

1878 Field & Leeke Street, London WC1

Version 1

02 July 2021

Note: The areas and accommodation figurework stated on this schedule relate to the current state of design and are reliant upon the information available at the time. Any decisions to be made on the basis of these predictions should allow for variations in the design development and construction process.

A. EXISTING:
Area Schedule - For all use types:

EXISTING	Based on dwgs D00-10, D00-11, D00-12 and D00-13									
	GEA (entire development)		Commercial Use				Residential Use			
	(sqm)	(sqft)	Gross internal area		Net internal area		Gross internal area		Net sales area	
Floor Level	(sqm)	(sqft)	(sqm)	(sqft)	(sqm)	(sqft)	(sqm)	(sqft)	(sqm)	(sqft)
3rd Floor	176	1,894					151	1,625	118	1,270
2nd Floor	463	4,984					426	4,585	368	3,961
1st Floor	462	4,973	392	4,219	n/a*	n/a	19	208		0
Ground Floor	613	6,598	513	5,522	n/a*	n/a	26	279		0
TOTALS	1,714	18,449	905	9,741	0	0	622	6,697	486	5,231

Note: Existing commercial net internal areas not currently available due to existing internal fit out obscuring location of shell and core and recording studio fit-out not having appropriate or proportionate non-net area ancillary spaces to provide a directly calculable area.

Residential:

EXISTING	Based on dwgs D00-10, D00-11, D00-12 and D00-13				Net Sales Area per unit (sqm)
	Residential Unit Type				
Unit Reference	1-Bed 2-Person	2-Bed 4-Person			
Unit 32	1				59
Unit 31	1				59
Unit 25		1			98
Unit 24	1				52
Unit 23		1			98
Unit 22	1				59
Unit 21	1				59
TOTAL	5	2	0	0	484

Unit split % ratio = 71.4% 28.6% 0.0% 0.0%

Total number of residential units = 7

B. PROPOSED:
Area Schedule - For all use types:

PROPOSED	Based on dwgs D01-10, D01-11, D01-12, D01-13 and D01-14									
	GEA (entire development)		Commercial Use				Residential Use			
	(sqm)	(sqft)	Gross internal area		Net internal area		Gross internal area		Net sales area	
Floor Level	(sqm)	(sqft)	(sqm)	(sqft)	(sqm)	(sqft)	(sqm)	(sqft)	(sqm)	(sqft)
3rd Floor	355	3,821		0		0	323	3,477	267	2,874
2nd Floor	464	4,994		0		0	427	4,596	360	3,875
1st Floor	541	5,823	478	5,145	415	4,467	20	215		0
Ground Floor	614	6,609	510	5,490	394	4,241	34	366		0
TOTALS	1,974	21,248	988	10,635	809	8,708	804	8,654	627	6,749

Commercial Net : Gross ratio = 81.9%

Residential Net : Gross ratio = 78.0%

EXISTING	Based on dwgs D01-10, D01-11, D01-12, D01-13 and D01-14				Net Sales Area per unit (sqm)
	Residential Unit Type				
Unit Reference	1-Bed 2-Person	2-Bed 4-Person			
Unit 34		1			70
Unit 33		1			78
Unit 32	1				60
Unit 31	1				59
Unit 25		1			98
Unit 24	1				50
Unit 23		1			94
Unit 22	1				59
Unit 21	1				59
TOTAL	5	4	0	0	627

Unit split % ratio = 55.6% 44.4% 0.0% 0.0%

Total number of residential units = 9