

AREA SCHEDULE | RSHP GAs ISSUED 12 AUGUST 2021 | 23 AUGUST 2021 (REVISED ON 7 SEPTEMBER TO INCLUDE CR2 B2-B7 & 17 DECEMBER FOR THE PLANNING STATEMENT)

METRIC		COMMERCIAL (EXCEPT ATI), CR2 AND SHARED INFRASTRUCTURE													LIBRARY						ALAN TURING INSTITUTE				TOTAL				
LEVEL		NIA					GIA								GIFA DEV	Net: Gross Efficiency	LIBRARY ACCOMMODATION						GIFA LIBRARY	NIA		GIA		GIFA ATI	TOTAL GIFA
		Commercial	Commercial Amenity	Podium Amenity	Retail	Total	Commercial (incl. Commercial Amenity)	Amenity / Reception	Retail	"Commercial" Foyer	Shared Tank Farm	Loading Bay / BOH	CR2	Shared (Developer portion 90%)			General	Shared (Library portion 10%)	Library Plant	Area outside site boundary	BL Foyer	BLCC		Developer ATI	Shared (Library portion 10%)	Library	Developer		
		m <sup>2</sup>	m <sup>2</sup>	m <sup>2</sup>	m <sup>2</sup>	m <sup>2</sup>	m <sup>2</sup>	m <sup>2</sup>	m <sup>2</sup>	m <sup>2</sup>	m <sup>2</sup>	m <sup>2</sup>	m <sup>2</sup>	m <sup>2</sup>	%	m <sup>2</sup>	m <sup>2</sup>	m <sup>2</sup>	m <sup>2</sup>	m <sup>2</sup>	m <sup>2</sup>	m <sup>2</sup>	m <sup>2</sup>	m <sup>2</sup>	m <sup>2</sup>	m <sup>2</sup>	m <sup>2</sup>		
ROOF	L11	-	-	-	-	-	311	-	-	-	-	-	-	311	0%	-	-	-	-	-	-	-	-	-	-	-	-	311	
A. GRND	L10	2,685	-	-	-	2,685	3,554	-	-	-	-	-	-	3,554	76%	-	-	-	-	-	-	-	-	-	-	-	-	3,554	
	L09	4,840	-	-	-	4,840	6,021	-	-	-	-	-	-	6,021	80%	-	-	-	-	-	-	-	-	-	-	-	-	6,021	
	L08	5,203	-	-	-	5,203	6,367	-	-	-	-	-	-	6,367	82%	-	-	-	-	-	-	-	-	-	-	-	-	6,367	
	L07	6,716	-	-	-	6,716	7,901	-	-	-	-	-	-	7,901	85%	-	-	-	-	-	-	-	-	-	-	-	-	7,901	
	L06	6,660	-	-	-	6,660	7,927	-	-	-	-	-	-	7,927	84%	-	-	-	-	-	-	-	-	-	-	-	-	7,927	
	L05	6,660	-	-	-	6,660	7,927	-	-	-	-	-	-	7,927	84%	-	-	-	-	-	-	-	-	-	-	-	-	7,927	
	L04	6,657	-	-	-	6,657	7,927	-	-	-	-	-	-	7,927	84%	-	-	-	-	-	-	-	-	-	-	-	-	7,927	
	L03	6,653	-	-	-	6,653	7,927	-	-	-	-	-	-	7,927	84%	-	-	-	-	-	-	-	-	-	-	-	-	7,927	
	L02	6,651	46	-	-	6,697	7,975	-	-	-	-	-	-	7,975	84%	-	-	-	-	-	-	-	-	-	-	-	-	7,975	
	L01	1,248	-	-	-	1,248	1,801	-	-	-	-	-	239	2,040	61%	2,343	27	-	41	-	951	3,362	1,018	-	-	1,131	1,131	6,533	
UG	-	-	401	-	401	927	821	-	-	-	-	594	243	2,585	16%	1,334	27	-	-	-	594	1,955	-	-	-	-	4,540		
LG	-	-	-	536	536	794	-	558	222	-	185	523	299	2,581	14%	2,774	33	-	-	1,247	383	4,437	-	-	-	-	7,018		
B. GRND	B1	-	-	-	-	6,547	-	-	-	491	-	3,324	-	10,362	0%	-	-	509	-	-	743	1,252	-	-	-	-	11,614		
CR2 B2-B7 B. GRND	B2	-	-	-	-	-	-	-	-	-	-	891	-	891	0%	-	-	-	-	-	-	-	-	-	-	-	891		
	B3	-	-	-	-	-	-	-	-	-	-	617	-	617	0%	-	-	-	-	-	-	-	-	-	-	-	617		
	B4	-	-	-	-	-	-	-	-	-	-	617	-	617	0%	-	-	-	-	-	-	-	-	-	-	-	617		
	B5	-	-	-	-	-	-	-	-	-	-	423	-	423	0%	-	-	-	-	-	-	-	-	-	-	-	423		
	B6	-	-	-	-	-	-	-	-	-	-	585	-	585	0%	-	-	-	-	-	-	-	-	-	-	-	585		
	B7	-	-	-	-	-	-	-	-	-	-	165	-	165	0%	-	-	-	-	-	-	-	-	-	-	-	165		
BG Total (m2)		-	-	-	-	6,547	-	-	-	491	-	3,324	-	10,362	0%	-	-	509	-	-	743	1,252	-	-	-	-	11,614		
AG Total (m2)		53,973	46	401	536	54,956	67,048	821	558	222	-	185	1,117	781	70,732	78%	6,451	87	-	41	1,247	1,928	9,754	1,018	-	-	1,131	1,131	81,617
Roof (m2)		-	-	-	-	311	-	-	-	-	-	-	-	311	0%	-	-	-	-	-	-	-	-	-	-	-	311		
Total (B1-L11) m2		53,973	46	401	536	54,956	73,906	821	558	222	491	185	4,441	781	81,405	68%	6,451	87	509	41	1,247	2,671	11,006	1,018	-	-	1,131	1,131	93,542
Total (B1-L11) ft2		580,960	495	4,316	5,769	591,540	795,516	8,837	6,006	2,390	5,285	1,991	47,803	8,405	876,233	68%	69,438	940	5,479	441	13,423	28,751	118,471	10,957	-	-	12,174	12,174	1,006,878
CR2 B2-B7 (m2)		-	-	-	-	-	-	-	-	-	-	3,298	-	3,298	0%	-	-	-	-	-	-	-	-	-	-	-	3,298		
Total (B7-L11) m2		53,973	46	401	536	54,956	73,906	821	558	222	491	185	7,739	781	84,703	65%	6,451	87	509	41	1,247	2,671	11,006	1,018	-	-	1,131	1,131	96,840
Total (B7-L11) ft2		580,960	495	4,316	5,769	591,541	795,517	8,837	6,006	2,390	5,285	1,991	83,302	8,404	911,732	0%	69,438	939	5,479	441	13,423	28,751	118,471	10,957	-	-	12,174	12,174	1,042,377

PROJECT SPECIFIC MEASUREMENT NOTES

- The area schedule has been measured based on RSHP's drawings issued on 12 August 2021.
- The proposed CR2 ticket hall area to the east of the building is not included within the B1 areas as it's outside the boundary line; refer to markups
- No part of the loading bay is measured as it is considered an "adaptation" to the existing. See further note below and markups indicating extent of measurement
- The following areas are not included within the schedule above: Loading bay at LG (c9,200ft2), open logistics route at LG (c. 2,900ft2) and underside of L1 AHU deck (5,400ft2). The measurement of these is considered a risk
- The accessible plant plenum area above the loading bay at UG, which serves the Library's AHUs, has been measured and included as part of the commercial areas, as agreed with Stanhope. Similarly the loading bay intersite store has also been included under commercial as agreed with Stanhope.
- No measurement has been included within the basement for potential mezzanine decks for plant; this should be monitored as the design of these spaces develops
- NIA is measured in accordance with RICS comp 6 for commercial and commercial amenity areas. Retail and amenity NIA to the podium levels is based on area allocations as discussed with Stanhope, note these are not indicated on RSHP GAs to date. The ATI developer NIA is based on an assumed N:G efficiency of 90%.
- As confirmed by RSHP on 6 May 2021 at 10:18, the walkway between the new building and existing Library on Level 01 is no longer an enclosed space, i.e. a covered walkway. In accordance with RICS Comp 6 this no longer qualifies as GIA and is not included in the above measures.
- NIA to level 02 "commercial" and "amenity" as per RSHP GAs. It should be noted that the "amenity" space is "balcony" area - refer to markups
- The Tank Farm has been measured in line with RSHPs GAs which we assume reflect discussions held in March / April 2021 with Arup. The existing Tank Farm is demolished entirely.
- The apportionment of the ATI between the Library and Developer is still under review. For the purposes of this schedule the area has been allocated to match the Developer portion as per the DA with the remaining area included within the "Library" measurement
- Measurement in relation to the façade lines is subject to change; façade zones currently under review
- Measurement on the CR2 area below B1 is included with the following assumptions:
  1. It has been assumed that all voids are service / lift risers with the exception of the large voids on B4 and B7 which are assumed to be deducted from GIA
  2. GIA has been taken to the hatched areas as indicated on RSHP drawings (with the exception of voids, see note above). The areas do not include for any walkways or crossovers to other platforms or entry / exit points
- Refer to Mark-ups for scope demarcation / extent of measurement

GENERAL MEASUREMENT NOTES

- The commercial areas within this area schedule have been measured in accordance with the RICS Code of Measurement Practice 6th Edition. The Library areas have been measured in accordance with the Definition of Floor Area Measurement included with this schedule in lieu of RICS COMP 6.
- All component areas are approximate, measured to the nearest 1m<sup>2</sup> with a conversion factor of 10.7639 applied for imperial areas (sqft)
- Office floors assumed as being of multiple occupancy and therefore the Area Schedule assumes there are no circulation areas in exclusive use
- The schedule forms the basis of the cost plan/model only and should not be relied upon for any other purpose
- Areas in Exclusive Use comprises on lettable areas available for use by a single tenant only
- No deductions have been taken from the NIA as a contingency against core enlarging during design development
- Net Internal Areas (NIA) do not necessarily equate to net rentable or net saleable areas.

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IMPERIAL		COMMERCIAL (EXCEPT ATI), CR2 AND SHARED INFRASTRUCTURE													LIBRARY						ALAN TURING INSTITUTE					TOTAL				
LEVEL		NIA					GIA								GIFA DEV	Net: Gross Efficiency	LIBRARY ACCOMMODATION						GIFA LIBRARY	NIA		GIA			GIFA ATI	TOTAL GIFA
		Commercial	Commercial Amenities	Podium Amenities	Retail	Total	Commercial (incl. Commercial Amenities)	Amenity / Reception	Retail	"Commercial" Foyer	Shared Tank Farm	Loading Bay / BOH	CR2	Shared (Developer portion 90%)			General	Shared (Library portion 10%)	Library Plant	Area outside site boundary	BL Foyer	BLCC		Developer ATI	Shared (Library portion 10%)	Library	Developer			
		ft <sup>2</sup>	ft <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>	ft <sup>2</sup>	ft <sup>2</sup>	ft <sup>2</sup>	ft <sup>2</sup>	ft <sup>2</sup>	ft <sup>2</sup>	ft <sup>2</sup>	ft <sup>2</sup>	%	ft <sup>2</sup>	ft <sup>2</sup>	ft <sup>2</sup>	ft <sup>2</sup>	ft <sup>2</sup>	ft <sup>2</sup>	ft <sup>2</sup>	ft <sup>2</sup>	ft <sup>2</sup>	ft <sup>2</sup>	ft <sup>2</sup>	ft <sup>2</sup>	ft <sup>2</sup>		
ROOF	L11	-	-	-	-	-	3,348	-	-	-	-	-	-	3,348	0%	-	-	-	-	-	-	-	-	-	-	-	-	-	3,348	
A. GRND	L10	28,901	-	-	-	28,901	38,255	-	-	-	-	-	-	38,255	76%	-	-	-	-	-	-	-	-	-	-	-	-	38,255		
	L09	52,097	-	-	-	52,097	64,809	-	-	-	-	-	-	64,809	80%	-	-	-	-	-	-	-	-	-	-	-	-	64,809		
	L08	56,005	-	-	-	56,005	68,534	-	-	-	-	-	-	68,534	82%	-	-	-	-	-	-	-	-	-	-	-	-	68,534		
	L07	72,290	-	-	-	72,290	85,046	-	-	-	-	-	-	85,046	85%	-	-	-	-	-	-	-	-	-	-	-	-	85,046		
	L06	71,688	-	-	-	71,688	85,325	-	-	-	-	-	-	85,325	84%	-	-	-	-	-	-	-	-	-	-	-	-	85,325		
	L05	71,688	-	-	-	71,688	85,325	-	-	-	-	-	-	85,325	84%	-	-	-	-	-	-	-	-	-	-	-	-	85,325		
	L04	71,655	-	-	-	71,655	85,325	-	-	-	-	-	-	85,325	84%	-	-	-	-	-	-	-	-	-	-	-	-	85,325		
	L03	71,612	-	-	-	71,612	85,325	-	-	-	-	-	-	85,325	84%	-	-	-	-	-	-	-	-	-	-	-	-	85,325		
	L02	71,591	495	-	-	72,086	85,842	-	-	-	-	-	-	85,842	84%	-	-	-	-	-	-	-	-	-	-	-	-	85,842		
	L01	13,433	-	-	-	13,433	19,386	-	-	-	-	-	2,573	21,959	61%	25,220	291	-	441	-	10,236	36,188	10,957	-	-	12,174	12,174	70,321		
UG	-	-	4,316	-	4,316	9,978	8,837	-	-	-	-	6,394	2,616	27,825	16%	14,359	291	-	-	-	6,394	21,044	-	-	-	-	48,869			
LG	-	-	-	5,769	5,769	8,547	-	6,006	2,390	-	1,991	5,630	3,216	27,780	21%	29,859	357	-	-	13,423	4,123	47,762	-	-	-	-	75,542			
B. GRND	B1	-	-	-	-	70,471	-	-	-	5,285	-	35,779	-	111,535	0%	-	-	5,479	-	-	7,998	13,477	-	-	-	-	125,012			
CR2 B2-B7 B. GRND	B2	-	-	-	-	-	-	-	-	-	-	9,591	-	9,591	0%	-	-	-	-	-	-	-	-	-	-	-	9,591			
	B3	-	-	-	-	-	-	-	-	-	-	6,641	-	6,641	0%	-	-	-	-	-	-	-	-	-	-	-	6,641			
	B4	-	-	-	-	-	-	-	-	-	-	6,641	-	6,641	0%	-	-	-	-	-	-	-	-	-	-	-	6,641			
	B5	-	-	-	-	-	-	-	-	-	-	4,553	-	4,553	0%	-	-	-	-	-	-	-	-	-	-	-	4,553			
	B6	-	-	-	-	-	-	-	-	-	-	6,297	-	6,297	0%	-	-	-	-	-	-	-	-	-	-	-	-	6,297		
	B7	-	-	-	-	-	-	-	-	-	-	1,776	-	1,776	0%	-	-	-	-	-	-	-	-	-	-	-	-	1,776		
BG Total (ft2)		-	-	-	-	70,471	-	-	-	5,285	-	35,779	-	111,535	0%	-	-	5,479	-	-	7,998	13,477	-	-	-	-	125,012			
AG Total (ft2)		580,960	495	4,316	5,769	591,540	721,697	8,837	6,006	2,390	-	1,991	12,024	8,405	761,350	78%	69,438	939	-	441	13,423	20,753	104,994	10,957	-	-	12,174	12,174	878,518	
Roof (ft2)		-	-	-	-	3,348	-	-	-	-	-	-	-	3,348	0%	-	-	-	-	-	-	-	-	-	-	-	-	3,348		
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CR2 B2-B7 (ft2)		-	-	-	-	-	-	-	-	-	-	35,499	-	35,499	0%	-	-	-	-	-	-	-	-	-	-	-	-	35,499		
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- NIA is measured in accordance with RICS comp 6 for commercial and commercial amenity areas. Retail and amenity NIA to the podium levels is based on area allocations as discussed with Stanhope, note these are not indicated on RSHP GAs to date. The ATI developer NIA is based on an assumed N:G efficiency of 90%.
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- The Tank Farm has been measured in line with RSHPs GAs which we assume reflect discussions held in March / April 2021 with Arup. The existing Tank Farm is demolished entirely.
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- Measurement in relation to the façade lines is subject to change; façade zones currently under review
- Measurement on the CR2 area below B1 is included with the following assumptions:
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  - GIA has been taken to the hatched areas as indicated on RSHP drawings (with the exception of voids, see note above). The areas do not include for any walkways or crossovers to other platforms or entry / exit points
- Refer to Mark-ups for scope demarcation / extent of measurement

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- All component areas are approximate, measured to the nearest 1m<sup>2</sup> with a conversion factor of 10.7639 applied for imperial areas (sqft)
- Office floors assumed as being of multiple occupancy and therefore the Area Schedule assumes there are no circulation areas in exclusive use
- The schedule forms the basis of the cost plan/model only and should not be relied upon for any other purpose
- Areas in Exclusive Use comprises on lettable areas available for use by a single tenant only
- No deductions have been taken from the NIA as a contingency against core enlarging during design development
- Net Internal Areas (NIA) do not necessarily equate to net rentable or net saleable areas.

## British Library – Library Demise / Brief

### Definition of Floor Area Measurement

- The definitions below are not applicable to any areas other than the Library Demise. The Library Demise includes all Gallery Spaces, Alan Turing Institute and BLCC.
- The GIA is the "Library Area" - see below for definitions
- There is no definition of Net Internal Areas (NIA) as these are not applicable to the measurement of the Library Demise.
- Designation of areas is as described in the following notes and shall not be relied upon for any other purpose than the preparation of area schedules
- Areas are subject to a margin of accuracy in scale measurement and for further design development and construction tolerances
- Areas schedules relate to the main building and exclude any areas associated with the Tank Farm adjacent

### The following note provide clarification to the measurement of areas :-

1. The Code of Measuring Practice: A Guide for Property Professionals: 6th Edition defines Gross Internal Area as the area between internal faces of external walls measured over projections, partitions and internal structure, lifts, stairs, ducts, risers and the like.
2. GIA has been measured to the internal face generally of the external cladding zone.
3. Perimeter columns, whether or not attached, have not been deducted and are included within GIA.
4. For studios/ galleries, internal wall face is taken as the internal face of the outer wall (ie façade) and not the inner face of the inner studio/ gallery walls. Walls forming inner walls of the inner wall enclosures to galleries/ studios are treated as internal walls or partitions and area occupied is not deducted from GIA.
5. Similarly, where structural bracing zones are identified adjacent to external walls, for example adjacent to stair cores, these bracing zones are treated as projections and are not deducted from GIA measurement.
6. Entrance area atria voids are deducted at upper floor levels only and atria bases included within GIA measurement. Area occupied by staircases including flights, half flights and landings within atria are included in the GIA.
7. No deduction is made to GIA measurement for area occupied by staircases (including flights, half flights and landings), ducts, risers, lift shafts and the like generally
8. Deductions from GIA measurement are made for the following voids :-
  - 8.1 Atria voids as noted above other than the base
  - 8.2 Gallery floor voids to achieve double height spaces

Note: the extent of double height space/ atria/ void is to be in accordance with the Bid. Any overage would require discussion and agreement.

9. Plant at basement level is included within the GIA. Localised Plant on the floor level is also included as GIA.
10. Mezzanine areas are measured as GIA.
11. Areas related to other functions that run through the demise of the library are not included as Library GIA.
12. Where servicing or circulation areas within cores are shared Library or other use, the floor area is to be apportioned as 10% Library and 90% Developer.
13. Library additional plant area at mezzanine level above the Loading bay is measured as Library GIA.
14. An assumed grossing factor of 3% will be applied to the measured GIA areas of the overall development measure and therefore used to calculate the Library GEA throughout design to monitor against the Library's GEA (Measurement Option A).

On completion of the design the GEA for the entire development will be measured, and the grossing factor of GIA to GEA will form the "as measured" percentage. This percentage would be applied to the Library GIA areas to determine the GEA. (Measurement Option B).

Whichever is the lowest of the measured GEA grossing factor or 3% assumed factor will be used for calculation of the GEA.

*This is demonstrated in the calculations below:*

*Measurement Option A (in design):*

*Library GIA x 3% development grossing factor = Library GEA*

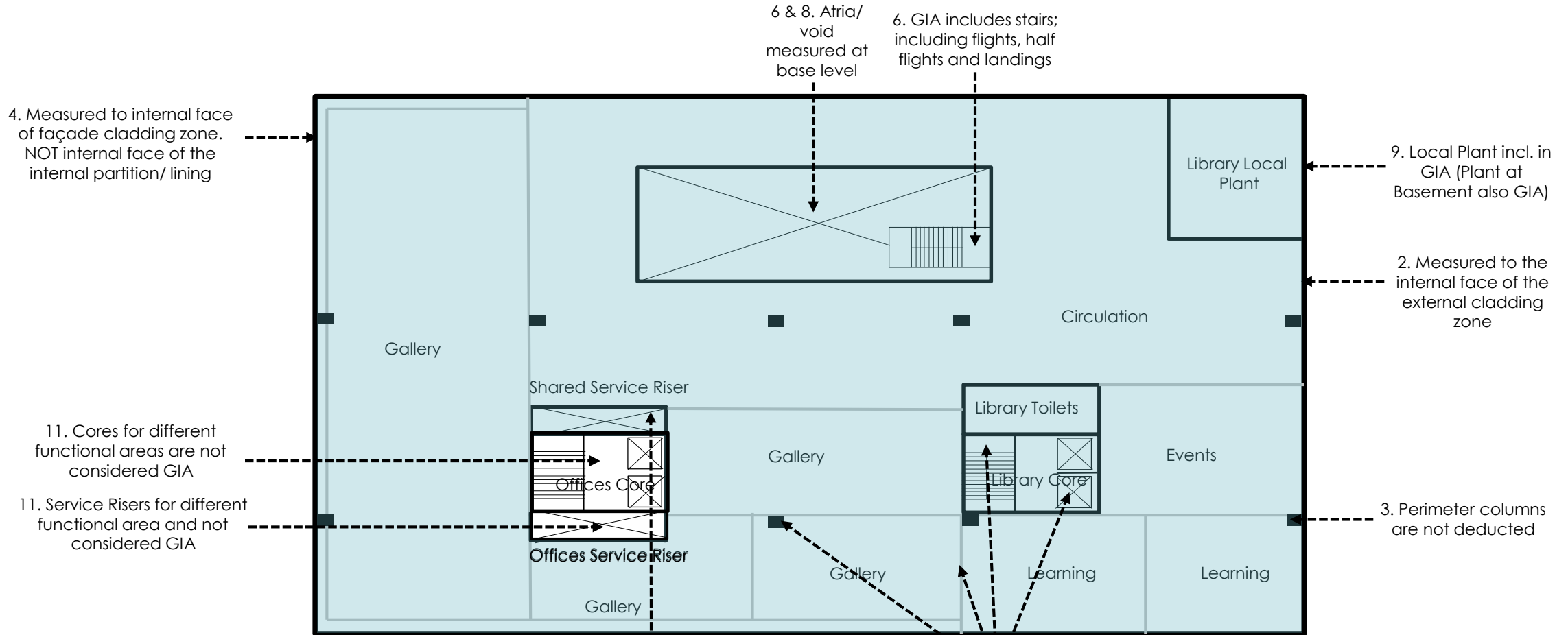
*Measurement Option B (as measured):*

*(Overall Development GEA/ Overall Development GIA) x Library GIA = Library GEA*

*Final calculation of GEA to reflect whichever is the lower of Option A or B.*

## Appendix A; Diagrams

# Appendix A – Theoretical Example of GIA at GF



Other items within definition not drawn:  
 5. Structural bracing zones are included as GIA  
 9. Plant at basement level is included as GIA  
 10. Mezzanine areas are measured as GIA  
 13. Library additional plant area at mezzanine level above the loading bay is measured as Library GIA

# Appendix A – Theoretical Example of GIA at Upper Level

