

St. Pancras Campus
Area Measurement Report - Planning Areas
5 August 2019
W.RE

Quality Control

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1.0 Schedule of Floor Areas (Notes)

Notes to be read in conjunction with the Schedule of Floor Areas

- 1.1 All areas have been measured in accordance with the RICS Code of Measuring Practice, 6th Edition May 2015.
- 1.2 All areas have been measured from the following drawings received from Caruso St John Architects on 10/07/19, 15/07/19 & 01/08/19
- | | |
|---|---|
| ▪ 477_CSJ_00_B1_FP_A_3101_S1_W01 - Basement | ▪ 477_CSJ_00_03_FP_A_3106_S1_W01 - Third Floor |
| ▪ 477_CSJ_00_GF_FP_A_3102_S1_P02 - Ground Floor | ▪ 477_CSJ_00_04_FP_A_3107_S1_W01 - Fourth Floor |
| ▪ 477_CSJ_00_M1_FP_A_3103_S1_W01 - Mezzanine | ▪ 477_CSJ_00_05_FP_A_3108_S1_W01 - Fifth Floor |
| ▪ 477_CSJ_00_01_FP_A_3104_S1_W01 - First Floor | ▪ 477_CSJ_00_06_FP_A_3109_S1_W01 - Sixth Floor |
| ▪ 477_CSJ_00_02_FP_A_3105_S1_W01 - Second Floor | ▪ 477_CSJ_00_07_FP_A_3110_S1_W01 - Roof |
- 1.3 The measurements contained within this document should not be relied upon for any purpose other than the formulation of the Cost Model.
- 1.4 Marked up floor plans illustrating the GEA, GIA and NIA measurements is included in Appendix A.
- 1.5 The following definitions have been used in the compilation of the Schedule of Floor Areas:
- Net Internal Area - The useable area within a building measured to the internal face of the perimeter walls at each floor level.
 - Gross Internal Area - The area of a building measured to the internal face of the perimeter walls at each floor level.
 - Gross External Area - The area of the building measured externally at each floor level.
- 1.6 Net Internal Areas do not necessarily equate to Net Saleable/Net Lettable Areas and the allocation of areas is based upon our assumptions, as above, regarding use and further amendments.
- 1.7 The accuracy of these areas will also be affected by the scale and size of the drawings as currently available.
- 1.8 No allowance has been made within the Area Schedule for the sub-division of floor plates for multi-tenancy arrangements, (such as lobbies, corridors and division walls). These measures would reduce the stated Net Internal Area.

1.0 Schedule of Gross External Floor Areas - Metric

Level	Office m ²	Residential m ²	Retail m ²	Light Industrial m ²	Total Gross External m ²
B	2,282	619	-	1,716	4,617
G	1,272	300	829	1,418	3,819
GM	-	-	-	385	385
1	2,992	807	-	-	3,799
2	2,992	807	-	-	3,799
3	2,992	807	-	-	3,799
4	2,383	783	-	-	3,166
5	1,771	365	-	-	2,136
6	388	58	-	-	446
Total	17,072	4,546	829	3,519	25,966

2.0 Schedule of Gross External Floor Areas - Imperial

Level	Office ft²	Storage ft²	Retail ft²	Other ft²	Total Gross External ft²
B	24,563	6,663	-	18,471	49,697
G	13,692	3,229	8,923	15,263	41,108
GM	-	-	-	4,144	4,144
1	32,206	8,687	-	-	40,892
2	32,206	8,687	-	-	40,892
3	32,206	8,687	-	-	40,892
3	25,651	8,428	-	-	34,079
3	19,063	3,929	-	-	22,992
3	4,176	624	-	-	4,801
Total	183,763	48,933	8,923	37,879	279,498
%	65.75%	17.51%	3.19%	13.55%	100.00%

3.0 Schedule of Gross Internal Floor Areas - Metric

Level	Office m ²	Residential m ²	Retail m ²	Light Industrial m ²	Total Gross Internal m ²
B	2,149	531	-	1,601	4,281
G	1,224	276	765	1,353	3,618
GM	-	-	-	343	343
1	2,855	723	-	-	3,578
2	2,855	723	-	-	3,578
3	2,855	723	-	-	3,578
4	2,326	700	-	-	3,026
5	1,724	315	-	-	2,039
6	357	44	-	-	401
Total	16,345	4,035	765	3,297	24,442

4.0 Schedule of Gross Internal Floor Areas - Imperial

Level	Office ft²	Storage ft²	Retail ft²	Other ft²	Total Gross Internal ft²
B	23,132	5,716	-	17,233	46,081
G	13,175	2,971	8,234	14,564	38,944
GM	-	-	-	3,692	3,692
1	30,731	7,782	-	-	38,514
2	30,731	7,782	-	-	38,514
3	30,731	7,782	-	-	38,514
3	25,037	7,535	-	-	32,572
3	18,557	3,391	-	-	21,948
3	3,843	474	-	-	4,316
Total	175,938	43,433	8,234	35,489	263,094
%	66.87%	16.51%	3.13%	13.49%	100.00%

5.0 Schedule of Net Internal Floor Areas - Metric

Level	Office m ²	Residential m ²	Retail m ²	Light Industrial m ²	Total Net Internal m ²
B	-	-	-	1,358	1,358
G	343	-	730	965	2,038
GM	-	-	-	299	299
1	2,445	574	-	-	3,019
2	2,445	574	-	-	3,019
3	2,445	574	-	-	3,019
4	1,931	567	-	-	2,498
5	1,330	212	-	-	1,542
6	-	-	-	-	-
Total	10,939	2,501	730	2,622	16,792

6.0 Schedule of Net Internal Floor Areas - Imperial

Level	Office ft²	Storage ft²	Retail ft²	Other ft²	Total Net Internal ft²
B	-	-	-	14,618	14,618
G	3,692	-	7,858	10,387	21,937
GM	-	-	-	3,218	3,218
1	26,318	6,179	-	-	32,497
2	26,318	6,179	-	-	32,497
3	26,318	6,179	-	-	32,497
3	20,785	6,103	-	-	26,888
3	14,316	2,282	-	-	16,598
3	-	-	-	-	-
Total	117,747	26,921	7,858	28,223	180,749
%	65.14%	14.89%	4.35%	15.61%	100.00%

7.0 Schedule of Gross Internal Floor Areas - Metric

Level	Market Housing m ²	Affordable Housing m ²	Total Gross Internal m ²
B	273	258	531
G	145	131	276
GM	-	-	-
1	453	270	723
2	453	270	723
3	453	270	723
4	430	270	700
5	44	270	314
6	-	44	44
Total	2,251	1,783	4,034

8.0 Schedule of Gross Internal Floor Areas - Imperial

Level	Market Housing ft²	Affordable Housing ft²	Total Gross Internal ft²
B	2,939	2,777	5,716
G	1,561	1,410	2,971
GM	-	-	-
1	4,876	2,906	7,782
2	4,876	2,906	7,782
3	4,876	2,906	7,782
3	4,629	2,906	7,535
3	474	2,906	3,380
3	-	474	474
Total	24,230	19,192	43,422
%	55.80%	44.20%	100.00%

9.0 Schedule of Net Internal Floor Areas - Metric

Level	Market Housing m ²	Affordable Housing m ²	Total Net Internal m ²
B	-	-	-
G	-	-	-
GM	-	-	-
1	365	209	574
2	365	209	574
3	365	209	574
4	358	209	567
5		212	212
6	-		-
Total	1,453	1,048	2,501

10.0 Schedule of Net Internal Floor Areas - Imperial

Level	Market Housing ft²	Affordable Housing ft²	Total Net Internal ft²
B	-	-	-
G	-	-	-
GM	-	-	-
1	3,929	2,250	6,179
2	3,929	2,250	6,179
3	3,929	2,250	6,179
3	3,854	2,250	6,103
3	-	2,282	2,282
3	-	-	-
Total	15,640	11,281	26,921

%	58.10%	41.90%	100.00%
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Appendix A - Marked-Up Drawings

Project Name:

St Pancras Campus

Drawing Name:

Basement

Drawing Nr:

477_CSJ_00_B1_FP_A_310

1

Mark-up Legend:

— GIA Line Only

— NIA Office

— NIA Light
Industrial

— NIA Retail

— NIA 1 Bed

— NIA 2 Bed

— NIA 3 Bed

— NIA 4 Bed

— GEA Line Only

Floor:

B



Project Name:

St Pancras Campus

Drawing Name:

Ground Floor

Drawing Nr:

477_CSJ_00_GF_FP_A_310

2 P02

Mark-up Legend:

— GIA Line Only

— NIA Office

— NIA Light
Industrial

— NIA Retail

— NIA 1 Bed

— NIA 2 Bed

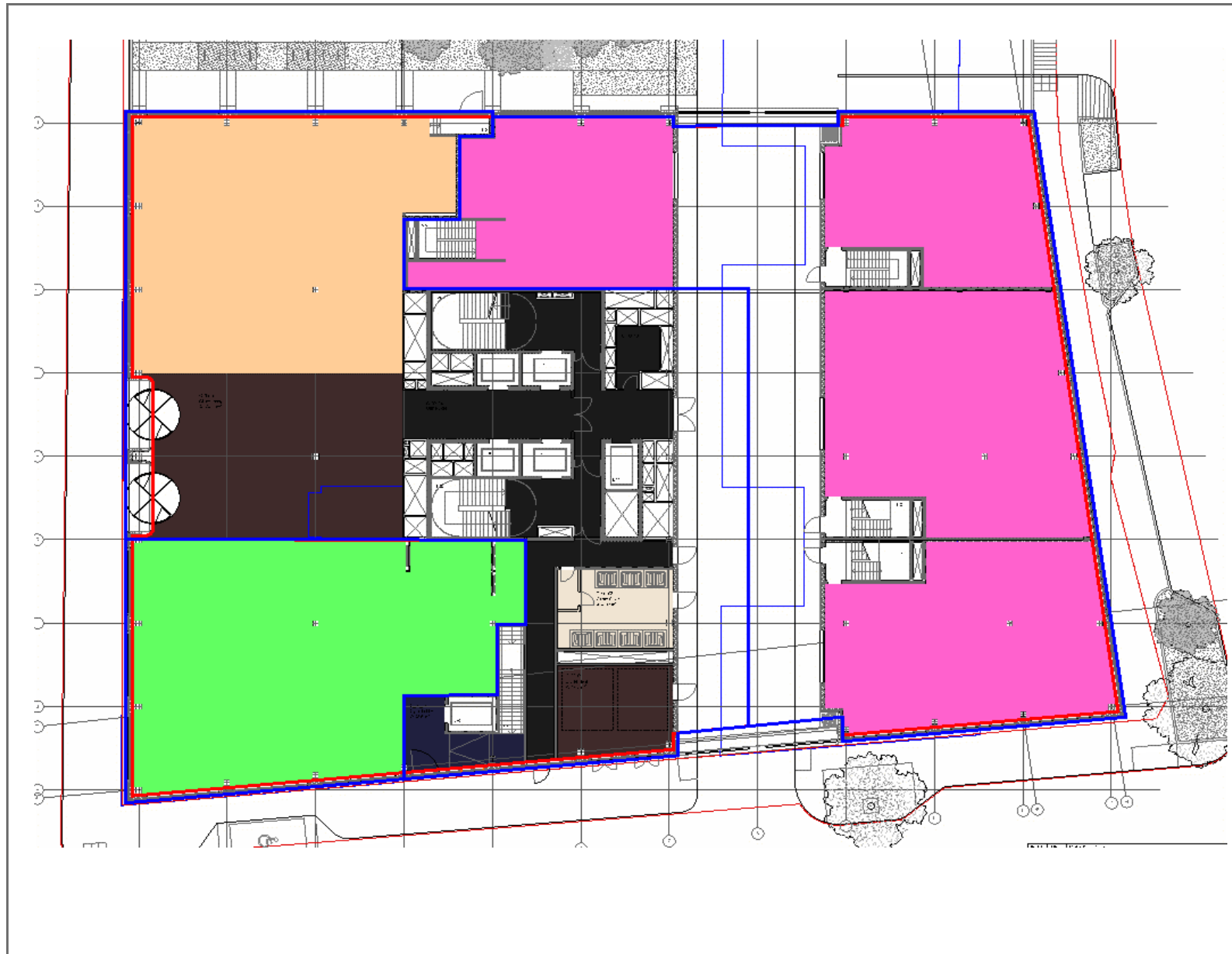
— NIA 3 Bed

— NIA 4 Bed

— GEA Line Only

Floor:

G





Project Name:
St Pancras Campus

Drawing Name:
Mezzanine

Drawing Nr:
477_CSJ_00_M1_FP_A_31
03

Mark-up Legend:
— GIA Line Only

— NIA Office

— NIA Light
Industrial

— NIA Retail

— NIA 1 Bed

— NIA 2 Bed

— NIA 3 Bed

— NIA 4 Bed

— VOID

— GEA Line Only

Floor:

M

Project Name:
St Pancras Campus

Drawing Name:
First Floor

Drawing Nr:
477_CSJ_00_01_FP_A_310
4

Mark-up Legend:
— GIA Line Only

— NIA Office

— NIA Light
Industrial

— NIA Retail

— NIA 1 Bed

— NIA 2 Bed

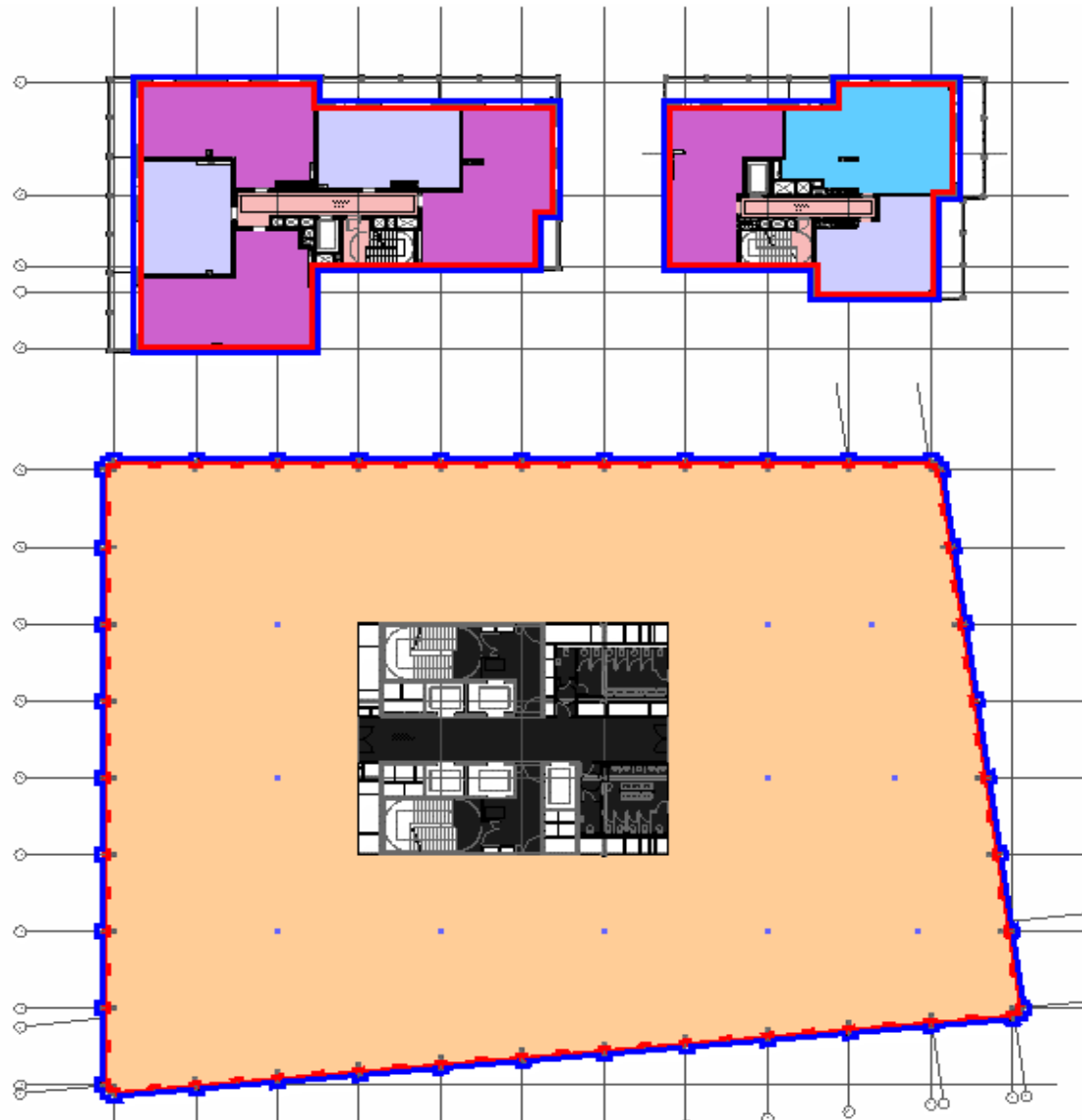
— NIA 3 Bed

— NIA 4 Bed

— GEA Line Only

Floor:

1



Project Name:

St Pancras Campus

Drawing Name:

Second Floor

Drawing Nr:

477_CSJ_00_02_FP_A_310
5

Mark-up Legend:

— GIA Line Only

— NIA Office

— NIA Light
Industrial

— NIA Retail

— NIA 1 Bed

— NIA 2 Bed

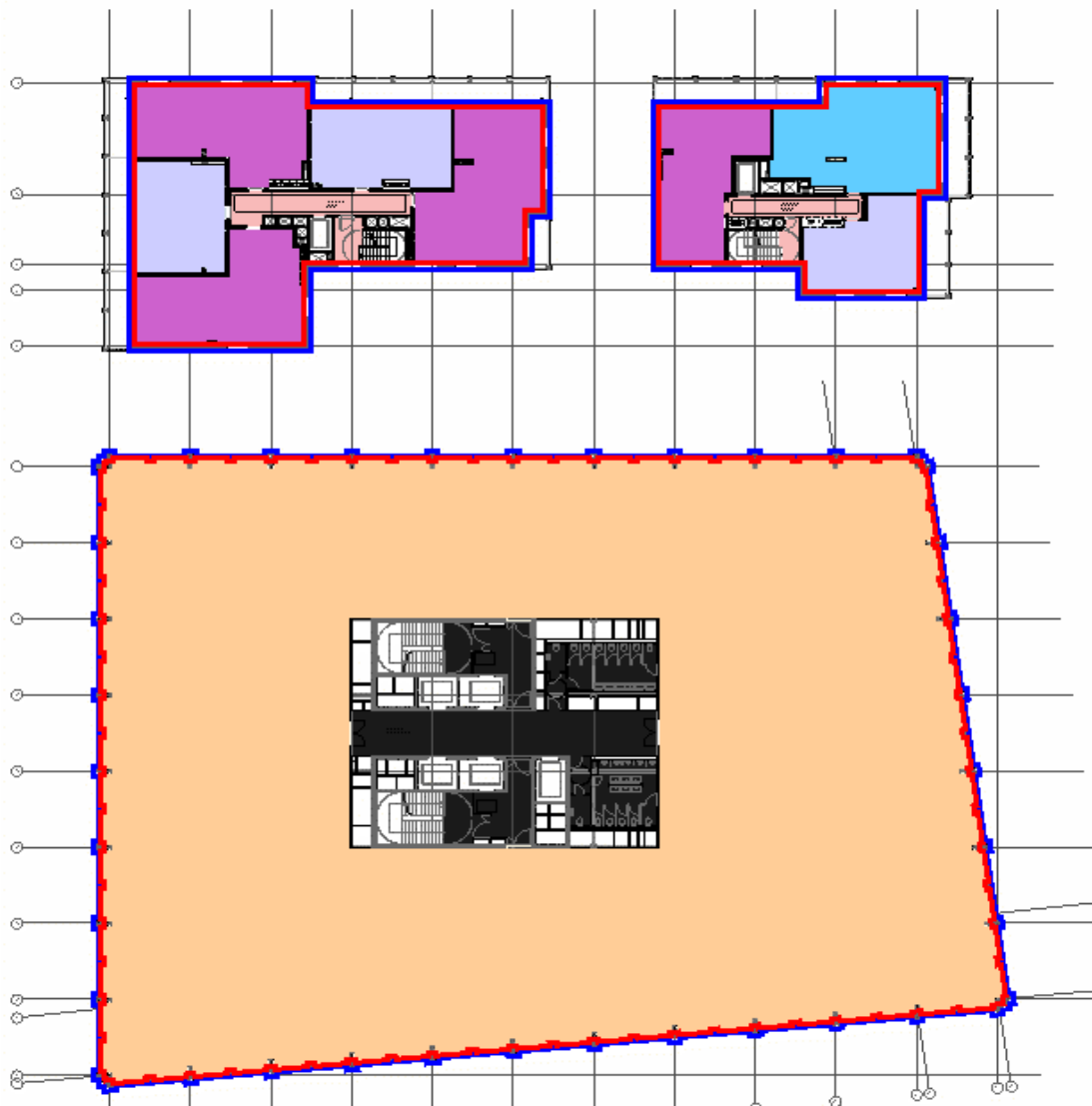
— NIA 3 Bed

— NIA 4 Bed

— GEA Line Only

Floor:

2



Project Name:

St Pancras Campus

Drawing Name:

Third Floor

Drawing Nr:

477_CSJ_00_03_FP_A_310
6

Mark-up Legend:

— GIA Line Only

— NIA Office

— NIA Light
Industrial

— NIA Retail

— NIA 1 Bed

— NIA 2 Bed

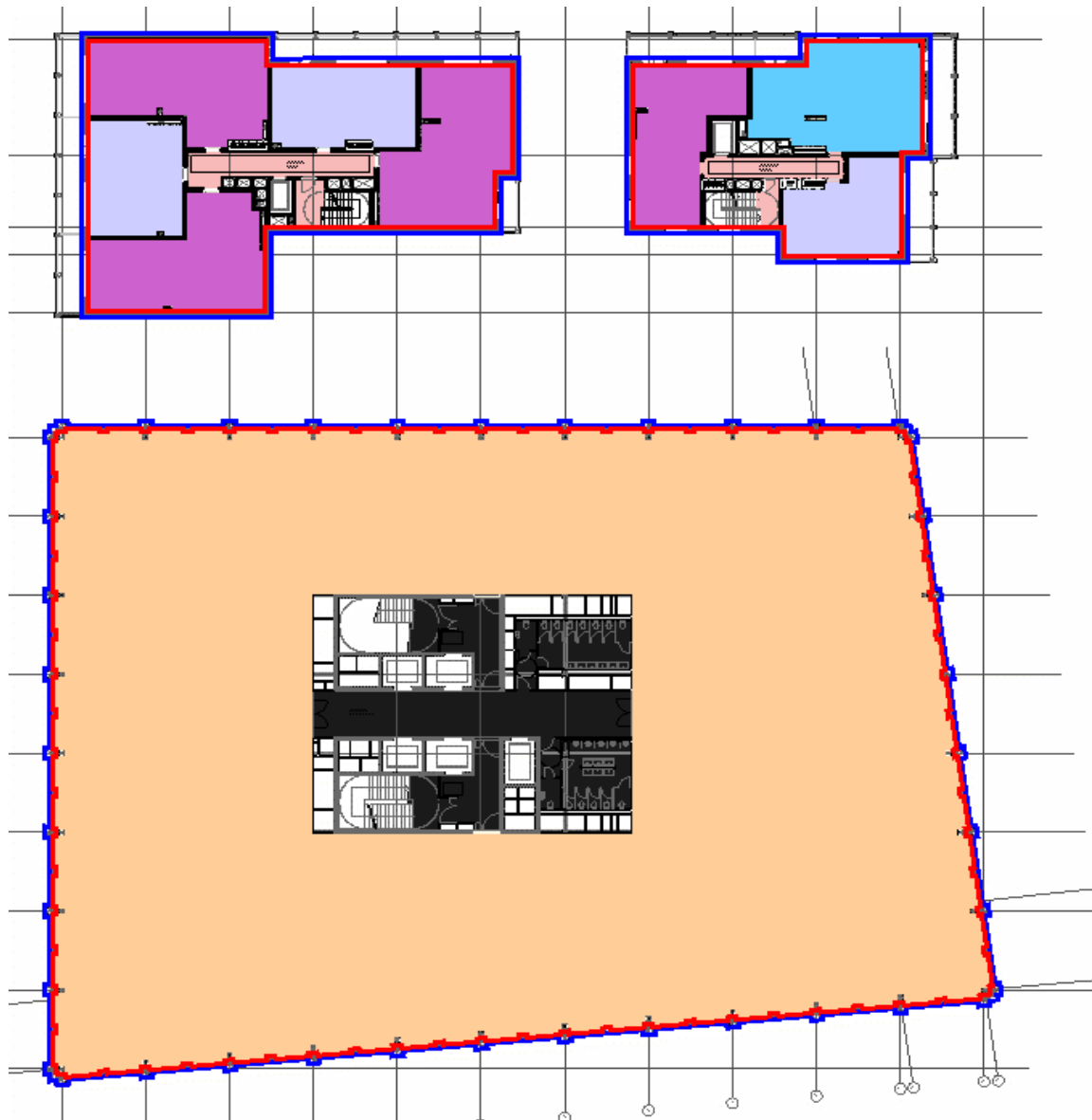
— NIA 3 Bed

— NIA 4 Bed

— GEA Line Only

Floor:

3



Project Name:
St Pancras Campus

Drawing Name:
Fourth Floor

Drawing Nr:
477_CSJ_00_04_FP_A_310
7

Mark-up Legend:

— GIA Line Only

— NIA Office

— NIA Light
Industrial

— NIA Retail

— NIA 1 Bed

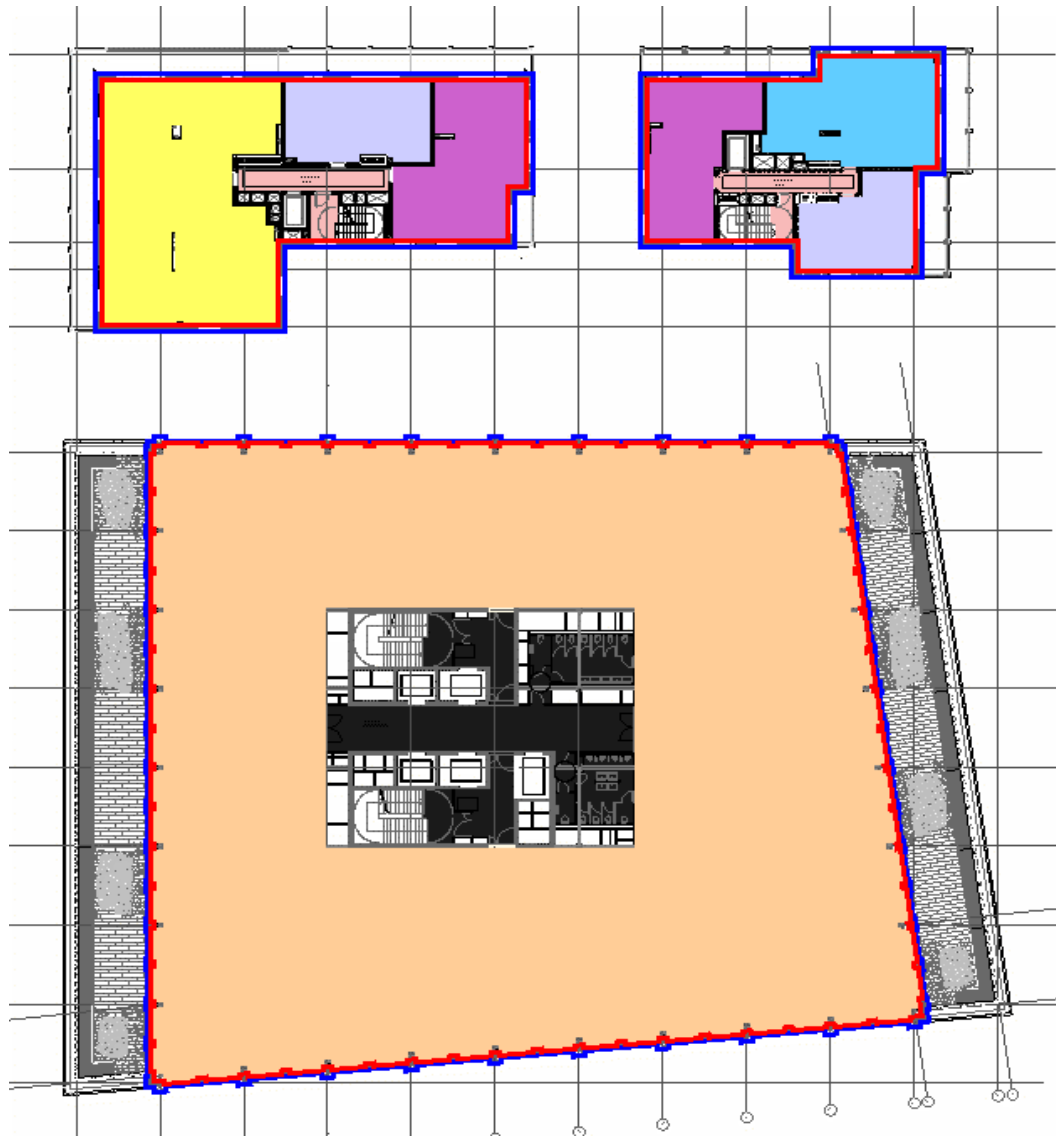
— NIA 2 Bed

— NIA 3 Bed

— NIA 4 Bed

— GEA Line Only

Floor:



Project Name:

St Pancras Campus

Drawing Name:

Fifth Floor

Drawing Nr:

477_CSJ_00_05_FP_A_310
8

Mark-up Legend:

— GIA Line Only

■ NIA Office

■ NIA Light
Industrial

■ NIA Retail

■ NIA 1 Bed

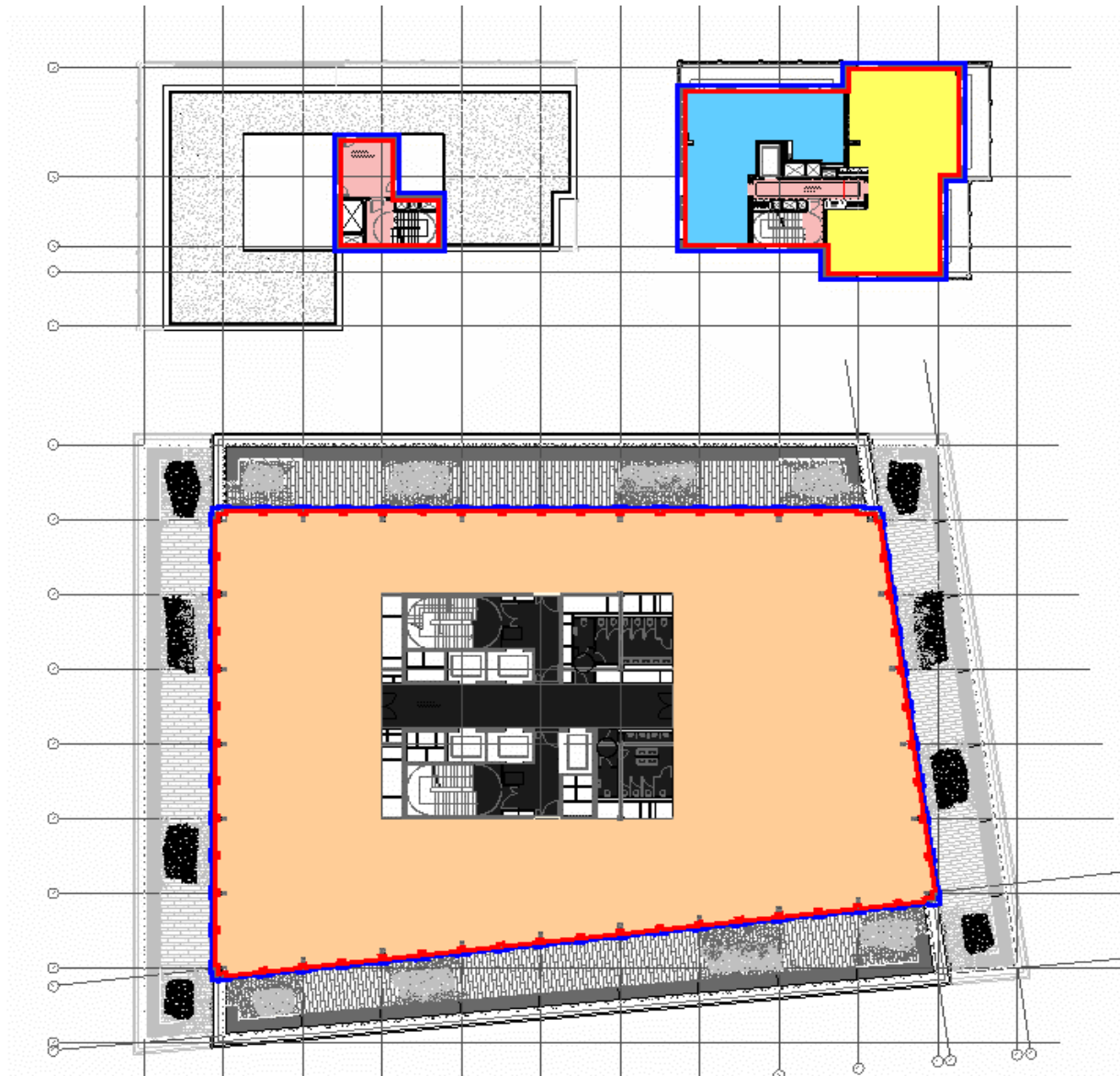
■ NIA 2 Bed

■ NIA 3 Bed

■ NIA 4 Bed

Floor:

5



Project Name:

St Pancras Campus

Drawing Name:

Sixth Floor

Drawing Nr:

477_CSJ_00_06_FP_A_310
9

Mark-up Legend:

— GIA Line Only

— NIA Office

— NIA Light
Industrial

— NIA Retail

— NIA 1 Bed

— NIA 2 Bed

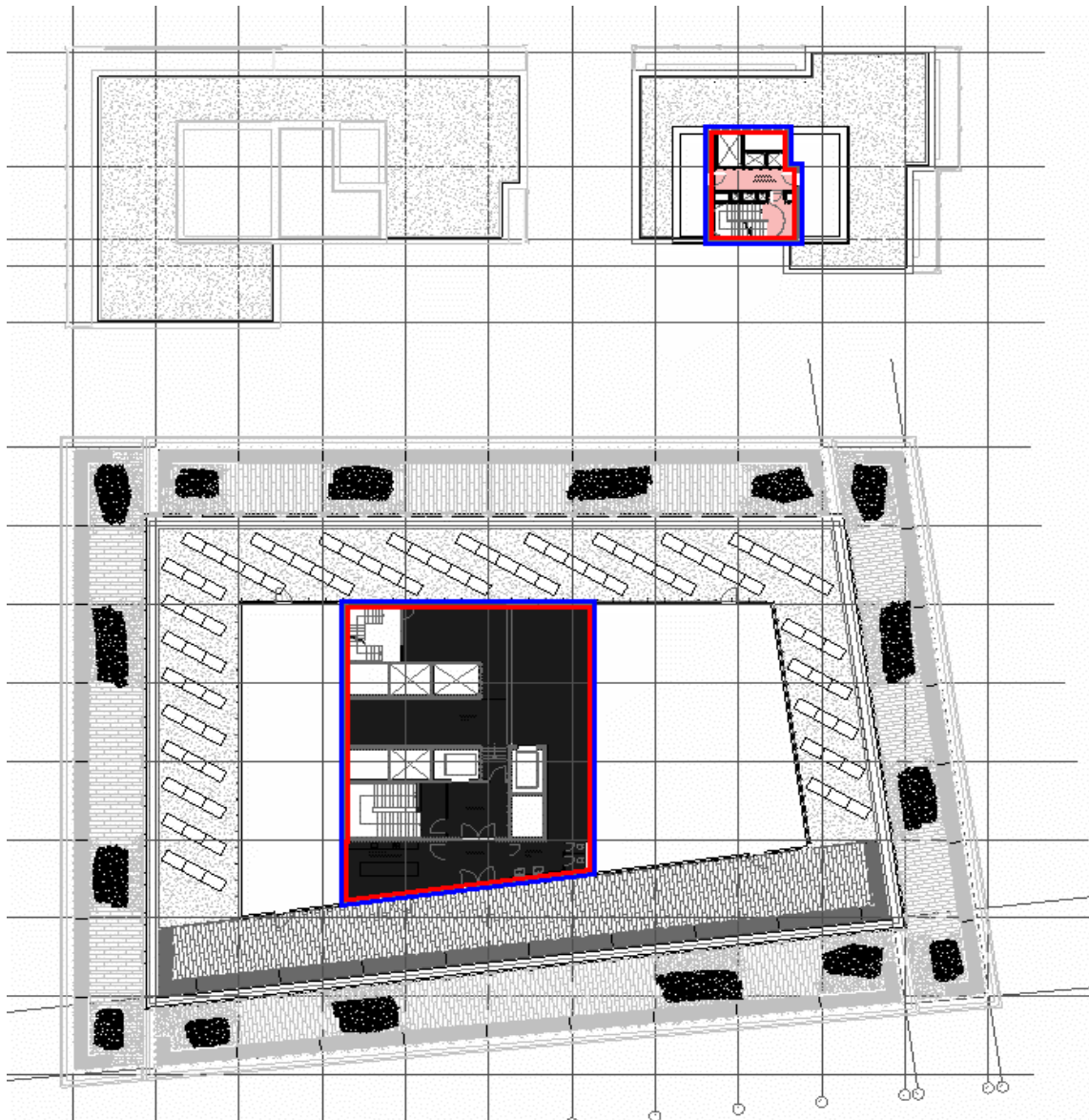
— NIA 3 Bed

— NIA 4 Bed

— GEA Line Only

Floor:

6



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