

Project: 297_52 Tottenham Street

Date: 10 06 2020

Title: Area Schedule

Revision:

Distrubute to: Design Team

EXISTING																		
Level	Commercial NIA		Studio NIA		1Bed 01 NIA		1Bed 02 NIA		1Bed 03 NIA		Resi NIA		Resi Amenity NIA		GIA		GEA	
	sqft	sqm	sqft	sqm	sqft	sqm	sqft	sqm	sqft	sqm	sqft	sqm	sqft	sqm	sqft	sqm	sqft	sqm
Lw GF (store)	517	48													549	51	753	70
GF	269	25	334	31							334	31	0	0	786	73	1033	96
01					344	32					344	32	0	0	452	42	613	57
02							355	33			355	33	0	0	463	43	613	57
03									355	33	355	33	0	0	441	41	581	54
Total Area	269 + 517 Store	25 + 48 Store	334	31	344	32	355	33	355	33	1388	129	0	0	2691	250	3595	334

PROPOSED																					
Level	Affordable Commercial NIA		1Bed 2P Duplex O1		1Bed 2P Duplex O2		1Bed 2P Duplex O3		3Bed 5P Penthouse		Resi NIA		Resi Amenity NIA		Refuse, bicycle, plant NIA		GIA		GEA		
	sqft	sqm	sqft	sqm	sqft	sqm	sqft	sqm	sqft	sqm	sqft	sqm	sqft	sqm	sqft	sqm	sqft	sqm	sqft	sqm	
B1															569.4	52.9	848.2	78.8	1133.4	105.3	
GF	229.3	21.3															809.4	75.2	1038.7	96.5	
O1			746.0	69.3							407.9	37.9	88.3	8.2			725.5	67.4	1066.7	99.1	
O2												338.1	31.4					630.8	58.6	819.1	76.1
O3					746.0	69.3					407.9	37.9	88.3	8.2			725.5	67.4	1066.7	99.1	
O4												338.1	31.4					630.8	58.6	819.1	76.1
O5							729.8	67.8			402.6	37.4	88.3	8.2			720.1	66.9	1066.7	99.1	
O6												327.2	30.4					620.0	57.6	819.1	76.1
O7									1603.8	149.0	572.6	53.2	121.6	11.3			679.2	63.1	860.0	79.9	
O8											446.7	41.5	123.8	11.5				543.6	50.5	695.4	64.6
O9											367.1	34.1	125.9	11.7				401.5	37.3	527.4	49.0
O10											217.4	20.2	144.2	13.4				245.4	22.8	340.1	31.6
Total Area	229.3	21.3	746.0	69.3	746.0	69.3	729.8	67.8	1603.8	149.0	3825.5	355.4	780.4	72.5	569.4	52.9	7580.0	704.2	10252.6	952.5	
Habitable Rooms			2		2		2		4												
Percentage Unit Mix			75% 1Bed						25% 3Bed		100%										

General Notes

- The accommodation schedule and layouts should be read in conjunction with the following initial assumptions and qualifications:
- Areas are subject to change following further design development and the findings of any further measured site surveys following demolition works.
 - Areas for proposed have been rounded to the nearest 0.1sqm. Areas for existing have been rounder to the nearest 1sqm.
 - Area Measurement definitions have been taken from RICS Code of Measuring Practice: A Guide for Property Professional, 6th Edition.
 - All areas are approximate; an area conversion of 10.764 has been used for imperial areas (sqft)
 - Terraces in duplex units included in GEA figues as considered an internal balcony. Terraces in penthouse not included in GEA as it is not considered an internal balcony.
 - GIA calculations include area of risers, lift and stair voids at all levels.
 - NIA includes all walls that are not structural.
 - NIA calculations include area of internal stairs of penthouse at all levels. NIA calculations include internal stair of duplex only at entry level.
 - Habitable room counts as a room used, or intended to be used, for dwelling purposes including a kitchen but not a bathroom or utility room.
 - Areas based on measured survey drawings received on 18.03.20 by Nigel Pavay Surveys.

We enclose copies of the following drawings as listed below

Project: 52 Tottenham Street - Planning							
Project Ref: 297							
			Issue Date				
			Day	23			
			Month	06			
			Year	20			
DRAWING TITLE	Scale	Size	Dwg no.				
Existing Drawings - Site Wide							
Location Plan	1:1250	A1	297_P10.000	-			
Existing Site Plan	1:200	A1	297_P10.001	-			
Existing Drawings							
Existing Basement Floor and Ground Floor Plan	1:50	A1	297_P10.100	-			
Existing First and Second Floor Plans	1:50	A1	297_P10.101	-			
Existing Third and Roof Plans	1:50	A1	297_P10.102	-			
Existing Tottenham Street & Rear Elevation	1:50	A1	297_P10.200	-			
Existing Section	1:50	A1	297_P10.300	-			
Demolition Drawings							
Demolition Basement Floor and Ground Floor Plan	1:50	A1	297_P10.400	-			
Demolition First and Second Floor Plans	1:50	A1	297_P10.401	-			
Demolition Third and Roof Plans	1:50	A1	297_P10.402	-			
Demolition Tottenham Street & Rear Elevation	1:50	A1	297_P10.500	-			
Demolition Section	1:50	A1	297_P10.600	-			
Proposed Plans - General Arrangement							
Proposed Site Plan	1:200	A1	297_P20.000	A			
Proposed Basement Floor and Ground Floor Plan	1:50	A1	297_P20.100	A			
Proposed First to Fourth Floor Plans	1:50	A1	297_P20.101	A			
Proposed Fifth and Sixth Floor Plans	1:50	A1	297_P20.102	A			
Proposed Seventh and Eighth Floor Plans	1:50	A1	297_P20.103	A			
Proposed Ninth and Tenth Floor Plans	1:50	A1	297_P20.104	A			
Proposed Roof Plan	1:50	A1	297_P20.105	A			
Proposed Elevations - General Arrangement							
Proposed South (Tottenham Street) Elevation	1:100	A1	297_P30.100	A			
Proposed North Elevation	1:100	A1	297_P30.101	A			
Proposed West Elevation	1:100	A1	297_P30.102	A			
Proposed East Elevation	1:100	A1	297_P30.103	A			
Proposed South (Tottenham Street) Elevation	1:50	A1	297_P30.200	A			
Proposed North Elevation	1:50	A1	297_P30.201	A			
Proposed West Elevation	1:50	A1	297_P30.202	A			
Proposed East Elevation	1:50	A1	297_P30.203	A			
Proposed Sections - GAs							
Proposed Section AA, BB	1:100	A1	297_P40.100	A			

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