

308_sa_00 - Area Schedule for 1,2,3 & 5 Erskine Mews, Camden

* 18.05.2022

Ground Floor (Existing)	Unit	Area (NIA) sqm	Area (NIA) sqft	Area (GEA) sqm	Area (GEA) sqft
	No. 1	62.8	676	77.2	831
	No. 2	69.6	749	79.5	855
	No. 3	66.7	718	76.8	826
	No. 5	67.0	721	79.4	854
Ground Floor Sub Total		266.0	2863	312.8	3367
First Floor (Existing)	Unit	Area (NIA) sqm	Area (NIA) sqft	Area (GEA) sqm	Area (GEA) sqft
	No. 1	48.9	526	57.6	619
	No. 2	56.8	611	65.2	702
	No. 3	56.7	611	65.7	707
	No. 5	68.7	739	79.3	854
First Floor Sub Total		231.1	2487	267.8	2882
Second Floor (Proposed)	Unit	Area (NIA) sqm	Area (NIA) sqft	Area (GEA) sqm	Area (GEA) sqft
	No. 1	25.6	276	32.2	346
	No. 2	27.5	296	39.7	428
	No. 3	31.6	340	47.4	510
	No. 5	36.8	396	56.3	606
Second Floor Sub Total		121.5	1308	175.6	1890
TOTAL (Exist. & Prop.)		618.6	6659	756.2	8139

Definition of Areas for Schedules of Areas

Floor Areas are generally calculated in accordance with the current Code of Measuring Practice published by the RICS with the exception of residential property when the following definitions are used:

Net Internal area (NIA)

Net internal area shall be the sum of all habitable areas within the dwellings, and measured within the internal face of the enclosing walls. Includes areas occupied by partitions, columns, chimney breasts, internal structural walls, internal service ducts, cupboards, kitchen units and sanitary ware within the habitable space. Excludes balconies, terraces, verandas, garages and parking areas.

Circulation

Total area of all enclosed common or shared spaces forming entrance halls, corridors, staircases, lift wells, connecting links and the like.

Ancillary

Total area of all enclosed common or shared spaces for sanitary accommodation, cloakrooms, kitchens, cleaners' rooms, lift, plant, tank rooms and storage rooms etc.

Internal Divisions

The area occupied by partitions, columns, chimney breasts, internal structural or party walls, service ducts, not within Net Internal, Circulation, and Ancillary Areas defined above.

Gross Internal Area (GIA)

The sum of the areas falling into the categories defined as Net Internal Areas, Circulation, Ancillary and Internal Divisions will equal the Gross Internal Area (GIA).

Excludes balconies, terraces, verandas, garages, parking areas and areas which are not enclosed spaces (e.g. open ground floors, open covered ways and the like). These should each be shown separately.

Internal face

This means the surface of plasterwork applied to the masonry or studwork construction and not the surface of internal linings installed for or by the occupier, for example ceramic tiling or timber panelling.

Areas

These are measured 1.5m above finished floor level.

Finished Floor Level (FFL)

This is the top of the screed or floorboards not underlays, carpets, ceramic tiled or vinyl coverings.