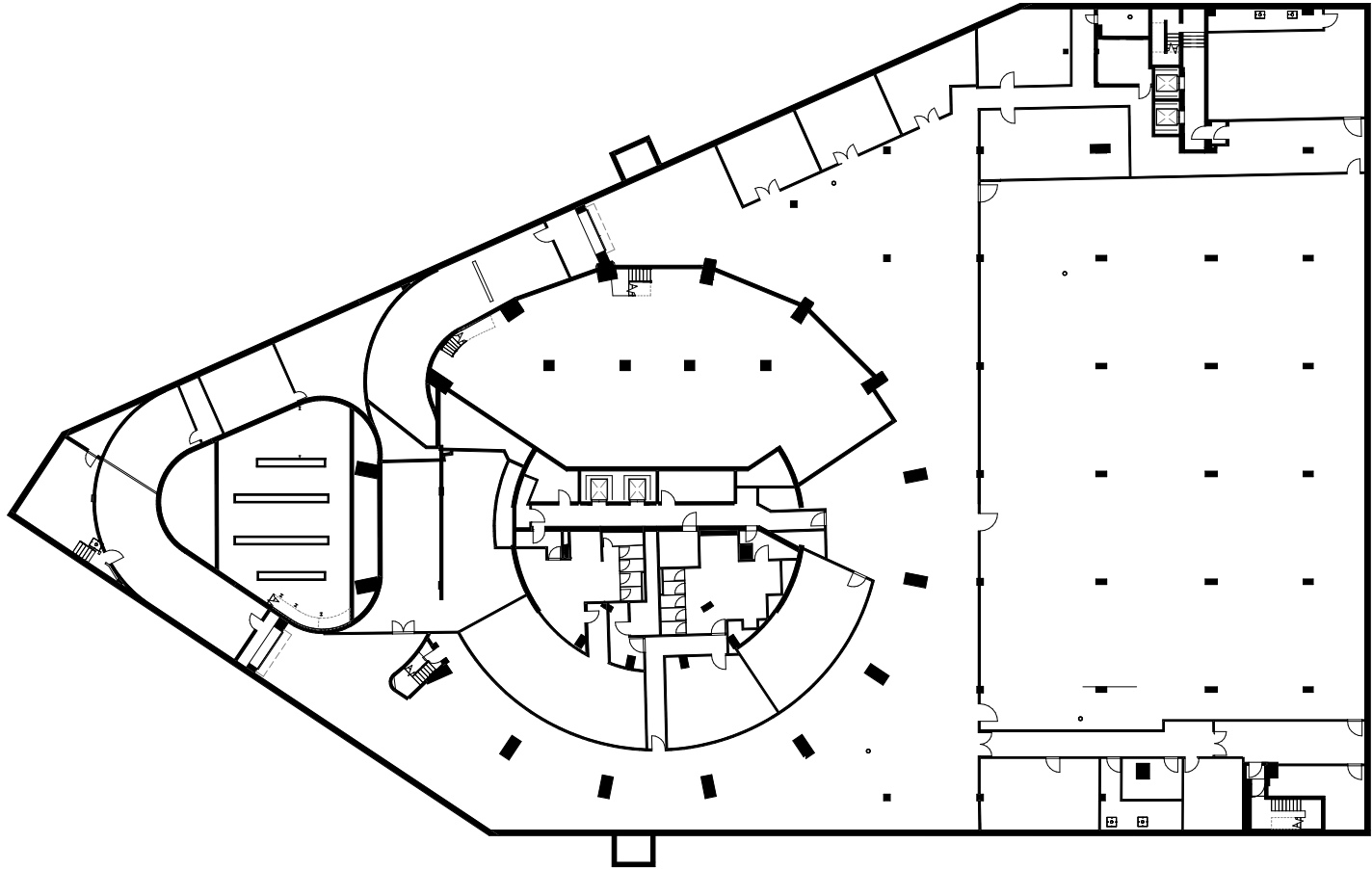
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Project  
**Space House**  
London  
**WC2**  
Title  
**Site Plan**

Status		
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Drawing Number	Revision	
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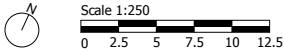
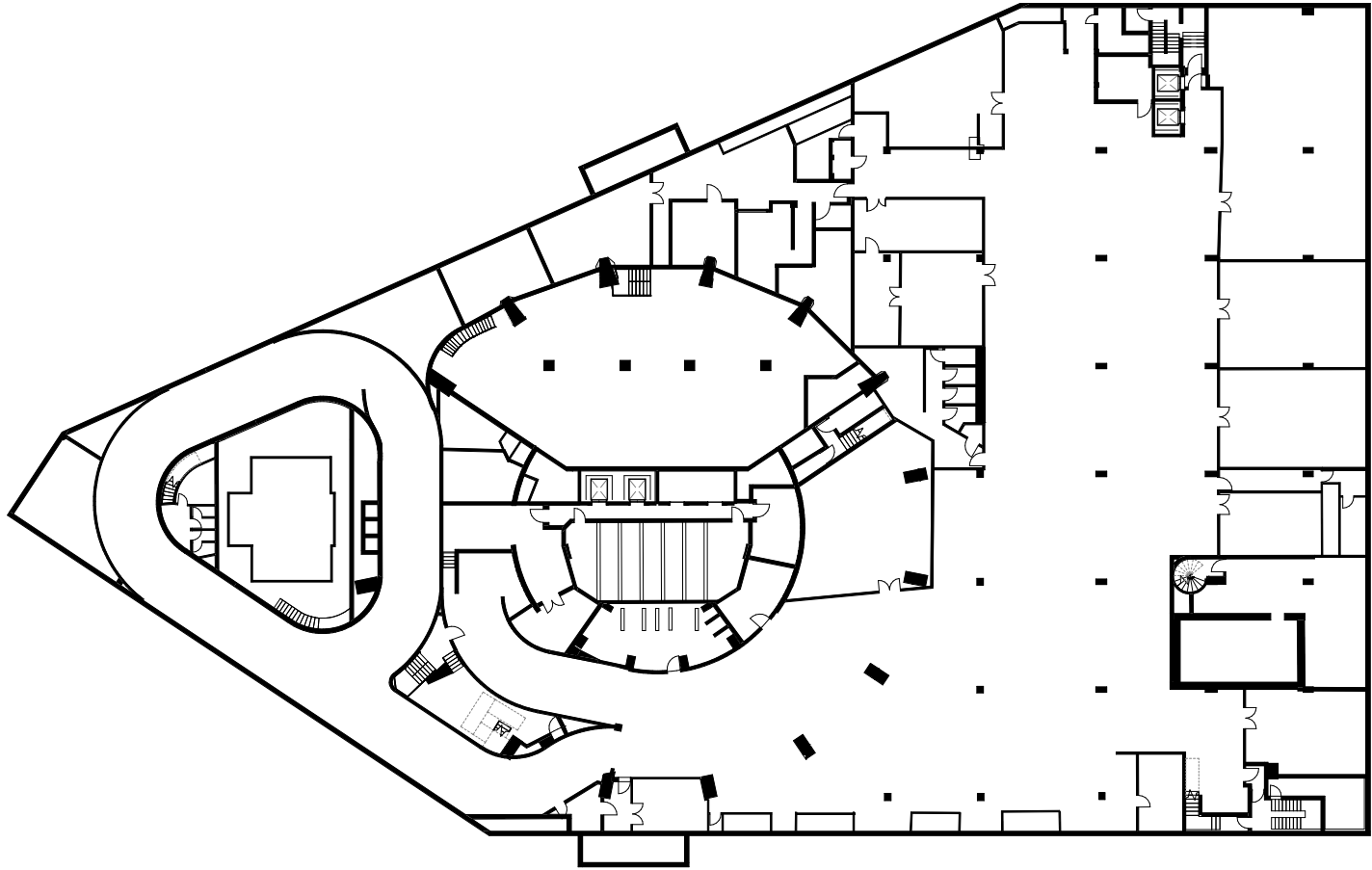
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London  
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Existing

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Drawing Number	Revision	
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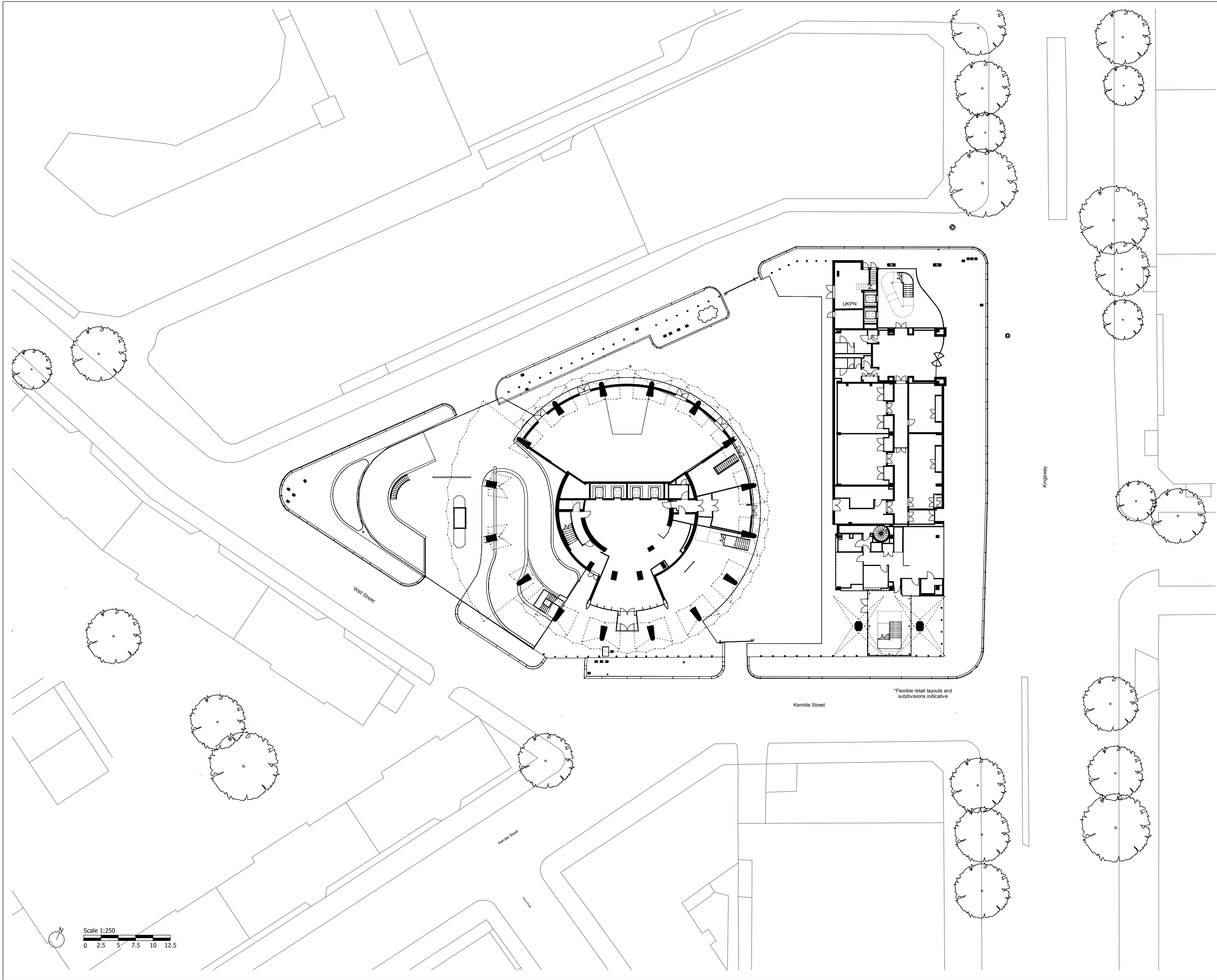
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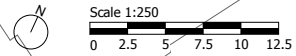
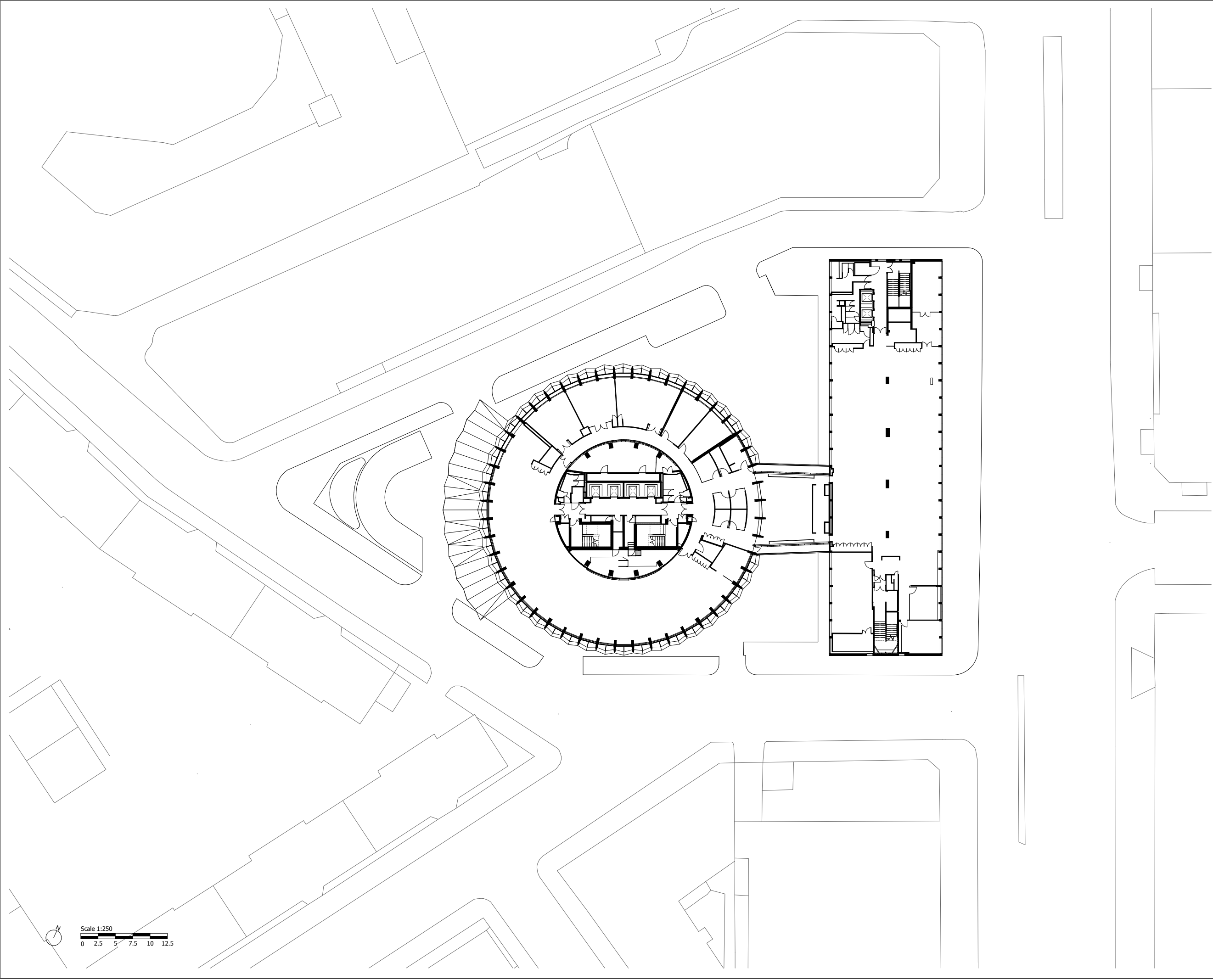
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London  
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**Existing**

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		Rev-A

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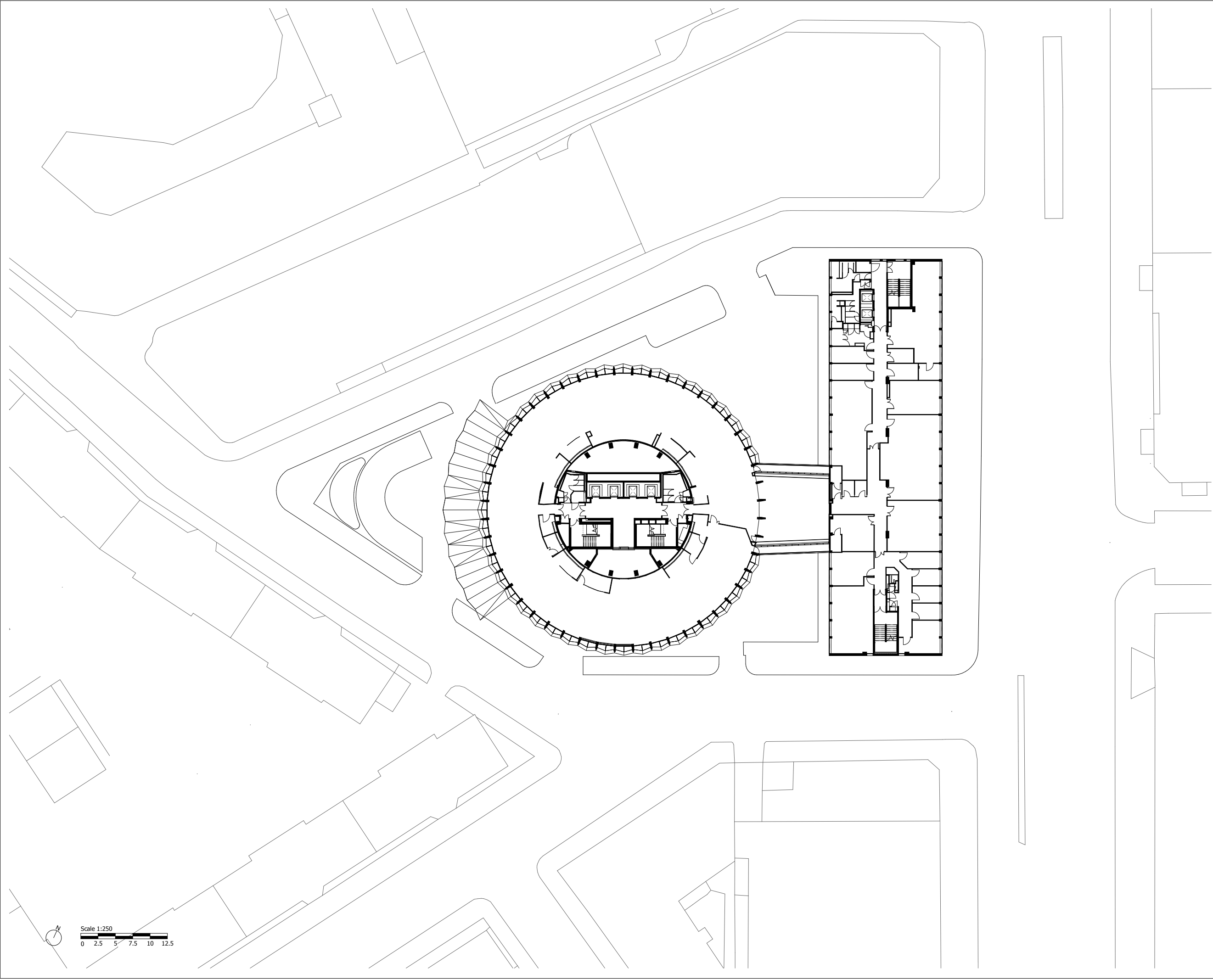
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**London**  
**WC2**

Title  
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**GA Plan**  
**Existing**

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Scale 1:250

0 2.5 5 7.5 10 12.5

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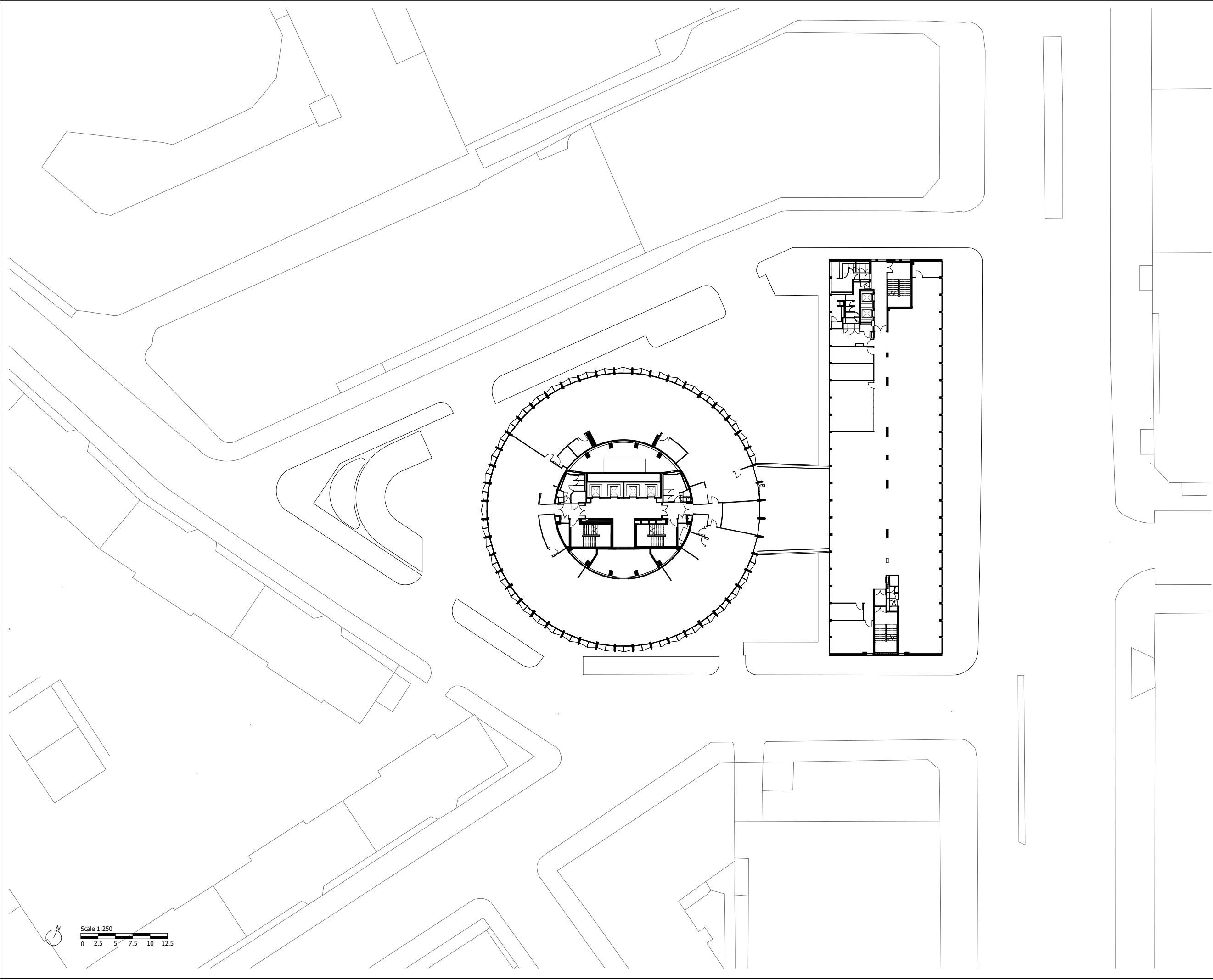
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London  
WC2

Title  
**2nd Floor**  
**GA Plan**  
**Existing**

Status		
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Scale 1:250

0 2.5 5 7.5 10 12.5

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Project

Space House  
London  
WC2

Title

3rd Floor  
GA Plan  
Existing

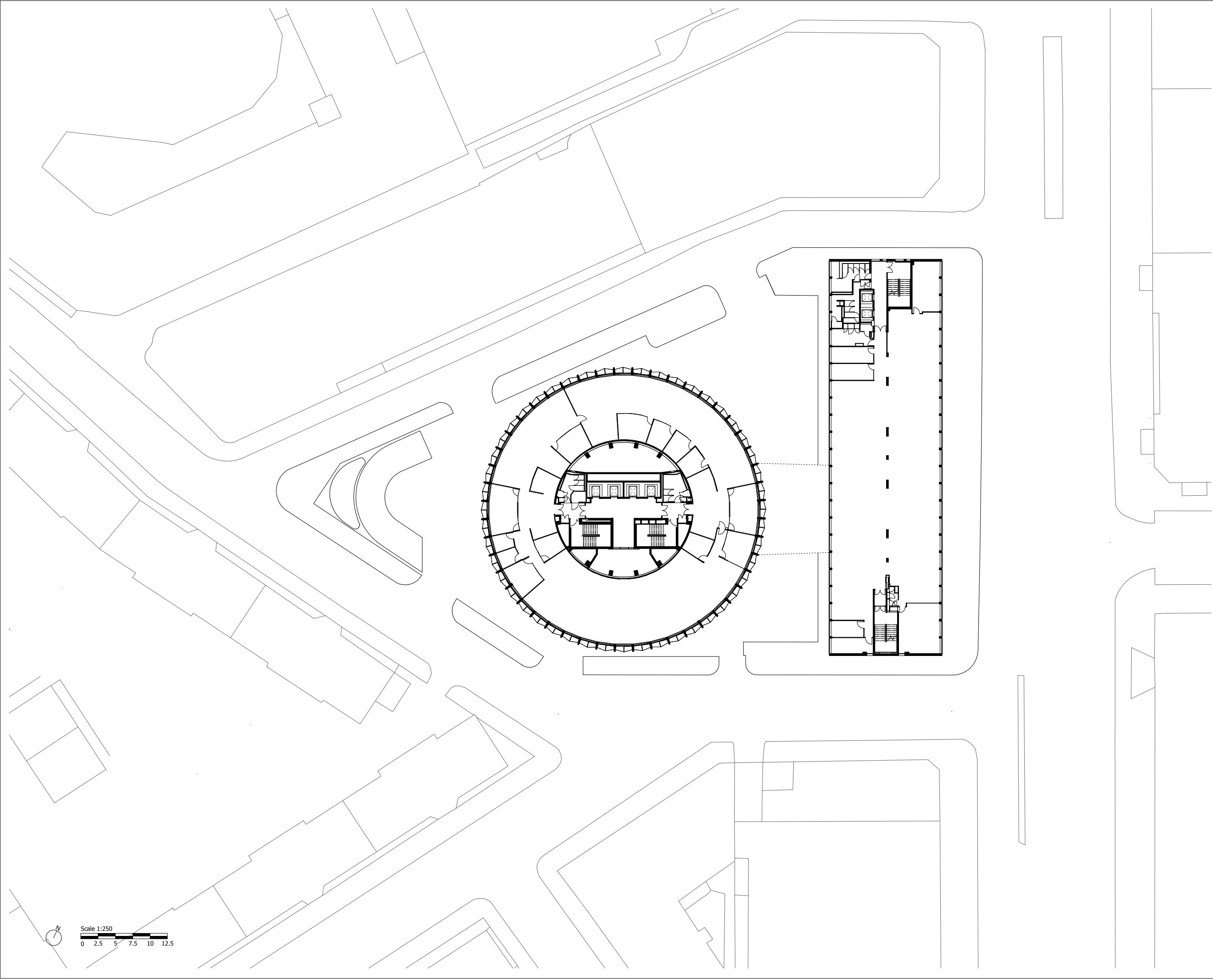
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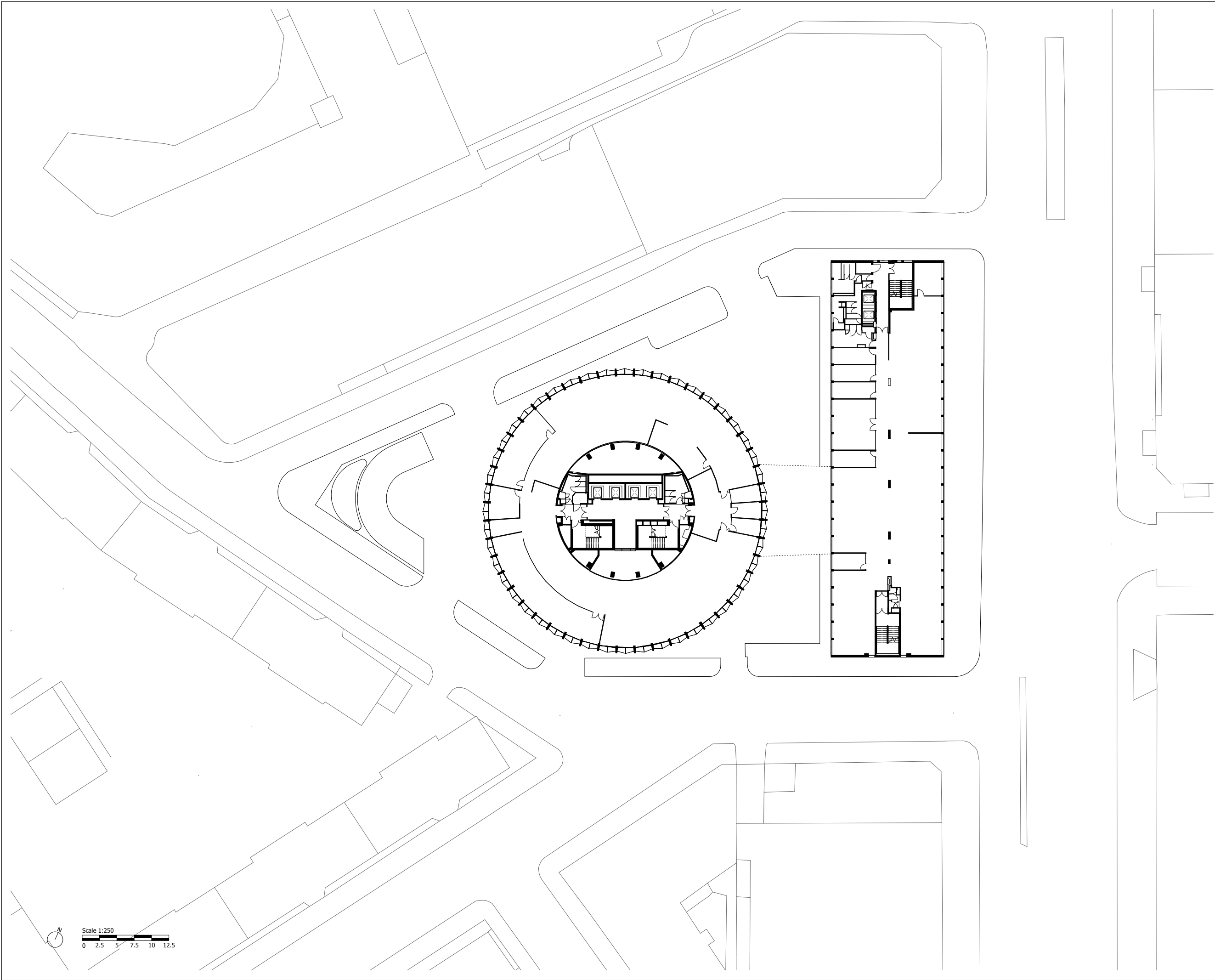
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Project  
**Space House**  
**London**  
**WC2**

Title  
**4th Floor**  
**GA Plan**  
**Existing**

Status		
Planning Submission		
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Project

Space House  
London  
WC2

Title

5th Floor  
GA Plan  
Existing

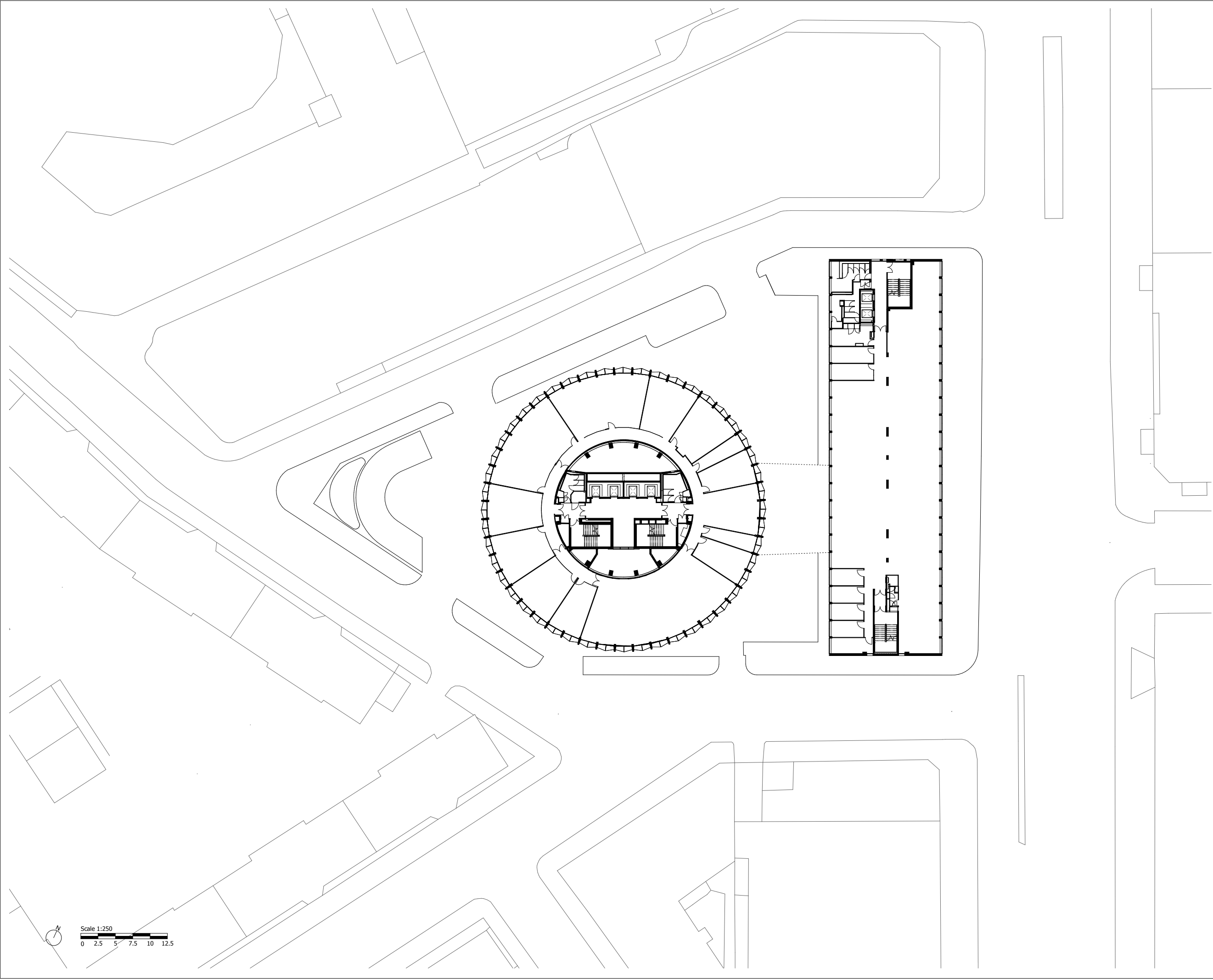
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Project  
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**London**  
**WC2**

Title  
**6th Floor**  
**GA Plan**  
**Existing**

Status		
Planning Submission		
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24/05/19	1 : 250	18077
Drawing Number	Revision	
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