

# 156-164 Grays Inn Road / Panther House

## S73 Amendment Application - GIA Comparison

### 2017 Scheme

Floor	Office	Retail	Residential	Total GIA
	GIA - m <sup>2</sup>	GIA - m <sup>2</sup>	GIA - m <sup>2</sup>	
Panther House	5,791	-	-	5,791
Gray's Inn Road	-	627	1,698	2,325
Brain Yard	1,828	79	-	1,907
Total	7,619	706	1,698	10,023

Floor	Office	Retail	Residential	Total GIA
	GIA - ft <sup>2</sup>	GIA - ft <sup>2</sup>	GIA - ft <sup>2</sup>	
Panther House	62,334	-	-	62,334
Gray's Inn Road	-	6,749	18,277	25,026
Brain Yard	19,677	850	-	20,527
Total	82,011	7,599	18,277	107,888

*2017 Scheme of which Affordable Workplace is:  
1,096m<sup>2</sup> NIA  
11,797 sqft*

### 2021 S73 Scheme

Floor	B1 Office	Retail - A1 / A3	Residential - C3	Total GIA
	GIA - m <sup>2</sup>	GIA - m <sup>2</sup>	GIA - m <sup>2</sup>	
Panther House	6,005	-	-	6,005
Gray's Inn Road	395	178	1,708	2,281
Brain Yard	1,657	125	-	1,782
Total	8,057	303	1,708	10,068

Floor	B1 Office	Retail - A1 / A3	Residential - C3	Total GIA
	GIA - ft <sup>2</sup>	GIA - ft <sup>2</sup>	GIA - ft <sup>2</sup>	
Panther House	64,638	-	-	64,638
Gray's Inn Road	4,252	1,916	18,385	24,553
Brain Yard	17,836	1,346	-	19,181
Total	86,726	3,261	18,385	108,372

*2021 S73 Scheme of which Affordable Workplace is:  
1,185m<sup>2</sup> NIA  
12,755 sqft*

# 6.0 Schedule of Areas

## Approved Planning Scheme

### Brain Yard

Floor	B1 Office			Retail - A1 / A3			Residential - C3		
	NIA - m <sup>2</sup>	GIA - m <sup>2</sup>	GEA - m <sup>2</sup>	NIA - m <sup>2</sup>	GIA - m <sup>2</sup>	GEA - m <sup>2</sup>	NIA - m <sup>2</sup>	GIA - m <sup>2</sup>	GEA - m <sup>2</sup>
Lower Ground Floor 2	305	352	449						
Lower Ground Floor 1	237	257	296						
Ground	242	242	270	58	79	88			
First	239	267	294						
Second	235	279	303						
Third	235	264	279						
Fourth		135	151						
Fifth		32	37						
Sixth									
Total	1,493	1,828	2,079	58	79	88	-	-	-

Floor	B1 Office			Retail - A1 / A3			Residential - C3		
	NIA - ft <sup>2</sup>	GIA - ft <sup>2</sup>	GEA - ft <sup>2</sup>	NIA - ft <sup>2</sup>	GIA - ft <sup>2</sup>	GEA - ft <sup>2</sup>	NIA - ft <sup>2</sup>	GIA - ft <sup>2</sup>	GEA - ft <sup>2</sup>
Lower Ground Floor 2	3,283	3,789	4,833						
Lower Ground Floor 1	2,551	2,766	3,186						
Ground	2,605	2,605	2,906	624	850	947			
First	2,573	2,874	3,165						
Second	2,530	3,003	3,261						
Third	2,530	2,842	3,003						
Fourth		1,453	1,625						
Fifth		344	398						
Sixth									
Total	16,071	19,677	22,378	624	850	947	-	-	-

### Gray's Inn Road

Floor	B1-Office			Retail - A1 / A3			Residential - C3		
	NIA - m <sup>2</sup>	GIA - m <sup>2</sup>	GEA - m <sup>2</sup>	NIA - m <sup>2</sup>	GIA - m <sup>2</sup>	GEA - m <sup>2</sup>	NIA - m <sup>2</sup>	GIA - m <sup>2</sup>	GEA - m <sup>2</sup>
Lower Ground Floor 2									
Lower Ground Floor 1				336	378	405		117	126
Ground				167	249	273		65	71
First							223	276	317
Second							238	294	326
Third							246	295	329
Fourth							246	295	329
Fifth							188	230	262
Sixth							87	106	125
Seventh								20	36
Total				503	627	678	1,228	1,698	1,921

Floor	B1-Office			Retail - A1 / A3			Residential - C3		
	NIA - ft <sup>2</sup>	GIA - ft <sup>2</sup>	GEA - ft <sup>2</sup>	NIA - ft <sup>2</sup>	GIA - ft <sup>2</sup>	GEA - ft <sup>2</sup>	NIA - ft <sup>2</sup>	GIA - ft <sup>2</sup>	GEA - ft <sup>2</sup>
Lower Ground Floor 2									
Lower Ground Floor 1				3,617	4,069	4,359			
Ground				1,798	2,680	2,939		700	764
First							2,400	2,971	3,412
Second							2,562	3,165	3,509
Third							2,648	3,175	3,541
Fourth							2,648	3,175	3,541
Fifth							2,024	2,476	2,820
Sixth							936	1,141	1,346
Seventh								215	388
Total				5,414	6,749	7,298	13,218	17,018	19,211

### Panther House

Floor	B1 Office			Retail - A1 / A3			Residential - C3		
	NIA - m <sup>2</sup>	GIA - m <sup>2</sup>	GEA - m <sup>2</sup>	NIA - m <sup>2</sup>	GIA - m <sup>2</sup>	GEA - m <sup>2</sup>	NIA - m <sup>2</sup>	GIA - m <sup>2</sup>	GEA - m <sup>2</sup>
Lower Ground Floor 2									
Lower Ground Floor 1	504	940	1,151						
Ground	522	915	1,018						
First	769	892	994						
Second	802	934	1,015						
Third	794	915	989						
Fourth	502	597	644						
Fifth	457	531	591						
Sixth		67	79						
Total	4,350	5,791	6,481						

Floor	B1 Office			Retail - A1 / A3			Residential - C3		
	NIA - ft <sup>2</sup>	GIA - ft <sup>2</sup>	GEA - ft <sup>2</sup>	NIA - ft <sup>2</sup>	GIA - ft <sup>2</sup>	GEA - ft <sup>2</sup>	NIA - ft <sup>2</sup>	GIA - ft <sup>2</sup>	GEA - ft <sup>2</sup>
Lower Ground Floor 2									
Lower Ground Floor 1	5,425	10,118	12,389						
Ground	5,619	9,849	10,958						
First	8,278	9,601	10,699						
Second	8,633	10,054	10,925						
Third	8,547	9,849	10,646						
Fourth	5,404	6,426	6,932						
Fifth	4,919	5,716	6,362						
0		721	850						
Total	46,823	62,334	69,761						

## Summary

Floor	B1 Office			Retail - A1 / A3			Residential - C3			Total NIA	Total GIA	Total GEA
	NIA - m <sup>2</sup>	GIA - m <sup>2</sup>	GEA - m <sup>2</sup>	NIA - m <sup>2</sup>	GIA - m <sup>2</sup>	GEA - m <sup>2</sup>	NIA - m <sup>2</sup>	GIA - m <sup>2</sup>	GEA - m <sup>2</sup>			
Panther House	4,350	5,791	6,481	-	-	-	-	-	-	4,350	5,791	6,481
Gray's Inn Road	-	-	-	503	627	678	1,228	1,698	1,921	1,731	2,325	2,599
Brain Yard	1,493	1,828	2,079	58	79	88	-	-	-	1,551	1,907	2,167
Total	5,843	7,619	8,560	561	706	766	1,228	1,698	1,921	7,632	10,023	11,247

Floor	B1 Office			Retail - A1 / A3			Residential - C3			Total NIA	Total GIA	Total GEA
	NIA - ft <sup>2</sup>	GIA - ft <sup>2</sup>	GEA - ft <sup>2</sup>	NIA - ft <sup>2</sup>	GIA - ft <sup>2</sup>	GEA - ft <sup>2</sup>	NIA - ft <sup>2</sup>	GIA - ft <sup>2</sup>	GEA - ft <sup>2</sup>			
Panther House	46,823	62,334	69,761	-	-	-	-	-	-	46,823	62,334	69,761
Gray's Inn Road	-	-	-	5,414	6,749	7,298	13,218	18,277	20,678	18,632	25,026	27,976
Brain Yard	16,071	19,677	22,378	624	850	947	-	-	-	16,695	20,527	23,326
Total	62,894	82,011	92,140	6,039	7,599	8,245	13,218	18,277	20,678	82,151	107,888	121,063

# 6.0 Schedule of Areas

## S73 proposal

### Brain Yard

Floor	B1 Office			Retail - A1 / A3			Residential - C3		
	NIA - m²	GIA - m²	GEA - m²	NIA - m²	GIA - m²	GEA - m²	NIA - m²	GIA - m²	GEA - m²
Lower Ground Floor	359	361	415	-	-	-	-	-	-
Ground	166	238	260	121	125	150	-	-	-
First	313	345	390	-	-	-	-	-	-
Second	228	261	274	-	-	-	-	-	-
Third	228	257	275	-	-	-	-	-	-
Fourth	123	149	159	-	-	-	-	-	-
Fifth	28	46	52	-	-	-	-	-	-
Sixth	-	-	-	-	-	-	-	-	-
Total	1,445	1,657	1,825	121	125	150	-	-	-

Floor	B1 Office			Retail - A1 / A3			Residential - C3		
	NIA - ft²	GIA - ft²	GEA - ft²	NIA - ft²	GIA - ft²	GEA - ft²	NIA - ft²	GIA - ft²	GEA - ft²
Lower Ground Floor	3,864	3,886	4,467	-	-	-	-	-	-
Ground	1,787	2,562	2,799	1,302	1,346	1,615	-	-	-
First	3,369	3,714	4,198	-	-	-	-	-	-
Second	2,454	2,809	2,949	-	-	-	-	-	-
Third	2,454	2,766	2,960	-	-	-	-	-	-
Fourth	1,324	1,604	1,711	-	-	-	-	-	-
Fifth	301	495	560	-	-	-	-	-	-
Sixth	-	-	-	-	-	-	-	-	-
Total	15,554	17,836	19,644	1,302	1,346	1,615	-	-	-

### Gray's Inn Road

Floor	B1-Office			Retail - A1 / A3			Residential - C3		
	NIA - m²	GIA - m²	GEA - m²	NIA - m²	GIA - m²	GEA - m²	NIA - m²	GIA - m²	GEA - m²
Lower Ground Floor	343	395	408	-	-	-	-	109	123
Ground	-	-	-	155	178	181	-	115	131
First	-	-	-	-	-	-	220	270	317
Second	-	-	-	-	-	-	245	295	326
Third	-	-	-	-	-	-	247	293	329
Fourth	-	-	-	-	-	-	246	295	329
Fifth	-	-	-	-	-	-	188	228	262
Sixth	-	-	-	-	-	-	88	103	125
Seventh	-	-	-	-	-	-	-	-	36
Total	343	395	408	155	178	181	1,234	1,708	1,978

Floor	B1-Office			Retail - A1 / A3			Residential - C3		
	NIA - ft²	GIA - ft²	GEA - ft²	NIA - ft²	GIA - ft²	GEA - ft²	NIA - ft²	GIA - ft²	GEA - ft²
Lower Ground Floor	3,692	4,252	4,392	-	-	-	-	-	-
Ground	-	-	-	1,668	1,916	1,948	-	1,238	1,410
First	-	-	-	-	-	-	2,368	2,906	3,412
Second	-	-	-	-	-	-	2,637	3,175	3,509
Third	-	-	-	-	-	-	2,659	3,154	3,541
Fourth	-	-	-	-	-	-	2,648	3,175	3,541
Fifth	-	-	-	-	-	-	2,024	2,454	2,820
Sixth	-	-	-	-	-	-	947	1,109	1,346
Seventh	-	-	-	-	-	-	-	-	388
Total	3,692	4,252	4,392	1,668	1,916	1,948	13,283	17,212	19,967

### Panther House

Floor	B1 Office			Retail - A1 / A3			Residential - C3		
	NIA - m²	GIA - m²	GEA - m²	NIA - m²	GIA - m²	GEA - m²	NIA - m²	GIA - m²	GEA - m²
Lower Ground Floor	421	936	1,151	-	-	-	-	-	-
Ground	608	898	1,018	-	-	-	-	-	-
First	710	842	994	-	-	-	-	-	-
Second	791	931	1,015	-	-	-	-	-	-
Third	778	897	971	-	-	-	-	-	-
Fourth	610	689	762	-	-	-	-	-	-
Fifth	495	571	637	-	-	-	-	-	-
Sixth	-	241	241	-	-	-	-	-	-
Total	4,413	6,005	6,789	-	-	-	-	-	-

Floor	B1 Office			Retail - A1 / A3			Residential - C3		
	NIA - ft²	GIA - ft²	GEA - ft²	NIA - ft²	GIA - ft²	GEA - ft²	NIA - ft²	GIA - ft²	GEA - ft²
Lower Ground Floor	4,532	10,075	12,389	-	-	-	-	-	-
Ground	6,545	9,666	10,958	-	-	-	-	-	-
First	7,642	9,063	10,699	-	-	-	-	-	-
Second	8,514	10,021	10,925	-	-	-	-	-	-
Third	8,374	9,655	10,452	-	-	-	-	-	-
Fourth	6,566	7,416	8,202	-	-	-	-	-	-
Fifth	5,328	6,146	6,857	-	-	-	-	-	-
Sixth	-	2,594	2,594	-	-	-	-	-	-
Total	47,502	64,638	73,077	-	-	-	-	-	-

## Summary

Floor	B1 Office			Retail - A1 / A3			Residential - C3			Total NIA	Total GIA	Total GEA
	NIA - m²	GIA - m²	GEA - m²	NIA - m²	GIA - m²	GEA - m²	NIA - m²	GIA - m²	GEA - m²			
Panther House	4,413	6,005	6,789	-	-	-	-	-	-	4,413	6,005	6,789
Gray's Inn Road	343	395	408	155	178	181	1,234	1,708	1,978	1,732	2,281	2,567
Brain Yard	1,445	1,657	1,825	121	125	150	-	-	-	1,566	1,782	1,975
Total	6,201	8,057	9,022	276	303	331	1,234	1,708	1,978	7,711	10,068	11,331

Floor	B1 Office			Retail - A1 / A3			Residential - C3			Total NIA	Total GIA	Total GEA
	NIA - ft²	GIA - ft²	GEA - ft²	NIA - ft²	GIA - ft²	GEA - ft²	NIA - ft²	GIA - ft²	GEA - ft²			
Panther House	47,502	64,638	73,077	-	-	-	-	-	-	47,502	64,638	73,077
Gray's Inn Road	3,692	4,252	4,392	1,668	1,916	1,948	13,283	18,385	21,291	18,643	24,553	27,631
Brain Yard	15,554	17,836	19,644	1,302	1,346	1,615	-	-	-	16,856	19,181	21,259
Total	66,748	86,726	97,113	2,971	3,261	3,563	13,283	18,385	21,291	83,001	108,372	121,967