AMBIENTAL

ENVIRONMENTAL ASSESSMENT

Flood Risk Assessment
6150

72-76 Eversholt Street,

Kings Cross,

Camden,

London,

NW1 1BY

Ambiental Environmental Assessment
Sussex Innovation Centre,
Science Park Square,
Brighton, BN1 9SB

Document Issue Record

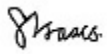
Project: Phase 1 Flood Risk Assessment

Prepared for: Mr Vidos Neophytou, on behalf of Nekton Investments Ltd

Reference: 6150

Site Location: 72-76 Eversholt Street, Kings Cross, Camden, London, NW1 1BY

Proposed Development: It is understood that the development is for the conversion of 4no. existing basement and ground floor commercial units to create 4no. residential flats.

Consultant		Date	Signature
Author	Sophie Isaacs	18/03/2021	
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Contents

1. Summary

1.1 Ambiental Environmental Assessment has been appointed by Mr Vidos Neophytou, on behalf of Nekton Investments Ltd, to undertake a National Planning Policy Framework (NPPF) compliant Flood Risk Assessment (FRA) for the proposed development at 72-76 Eversholt Street, Kings Cross, Camden, London, NW1 1BY.

1.2 The site currently comprises of a 6-storey building with a basement level and is used for commercial and residential uses. It is understood that the development is for the conversion of 4no. existing basement and ground floor commercial units to create 4no. residential flats.

1.3 With reference to the Environment Agency (EA) Flood Map for Planning, the proposed development is located within Flood Zone 1 (low risk of fluvial/tidal flooding). The site is located in the Group 3_003 Critical Drainage Area (CDA) as defined by the London Borough of Camden. As such, a Flood Risk Assessment is required to be submitted for the proposed development.

1.4 The proposal is considered 'More Vulnerable' under Table 2 of the Flood Risks and Coastal Change Planning Practice Guidance and the National Planning Policy Framework (NPPF).

1.5 Given that the site lies wholly in Flood Zone 1, detailed fluvial/tidal level information is not available from the EA for this area and therefore, at the time of writing, no modelled flood levels for extreme events have been provided for this area.

1.6 There are no EA Main Rivers near the site. The EA's Detailed River Network GIS dataset indicates that the Regent's Canal ordinary watercourse is located approximately 240m north-east of the site. The GIS dataset showing this ordinary watercourse is straight, so this watercourse is likely culverted.

1.7 The EA's Surface Water Flood Risk maps demonstrate that the risk of flooding to the site is very low.

1.8 As such, it is considered that access and egress to and from the site will be achievable during an extreme rainfall event, and the proposed conversion of the existing commercial units to residential dwellings is considered to be appropriate.

1.9 In summary:

- The proposal is for the conversion of 4no. existing basement and ground floor level commercial units to create 4no. residential flats;
- The site is wholly in Flood Zone 1, so at low risk of fluvial and tidal flooding according to the Environment Agency;
- The risk of surface water flooding to the proposed development is demonstrated to be very low;
- Access and egress to and from the site should be achievable during an extreme rainfall event.

Following the guidelines contained within the NPPF, the proposed development is considered to be suitable assuming appropriate mitigation (including adequate warning procedures) can be maintained for the lifetime of the development.

Development Description	Existing	Proposed
Development Type:	Existing six-storey building, with an existing basement level; building is currently used for commercial and residential uses. The proposed development involves the existing commercial units at the ground floor and basement floor levels only.	Development is for the conversion of 4no. existing commercial units at the ground and basement floor levels to provide 4no. residential apartments.
Number of Bedrooms:	N/A – existing commercial use	3x 1-bedroom, 1x 2-bedroom TOTAL = 5 bedrooms
EA Vulnerability Classification:	Less vulnerable	More vulnerable
Ground Floor Level:	The topographic level in front of the existing building is circa 21.4mAOD, based on the EA's 2m DTM LiDAR dataset.	Floor levels of the existing building will stay the same post-development.
Level of Sleeping Accommodation:	N/A	Basement and Ground Floor Level
Impermeable Surface Area:	N/A	Impermeable surface area will remain the same as the existing post-development.
Surface Water Drainage:	Site is positively drained	Proposed development is at ground and basement floor levels of existing six-storey (plus basement) building. Thus, surface water runoff will continue to be discharged via the existing drainage infrastructure used for the building.
Site Size:	Approx. 313m^2	Same as existing
Risk to Development	**Summary**	**Comment**
EA Flood Zone:	Flood Zone 1	Site is in a Critical Drainage Area, according to London Borough of Camden.
Flood Source:	Surface Water	
1:100 Year Flood Level	N/A[2]	Given that the site lies wholly in Flood Zone 1, detailed fluvial/tidal level information is not available from the EA for this area and therefore, at the time of writing, no modelled flood levels for extreme events have been provided for this area.
1:100 Year Flood Level & Climate Change	N/A[2]	
1:1000 Year Flood Level	N/A[2]	
Recorded Flood Events in Area:	No	According to EA and SFRA historic flood data
Recorded Flood Events at Site:	No	
SFRA Available:	Yes	London Borough of Camden SFRA, 2014
Management Measures	**Summary**	**Comment**
Ground floor level above extreme flood levels:	N/A	Proposal is for conversion of the ground floor and basement levels of the existing building. Site is in Flood Zone 1 (low risk of fluvial/tidal flooding).
Safe Access/Egress Route:	Not required	Site is in Flood Zone 1
Flood Resilient Design:	N/A	
Site Drainage Plan:	Discharge via existing drainage infrastructure	
Flood Warning & Evacuation Plan:	No	
Offsite Impacts	**Summary**	**Comment**
Displacement of floodwater:	No	Site is wholly in Flood Zone 1
Increase in surface run-off generation:	Negligible	Surface water runoff to continue to be discharged via existing drainage infrastructure.
Impact on hydraulic performance of channels:	None	No watercourses near site

Table 1 Summary of flood risks, impacts and proposed flood mitigation measures.
N/A[1] not required for this assessment; N/A[2] data not available.

2. Development Description and Site Area

Proposed Development and Location

2.1 The proposed development at 72-76 Eversholt Street, Kings Cross, Camden, London, NW1 1BY (Figures 1 and 2).

2.2 The site currently comprises of a 6-storey building with a basement level and is used for commercial and residential uses. It is understood that the development is for the conversion of 4no. existing basement and ground floor commercial units to create 4no. residential flats. There is existing residential accommodation provided at the basement and ground floor levels. See proposed site layout plans in Appendix 1.

2.3 Ambiental have used the EA's 2m DTM LiDAR dataset to assess the topography of the site. LiDAR DTM data provides a terrain model of the earth's surface, with buildings and vegetation removed. The topographic level in front of the existing building is circa 21.4mAOD. Figure 3 shows contour lines on the LiDAR DTM data, with 0.2m intervals, at the proposed site.

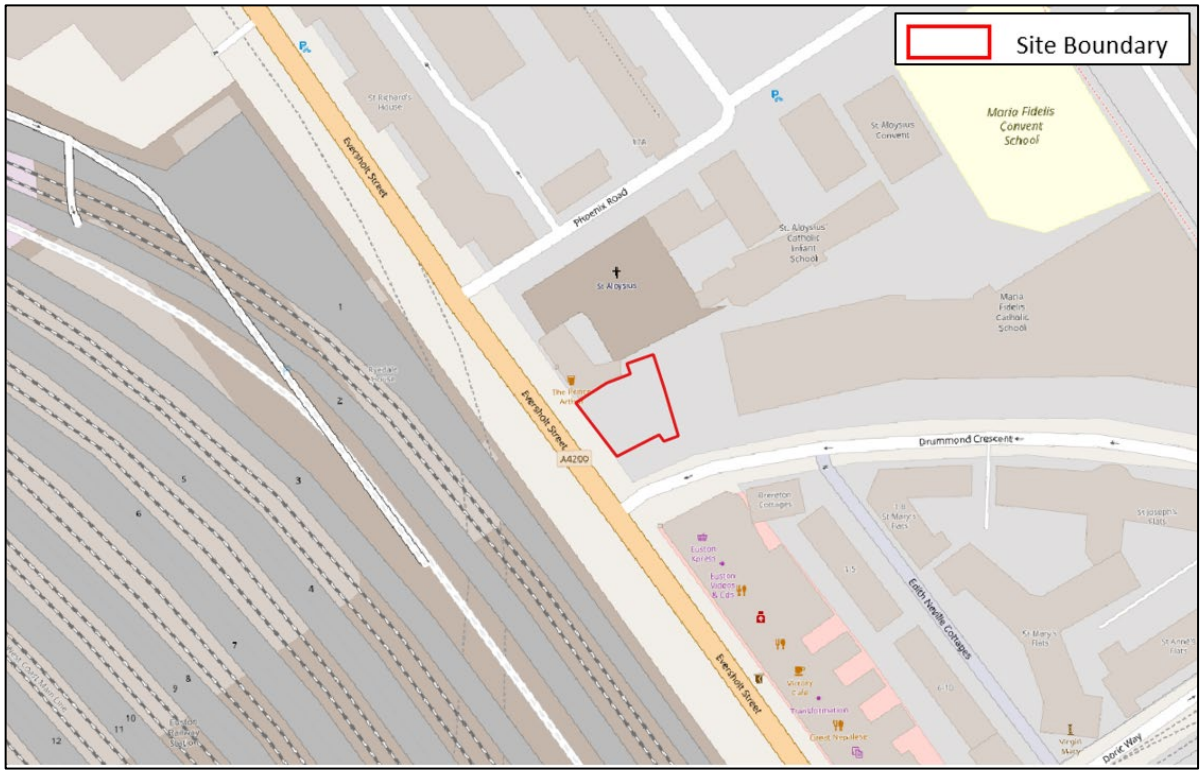


Figure 1 Location Map, identifying the location of the site (Source: OS)

Figure 2: Aerial Imagery, showing location of site (Source: GoogleMaps)

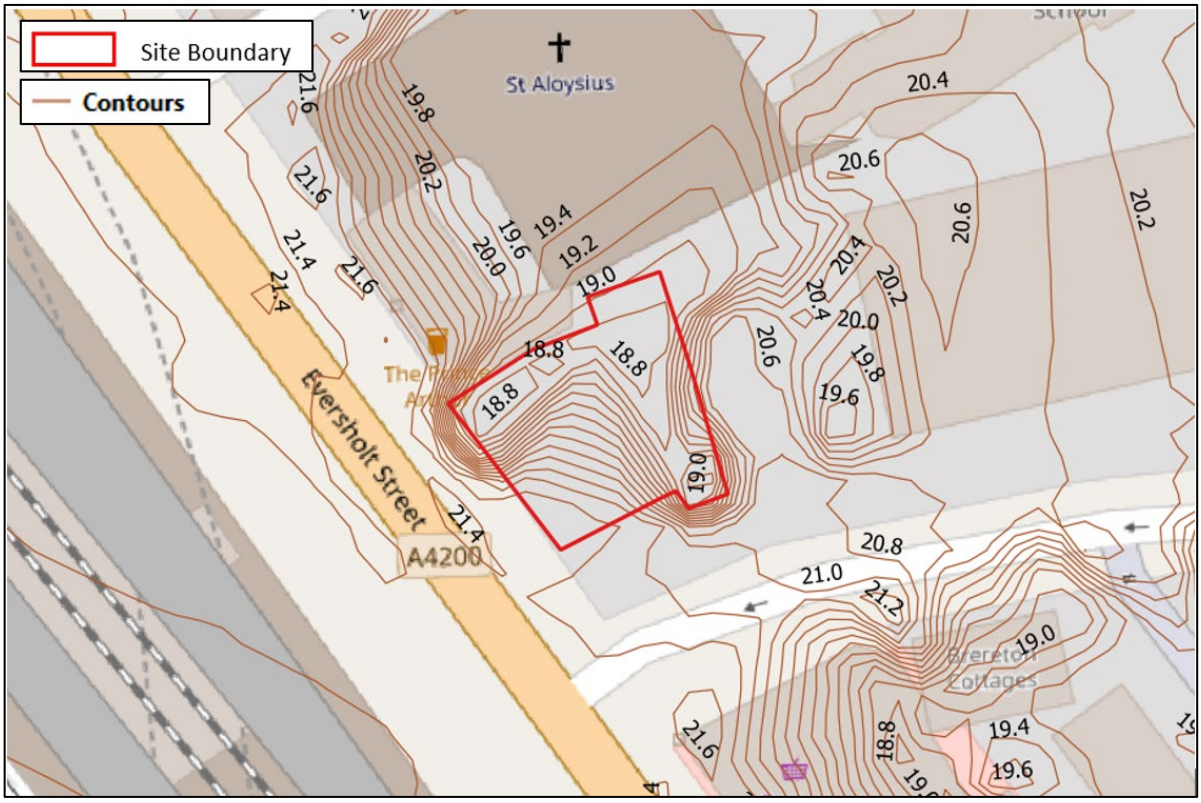


Figure 3: Contour lines at 0.2m intervals, using EA's 2m LiDAR dataset (Source: EA)

Vulnerability Classification

2.4 The EA Flood Map for Planning shown in Figure 4 demonstrates that the proposed development lies within Flood Zone 1 with a low probability of less than 1 in 1,000 (0.1%) of river flooding in any year. The site is

located in the Group 3_003 Critical Drainage Area (CDA) as defined by the London Borough of Camden. As such, a Flood Risk Assessment is required to be submitted for the proposed development.

2.5 The proposed development is for the conversion of commercial units at the ground floor and basement floor levels of the existing building, to provide residential units.

2.6 The existing commercial units are classified as 'Less Vulnerable' under Table 2 of the Flood Risk and Coastal Change Planning Practice Guidance and the National Planning Policy Framework (NPPF). The proposed development is considered as 'More Vulnerable'. Post-development, the vulnerability to the site in terms of flood risk will increase.

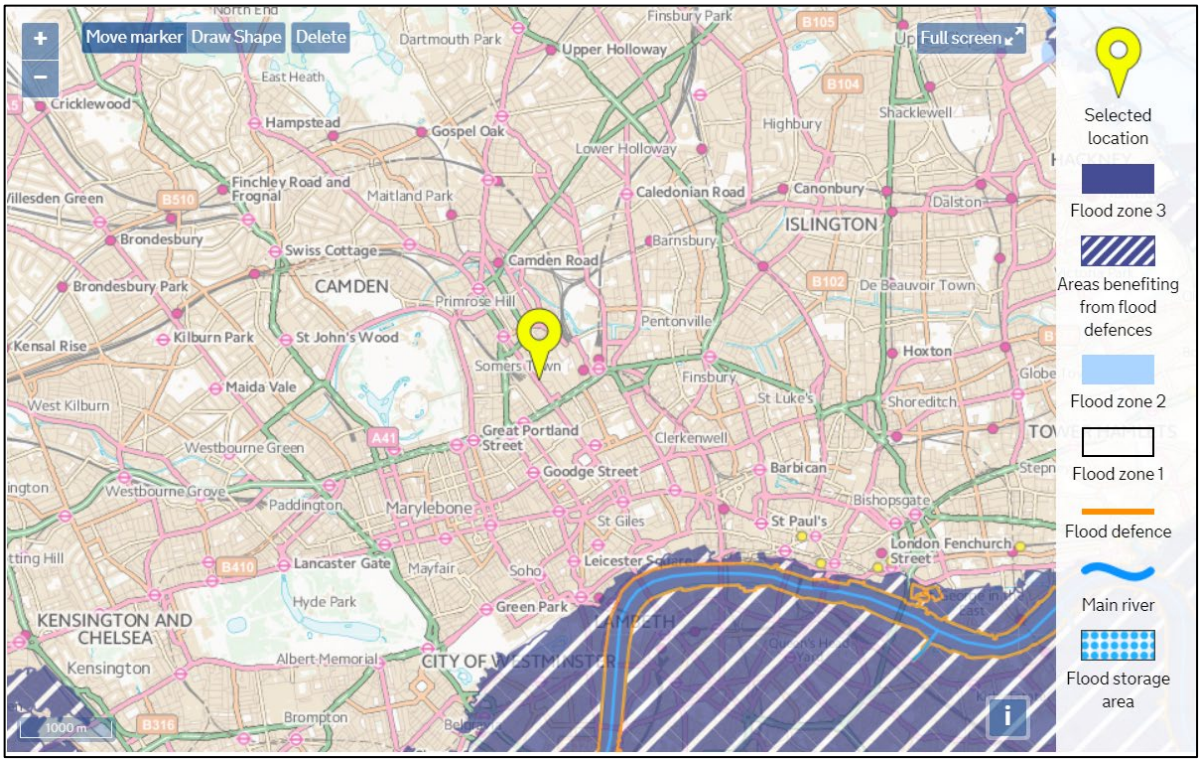


Figure 4: EA Flood Map for Planning, showing location of site (Source: EA)

Geology

2.7 The British Geological Survey (BGS) Geology of Britain Viewer indicates that the bedrock underlying the site is part of the London Clay Formation, comprising of clay, silt and sand (Source: BGS). A review of DEFRA's online Magic Map demonstrates that the aquifers beneath the site are Unproductive, as shown in Figure 5 below.

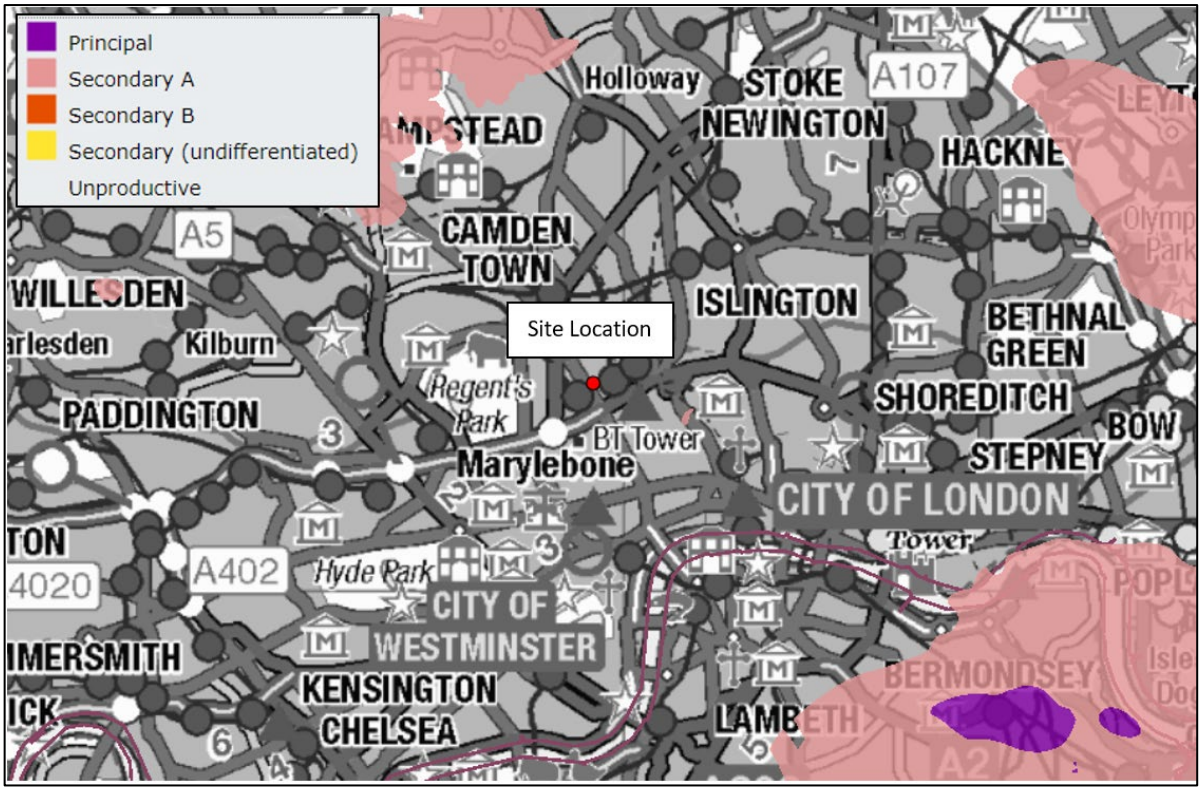


Figure 5: Aquifer Designation of Bedrock Geology, indicating location of site (Source: MagicMap online)

2.8 The British Geological Survey (BGS) Geology of Britain Viewer indicates that there are no superficial deposits underlying the site.

2.9 The site is not within an EA groundwater Source Protection Zone, according to DEFRA's online Magic Maps and as shown in Figure 6 below.

Figure 6: EA's Groundwater Source Protection Zones, indicating location of site (Source: MagicMap online)

3. Sequential Test/Exception Test

3.1 Under the Flood Risk and Coastal Change Planning Practice Guidance, all new planning applications should undergo a *Sequential Test*. This test should be implemented by local planning authorities with a view to locating particularly vulnerable new developments (e.g. residential, hospitals, mobile homes etc.) outside of the floodplain.

3.2 The Flood Risk and Coastal Change Planning Practice Guidance *Flood Risk Vulnerability and Flood Zone 'Compatibility' Table* is reproduced below;

Flood Risk Vulnerability Classification		Essential Infrastructure	Water Compatible	Highly Vulnerable	More Vulnerable	Less Vulnerable
Flood Zone	**Zone 1**	✓	✓	✓	✓	✓
	Zone 2	✓	✓	Exception Test Required	✓	✓
	Zone 3a	Exception Test Required	✓	×	Exception Test Required	✓
	Zone 3b ***Functional Floodplain***	Exception Test Required	✓	×	×	×

Table 2 Flood Risk Vulnerability and Flood Zone 'Compatibility' Table as specified by NPPF.
Please note: ✓ means development is appropriate; × means the development should not be permitted.

3.3 The proposed development is 'More Vulnerable' under Table 3 of the Flood Risk and Coastal Change Planning Practice Guidance and guidance in the National Planning Policy Framework (NPPF). The site is located within Flood Zone 1 according to the EA Flood Map for Planning. In accordance with the *Flood Risk Vulnerability and Flood Zone 'Compatibility' Table* above, the proposed development is appropriate for this Flood Zone. As such, it does not require the further application of either an Exception Test or Sequential Test.

3.4 The site is demonstrated to be in the Group 3_003 Critical Drainage Area (CDA), according to the London Borough of Camden.

3.5 Any development in Flood Zone 1 and a Critical Drainage Area is required to be submitted alongside a site-specific Flood Risk Assessment, under the Flood Risk and Coastal Change Planning Practice Guidance and the National Planning Policy Framework (NPPF). Ambiental have completed a Flood Risk Assessment for the proposed development, to support the client in meeting these requirements.

4. Site Flood Hazards

Sources of Flooding

4.1 The proposed development is located within Flood Zone 1 (low risk of flooding) and is considered to be a 'More Vulnerable' according to NPPF guidelines. Table 3 summarises the potential sources of flooding to the site:

Source	Description
Fluvial and Tidal	Low (Flood Zone 1)
Surface	Very low risk of surface water flooding
Groundwater	Site is not in an area identified as having increase groundwater flood risk
Sewer	Local area has not been affected by sewer flooding in the past

Table 3 Summary of flood sources.

Mechanisms and History of Flooding

4.2 The EA Flood Map for Planning demonstrates the site to be located within Flood Zone 1 (low risk of flooding). It is important to note that the EA Flood Map for Planning shows only the potential floodplain; the mitigating effects of any flood defences currently in place are not considered.

Fluvial and Tidal

4.3 The EA Flood Map for Planning (Figure 4) shows the site to be wholly located within Flood Zone 1 (low risk of flooding from fluvial and tidal sources).

4.4 Given that the site lies wholly in Flood Zone 1, detailed fluvial/tidal level information is not available from the EA for this area and therefore, at the time of writing, no modelled flood levels for extreme events have been provided for this area.

4.5 There are no EA Main Rivers near the site. The EA's Detailed River Network GIS dataset indicates that the Regent's Canal ordinary watercourse is located approximately 240m north-east of the site. The GIS dataset showing this ordinary watercourse is straight, so this watercourse is likely culverted.

4.6 The Environment Agency has not provided any evidence to suggest that the site has a history of being affected by fluvial or tidal flooding.

4.7 As such, the risk of flooding from fluvial and tidal sources can be considered low.

Surface Water (Pluvial)

4.8 The London Borough of Camden Strategic Flood Risk Assessment (2014) includes maps of the critical drainage areas in the borough. The site is located in the Group3_003 Critical Drainage Area, as indicated in Figure 7.

4.9 The online Environment Agency Flood Risk from Surface Water map (Figure 8) shows the proposed development to be within an area of 'Very Low' risk of flooding from surface water. Areas identified to be at 'Very Low' risk have a less than 0.1% annual risk of flooding from this source.

4.10 As such, it is considered that the proposed development is at very low risk of flooding from surface water sources.

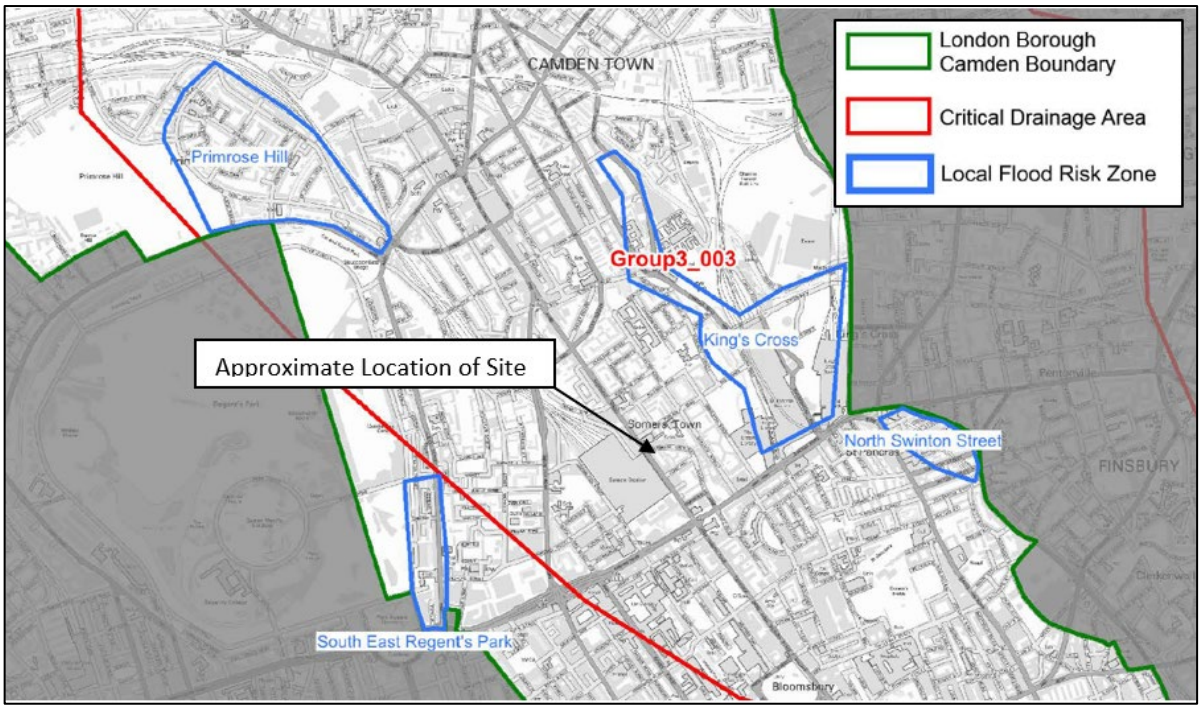


Figure 7: Extract of Camden Critical Drainage Area map, from Camden SFRA, showing location of site

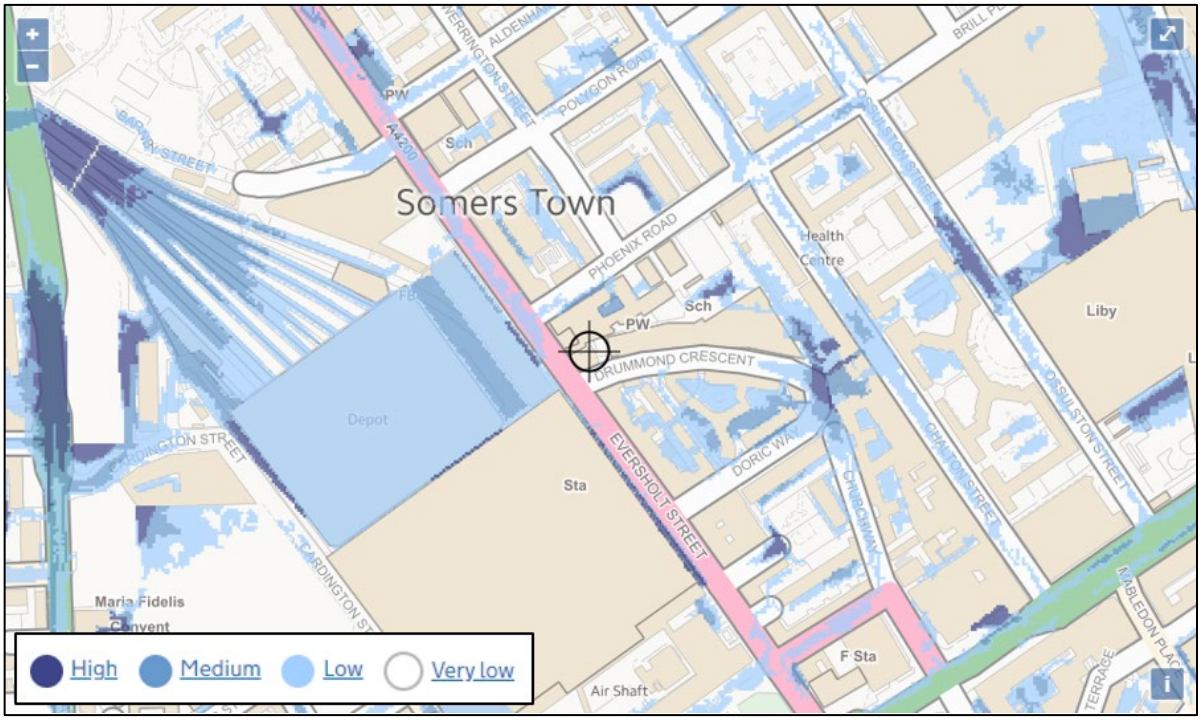


Figure 8: EA Surface Water Flood Risk Map, indicating location of site (Source: EA)

Groundwater

4.11 Groundwater flooding usually occurs in low lying areas underlain by permeable rock and aquifers that allow groundwater to rise to the surface through the permeable subsoil following long periods of wet weather. Low lying areas may be more susceptible to groundwater flooding because the water table is usually at a much shallower depth and groundwater paths tend to travel from high to low ground.

4.12 Using BGS Groundwater Susceptibility mapping, the site has been shown to be in an area which is not identified as being prone to groundwater flood risk (see Figure 9).

4.13 The site is not within an EA groundwater Source Protection Zone, according to DEFRA's online Magic Maps (Figure 6).

4.14 As such, the risk of flooding from groundwater sources at the site could be considered to be low.

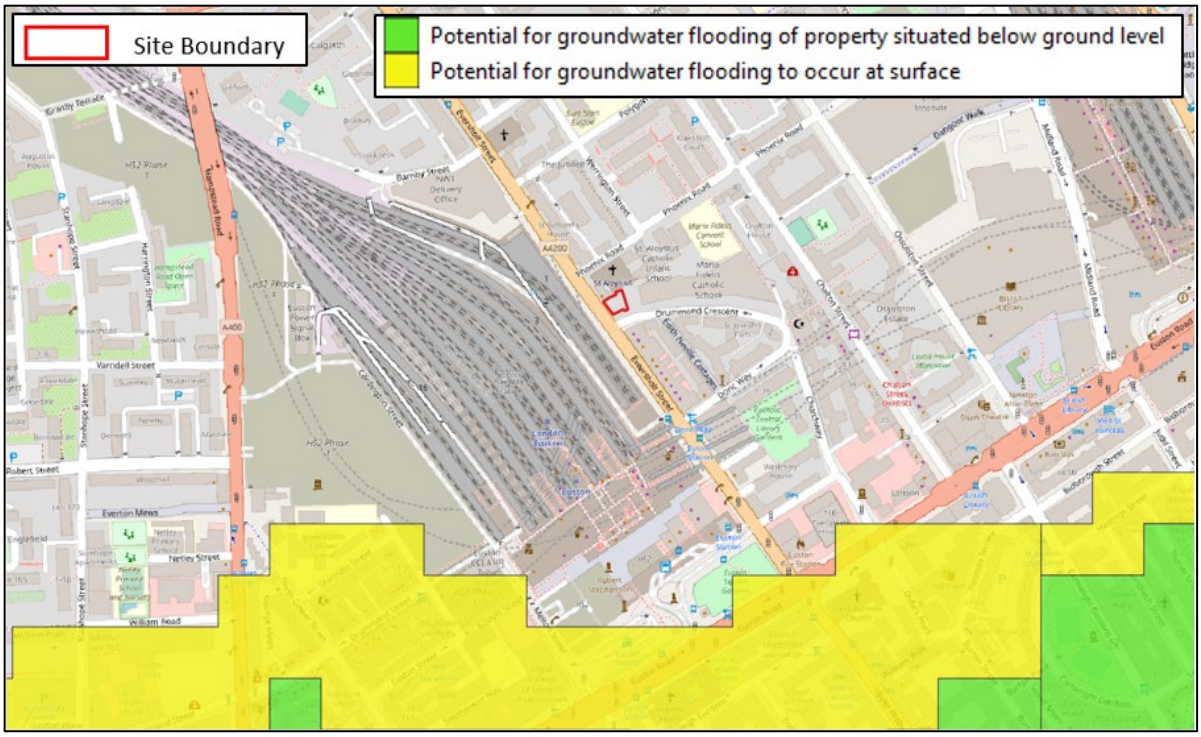


Figure 9: BGS Groundwater Susceptibility mapping, showing location of site (Source: BGS)

Sewer

4.15 The London Borough of Camden Strategic Flood Risk Assessment completed in 2014 includes information on historic sewer flooding, based on Thames Water DG5 records. The records of internal and external sewer flooding provided in the SFRA does not show any indication of historic sewer flooding near the site.

Surface Water Drainage Strategy

4.16 Paragraph 80 of the Planning Practice Guidance of the National Planning Policy Framework (NPPF) states: *'Generally, the aim should be to discharge surface run off as high up the following hierarchy of drainage options as reasonably practicable'*.

4.17 The site currently comprises of a 6-storey building with a basement level and is used for commercial and residential uses. It is understood that the development is for the conversion of 4no. existing basement and ground floor commercial units to create 4no. residential flats. See proposed site layout plans in Appendix 1.

4.18 As such, it is considered that the proposed development will not increase the impermeable surface areas or roof area of the existing building on site, and surface water runoff should continue to be discharged via the existing drainage infrastructure.

Records of Historical Flooding

4.19 The site is not located near any EA historic flood extent.

5. Probability of Flooding

Flood Zones

5.1 According to the EA Flood Map for Planning, the site is located within Flood Zone 1 (low risk of flooding).

5.2 The EA Flood Map for Planning has been produced in part using a relatively coarse, national scale flood modelling strategy, and in part by detailed modelling. It is important to note that only the potential floodplain is modelled; **the mitigating effects of any flood defences currently in place are not considered**. For reference, the definition of the NPPF flood risk zones is included below.

Zone	Description
1	**Low Probability.** This zone comprises land assessed as having a less than 1 in 1000 annual probability of river or sea flooding in any year (<0.1%).
2	**Medium Probability.** This zone comprises land assessed as having between a 1 in 100 and 1 in 1000 annual probability of river flooding (1% – 0.1%) or between a 1 in 200 and 1 in 1000 annual probability of sea flooding (0.5% – 0.1%) in any year.
3a	**High Probability.** This zone comprises land assessed as having a 1 in 100 or greater annual probability of river flooding (>1%) or a 1 in 200 or greater annual probability of flooding from the sea (>0.5%) in any year.
3b	**The Functional Floodplain.** This zone comprises land where water has to flow or be stored in times of flood. SFRA's should identify this Flood Zone (land which would flood with an annual probability of 1 in 20 (5%) or greater in any year or is designed to flood in an extreme (0.1%) flood, or at another probability to be agreed between the LPA and the EA, including water conveyance routes).

Table 4: Definition of the NPPF Flood Zones. (Source: EA)

Climate Change on Site

5.3 With reference to the EA Flood Map for Planning (Figure 4), the proposed development is shown to be located within Flood Zone 1 and is subsequently considered to be at low risk of flooding from fluvial and tidal sources.

5.4 There are no EA Main Rivers near the site, and the nearest ordinary watercourse to the site is considered to be culverted. Based on this, it could be considered that the proposed development should remain safe from fluvial/tidal flooding for its lifetime.

5.5 The site is in a Critical Drainage Area according to the London Borough of Camden SFRA. The site is in an area at very low risk of surface water flooding according to the EA Long-Term Surface Water Flood Risk online mapping. Therefore, the risk of surface water flooding to the site could increase as a result of climate change and more frequent rainfall events.

6. Residual Risks

Identification of Residual Risks

6.1 Residual risks are those remaining after applying the sequential approach to the location of development and taking mitigating actions. Examples of residual flood risk include:

- the failure of flood management infrastructure such as a breach of a raised flood defence, blockage of a surface water conveyance system, overtopping of an upstream storage area, or failure of a pumped drainage system;
- failure of a reservoir, or;
- a severe flood event that exceeds a flood management design standard, such as a flood that overtops a raised flood defence, or an intense rainfall event which the drainage system cannot cope with.

Defence Breach

6.2 The site is in Flood Zone 1, so is at low risk of flooding from fluvial and tidal sources. The site does not benefit from flood defences and subsequently there is no residual risk of flooding to the site in the event of breach or failure of defences.

Reservoir Failure

6.3 The online EA Risk from Reservoir Flooding Map demonstrates that the site is outside flood extents in the event of reservoir flooding.

Drainage Exceedance

6.4 In the event of drainage system failure under extreme rainfall events or blockage, overland flow may occur within the site. The proposed development is for a conversion of the existing building and will not impact the external levels. Thus, it is considered that any overland flows will continue to be directed in the same way as the existing situation.

7. Flood Risk Management Measures

Flood Risks

7.1 The site currently comprises of a 6-storey building with a basement level and is used for commercial and residential uses. It is understood that the development is for the conversion of 4no. existing basement and ground floor commercial units to create 4no. residential flats. See proposed site layout plans in Appendix 1.

7.2 The EA Flood Map for Planning (Figure 4) shows the site to be wholly located within Flood Zone 1 (low risk of flooding from fluvial and tidal sources). The site is in the Group 3_003 Critical Drainage Area, according to the London Borough of Camden.

7.3 Given that the site lies wholly in Flood Zone 1, detailed fluvial/tidal level information is not available from the EA for this area and therefore, at the time of writing, no modelled flood levels for extreme events have been provided for this area.

7.4 There are no EA Main Rivers near the site. The EA's Detailed River Network GIS dataset indicates that the Regent's Canal ordinary watercourse is located approximately 240m north-east of the site. The GIS dataset showing this ordinary watercourse is straight, so this watercourse is likely culverted.

7.5 There is no indication that the site has been affected by flooding in the past. As such, the risk of flooding to the site from fluvial/tidal sources is considered to be low.

7.6 The EA's Surface Water Flood Risk maps demonstrate that the risk of flooding to the site is very low.

7.7 As such, it is considered that access and egress to and from the site will be achievable during an extreme rainfall event, and the proposed conversion of the existing commercial units to residential dwellings is considered to be appropriate.

Flood Warning Service and Evacuation Plan

7.8 The proposed development site is not located within an EA Flood Warning Service Area. The site is wholly in Flood Zone 1 and the site is at very low risk of surface water flooding (outside 1:1,000-year surface water event).

8. Off Site Impacts

Impact to Flood Risk Elsewhere

8.1 The site is in Flood Zone 1, and the proposal is for the conversion of the ground and basement levels of the existing building. As such, the proposed development should not increase flood risk elsewhere.

Generation of Runoff

8.2 Paragraph 80 of the Planning Practice Guidance of the National Planning Policy Framework (NPPF) states: *'Generally, the aim should be to discharge surface run off as high up the following hierarchy of drainage options as reasonably practicable'*.

8.3 The site currently comprises of a 6-storey building with a basement level and is used for commercial and residential uses. It is understood that the development is for the conversion of 4no. existing basement and ground floor commercial units to create 4no. residential flats. See proposed site layout plans in Appendix 1.

8.4 As such, it is considered that the proposed development will not increase the impermeable surface areas or roof area of the existing building on site, and surface water runoff should continue to be discharged via the existing drainage infrastructure.

9. Conclusion

9.1 Ambiental Environmental Assessment has been appointed by Mr Vidos Neophytou, on behalf of Nekton Investments Ltd, to undertake a National Planning Policy Framework (NPPF) compliant Flood Risk Assessment (FRA) for the proposed development at 72-76 Eversholt Street, Kings Cross, Camden, London, NW1 1BY.

9.2 The site currently comprises of a 6-storey building with a basement level and is used for commercial and residential uses. It is understood that the development is for the conversion of 4no. existing basement and ground floor commercial units to create 4no. residential flats.

9.3 With reference to the Environment Agency (EA) Flood Map for Planning, the proposed development is located within Flood Zone 1 (low risk of fluvial/tidal flooding). The site is located in the Group 3_003 Critical Drainage Area (CDA) as defined by the London Borough of Camden. As such, a Flood Risk Assessment is required to be submitted for the proposed development.

9.4 The proposal is considered 'More Vulnerable' under Table 2 of the Flood Risks and Coastal Change Planning Practice Guidance and the National Planning Policy Framework (NPPF).

9.5 Given that the site lies wholly in Flood Zone 1, detailed fluvial/tidal level information is not available from the EA for this area and therefore, at the time of writing, no modelled flood levels for extreme events have been provided for this area.

9.6 There are no EA Main Rivers near the site. The EA's Detailed River Network GIS dataset indicates that the Regent's Canal ordinary watercourse is located approximately 240m north-east of the site. The GIS dataset showing this ordinary watercourse is straight, so this watercourse is likely culverted.

9.7 The EA's Surface Water Flood Risk maps demonstrate that the risk of flooding to the site is very low.

9.8 As such, it is considered that access and egress to and from the site will be achievable during an extreme rainfall event, and the proposed conversion of the existing commercial units to residential dwellings is considered to be appropriate.

9.9 In summary:

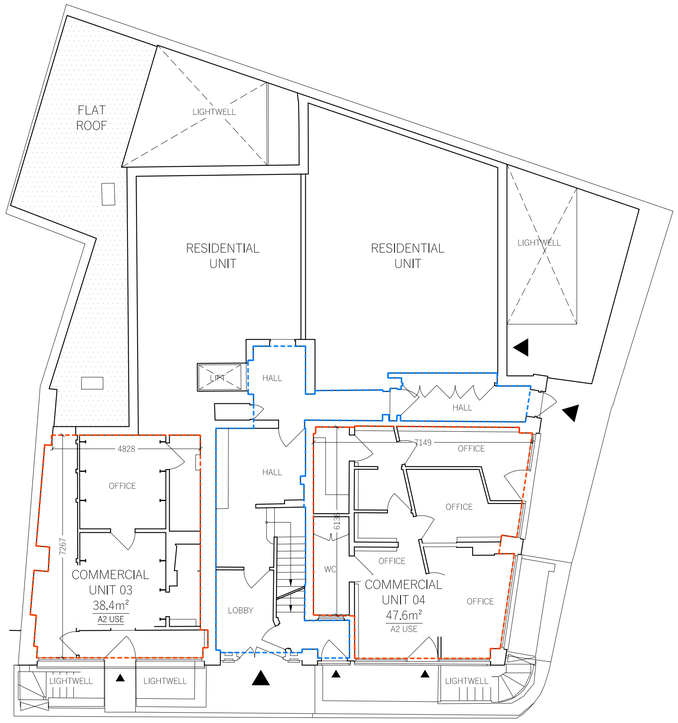
- The proposal is for the conversion of 4no. existing basement and ground floor level commercial units to create 4no. residential flats;
- The site is wholly in Flood Zone 1, so at low risk of fluvial and tidal flooding according to the Environment Agency;
- The risk of surface water flooding to the proposed development is demonstrated to be very low;
- Access and egress to and from the site should be achievable during an extreme rainfall event.

Following the guidelines contained within the NPPF, the proposed development is considered to be suitable assuming appropriate mitigation (including adequate warning procedures) can be maintained for the lifetime of the development.

Appendix I - Site Plans

Ambiental Environmental Assessment
Sussex Innovation Centre,
Science Park Square,
Brighton, BN1 9SB

GROUND FLOOR



BASEMENT

NOTE
This drawing is prepared solely for design and planning submission purposes. It is not intended or suitable for either Building Regulations or Construction purposes and should not be used for such

FOR ELECTRONIC DATA USE
Electronic data/drawings are issued as "read only" and should not be interrogated for measurement. All dimensions and levels should be read only from those values stated in text, on the drawing.

AREA MEASUREMENT
The areas are approximate and can only be verified by a detailed dimensional survey of the completed building. 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 allowance for the increases and decreases inherent in the design development and building processes. Figures relate to the likely areas of the building at the current state of the design and using Gross External Area (GEA), Gross Internal Area (GIA) and Net Internal Area (NIA) method of measurement from the Code of Measuring Practice, 5th edition (RICS code of practice). All areas are subject to Town Planning and Conservation Area Consent, and detailed Rights to Light analysis.

REVISION	DATE	COMMENT

PROJECT:
EVERSHOLT STREET STUDIOS

CLIENT:
SPACE FREE LIMITED
-

DRAWING:
EXISTING PLANS

SCALE BAR:
1m 5m 10m

DATE:	SCALE:	DRAWN:	CHECK:
26.11.20	1:100 @ A1	DW	DG

REASON FOR ISSUE:
FEASIBILITY

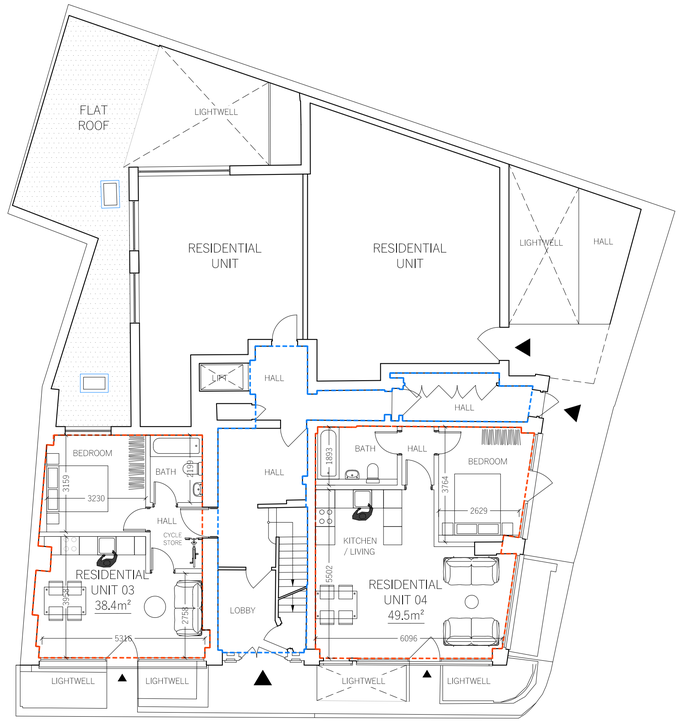
NORTH:

DRAWING NO:
0123_FE_001

REV:
-

THE D*HAUS COMPANY LIMITED
UNIT 13, OLD DAIRY COURT
17 CROUCH HILL
LONDON N4 4AP
thedhaus.com

GROUND FLOOR



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Electronic data/drawings are issued as "read only" and should not be interrogated for measurement. All dimensions and levels should be read only from those values stated in text, on the drawing.

AREA MEASUREMENT
The areas are approximate and can only be verified by a detailed dimensional survey of the completed building. 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 allowance for the increases and decreases inherent in the design development and building processes. Figures relate to the likely areas of the building at the current state of the design and using Gross External Area (GEA), Gross Internal Area (GIA) and Net Internal Area (NIA) method of measurement from the Code of Measuring Practice, 5th edition (RICS code of practice). All areas are subject to Town Planning and Conservation Area Consent, and detailed Rights to Light analysis.

REVISION	DATE	COMMENT

PROJECT:
EVERSHOLT STREET STUDIOS

CLIENT:
SPACE FREE LIMITED
-

DRAWING:
PROPOSED PLANS

SCALE BAR:
1m 5m 10m

DATE:	SCALE:	DRAWN:	CHECK:
26.11.20	1:100 @ A1	DW	DG

REASON FOR ISSUE:
FEASIBILITY

NORTH:

DRAWING NO:
0123_FE_001

REV:
-

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