



Manor Road / Richmond Area Schedule

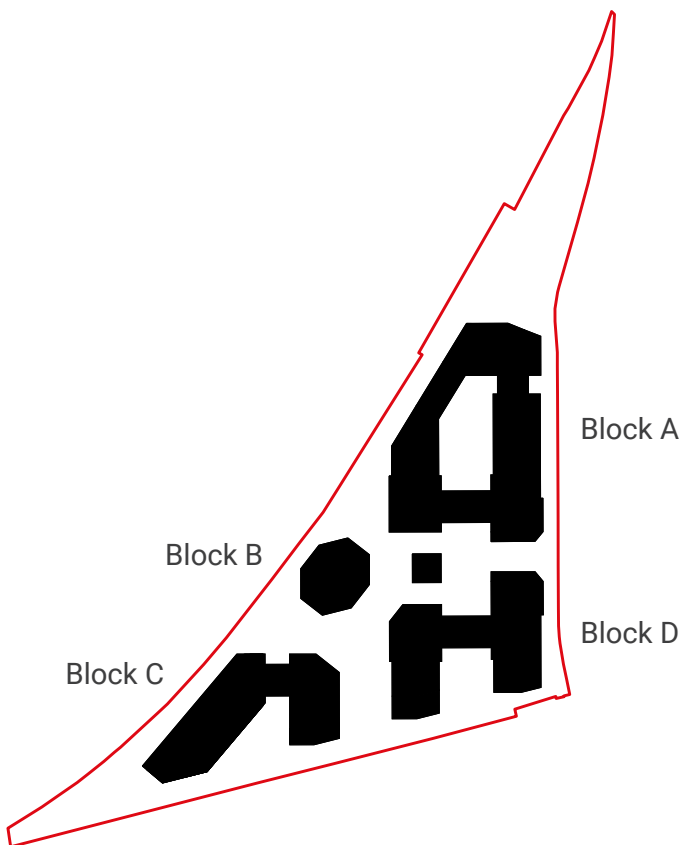
Assael Architecture Ltd

February 2019

1.1 The purpose of this document

This Area Schedule has been prepared by Assael Architecture on behalf of the Avanton (the 'Applicant') for the proposed development of their property on the western side of Manor Road (the 'Site') in the London Borough of Richmond upon Thames.

This document should be read in conjunction with the proposed plans MNR AA ALL ZZ DR A 2000 series and the Design and Access statement.



PROJECT TITLE:

Manor Road, Richmond

SCHEDULE TITLE: MEASURED FROM DRAWINGS

MNR AA ALL ZZ SC A 7000 MNR AA ALL ZZ DR A 2000

ISSUE DATE:

February 8, 2019



NOTES:

Definition of Areas for Schedule of Areas

Floor areas are generally calculated in accordance with the current Code of Measuring Practice published by the RCSI with the exception of recently proposed areas where 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 sanitaryware within the habitable spaces. Internal staircases within dwellings are to be included in the lower floor only. Excludes balconies, terraces, verandas, garages and parking areas.

Gross Area

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

Balcony

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 Division

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

Gross Internal Area (GIA)

The sum of the areas falling into the categories defined as Net Internal Area, 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 Area

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 paneling.

Areas

These are measured 1.5m above finished floor level (FFL). This is the top of the skirting or floorboards not underlays, carpets, ceramic tiles or vinyl coverings. All dimensions must be checked on site.

This drawing must not be used for land transfer purposes.

Calculated areas in accordance with Assael Architects' Definition of Areas for Schedule of Areas. Subject to survey, consideration and approval from all statutory authorities. Revision Status: P = Planning T = Tenure

Tenure Mix	Market	Affordable	Shared Ownership
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Floor	Flat No	Unit Type	Unit Type	NET AREA		GROSS AREA		GROSS AREA		Balcony (sqm)	UNIT MIX						Total Units	OCCUPANCY		TENURE MIX		
				NIA (sq.m)	NIA (sq.ft)	GIA (sq.m)	GIA (sq.ft)	GEA (sq.m)	GEA (sq.ft)		Studio 1p	1 Bed 2p	2 Bed 3p	2 Bed 4p	3 Bed 5p	3 Bed 6p		Hab Rooms	Max Occupants	Market	Affordable	Shared Ownership
5	A-D5-04	Market	1 Bed - 2p	50.1	539						5	0	1	0	0	0	1	2	2	1	0	0
5	A-D5-05	Market	1 Bed - 2p	52.5	565						5	0	1	0	0	0	1	2	2	1	0	0
5	A-D5-06	Market	2 Bed - 4p	76.0	818						7	0	0	0	1	0	0	3	4	1	0	0
5	A-D5-07	Market	2 Bed - 4p	73.1	787						7	0	0	0	1	0	0	3	4	1	0	0
5	A-D5-08	Market	2 Bed - 4p	76.4	822						7	0	0	0	1	0	0	3	4	1	0	0
				876.2	9,431.6	1,114.3	11,994.6	1,201.0	12,927.9	78.0	0	4	0	7	0	1	12	33	42	12	0	0
6	A-A6-01	Market	1 Bed - 2p	55.2	594			432.0	4,650	467.6	5	0	1	0	0	0	1	2	2	1	0	0
6	A-A6-02	Market	2 Bed - 4p	81.4	876						7	0	0	0	1	0	0	3	4	1	0	0
6	A-A6-03	Market	3 Bed - 6p	103.7	1,116						9	0	0	0	0	1	1	4	6	1	0	0
6	A-A6-04	Market	2 Bed - 4p	77.4	833						7	0	0	0	1	0	0	3	4	1	0	0
6	A-D6-01	Market	1 Bed - 2p	58.2	620			682.3	7,344	733.4	5	0	1	0	0	0	1	2	2	1	0	0
6	A-D6-02	Market	2 Bed - 4p	83.4	898						7	0	0	0	1	0	0	3	4	1	0	0
6	A-D6-03	Market	2 Bed - 4p	80.6	868						7	0	0	0	1	0	0	3	4	1	0	0
6	A-D6-04	Market	1 Bed - 2p	50.1	539						5	0	1	0	0	0	0	2	2	1	0	0
6	A-D6-05	Market	1 Bed - 2p	52.5	565						5	0	1	0	0	0	0	2	2	1	0	0
6	A-D6-06	Market	2 Bed - 4p	76.0	818						7	0	0	0	1	0	0	3	4	1	0	0
6	A-D6-07	Market	2 Bed - 4p	73.1	787						7	0	0	0	1	0	0	3	4	1	0	0
6	A-D6-08	Market	2 Bed - 4p	76.4	822						7	0	0	0	1	0	0	3	4	1	0	0
				868.0	9,343.4	1,114.3	11,994.6	1,201.0	12,927.9	78.0	0	4	0	7	0	1	12	33	42	12	0	0
7	A-D7-01	Market	3 Bed - 6p	106.9	1,151						9	0	0	0	0	1	1	4	6	1	0	0
7	A-D7-02	Market	1 Bed - 2p	58.4	629						5	0	1	0	0	0	0	2	2	1	0	0
7	A-D7-03	Market	2 Bed - 4p	81.0	872						7	0	0	0	1	0	0	3	4	1	0	0
				246.3	2,651.2	354.4	3,814.9	389.1	4,188.4	21.0	0	1	0	1	0	1	3	9	12	3	0	0
8	A-D8-01	Market	3 Bed - 6p	106.9	1,151						9	0	0	0	0	1	1	4	6	1	0	0
8	A-D8-02	Market	1 Bed - 2p	58.4	629						5	0	1	0	0	0	0	2	2	1	0	0
8	A-D8-03	Market	2 Bed - 4p	81.0	872						7	0	0	0	1	0	0	3	4	1	0	0
				246.3	2,651.2	354.4	3,814.9	389.1	4,188.4	21.0	0	1	0	1	0	1	3	9	12	3	0	0
	Triplex	1	Market	134.6	1,449	157.9	1,700	178.6	1,922	9	0	0	0	0	0	1	1	4	6	1	0	0
	Triplex	2	Market	134.6	1,449	157.9	1,700	178.6	1,922	9	0	0	0	0	0	1	1	4	6	1	0	0
	Triplex	3	Market	134.6	1,449	101.1	1,089	122.4	1,318	9	0	0	0	0	0	1	1	4	6	1	0	0
				403.8	4,346.6	416.9	4,487.6	479.6	5,182.5	27.0	0	0	0	0	0	3	3	12	18	3	0	0
Building A Totals				10,173	109,508	13,232	142,428	14,010	150,806	918	0	70	1	58	3	14	146	385	474	113	0	33

Block B

PROJECT TITLE:

Manor Road, Richmond

SCHEDULE TITLE: MEASURED FROM DRAWINGS

MNR AA ALL ZZ SC A 7000

MNR AA ALL ZZ DR A 2000

ISSUE DATE:

February 8, 2019



NOTES:

Definition of Areas for Schedule of Areas

Floor areas are generally calculated in accordance with the current Code of Measuring Practice published by the RICS with the exception of recording of areas for 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 sanitaryware within the habitable space. Internal staircases within dwellings are to be included in the lower floor only. Excludes balconies, terraces, verandas, garages and parking areas.

Gross Area

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

Building

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 Division

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

Gross Internal Area (GIA)

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

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Internal Area

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 paneling.

Floors

These are measured 1.5m above finished floor level (FFL). This is the top of the screed or hardcore not underlays, carpets, ceramic tiles or vinyl coverings. All dimensions must be checked on site.

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Tenure Mix	Market	Affordable	Shared Ownership
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Floor	Flat No	Unit Type	Unit Type	NET AREA		GROSS AREA		GROSS AREA		Balcony (sqm)	UNIT MIX					Total Units	OCCUPANCY		TENURE MIX			
				NIA (sq.m)	NIA (sq.ft)	GIA (sq.m)	GIA (sq.ft)	GEA (sq.m)	GEA (sq.ft)		Studio 1p	1 Bed 2p	2 Bed 3p	2 Bed 4p	3 Bed 5p		3 Bed 6p	Hab Rooms	Max Occupants	Market	Affordable	Shared Ownership
G	B-A-G-01	Market	1 Bed - 2p	52.2	562	358.0	3,854	381.7	4,109	5	0	1	0	0	0	1	2	2	1	0	0	
G	B-A-G-02	Market	2 Bed - 4p	78.6	846	498.9	5,370	532.2	5,729	7	0	0	0	1	0	1	3	4	1	0	0	
1	B-A-1-01	Market	1 Bed - 2p	54.9	591	358.0	3,853.6	381.7	4,108.2	5	0	1	0	0	0	1	2	2	1	0	0	
1	B-A-1-02	Market	2 Bed - 4p	78.6	846	498.9	5,370	532.2	5,729	7	0	0	0	1	0	1	3	4	1	0	0	
1	B-A-1-03	Market	2 Bed - 4p	78.6	846	498.9	5,370	532.2	5,729	7	0	0	0	1	0	1	3	4	1	0	0	
1	B-A-1-04	Market	1 Bed - 2p	54.9	591	358.0	3,853.6	381.7	4,108.2	5	0	1	0	0	0	1	2	2	1	0	0	
1	B-A-1-05	Market	2 Bed - 4p	78.5	845	498.9	5,370	532.2	5,729	7	0	0	0	1	0	1	3	4	1	0	0	
1	B-A-1-06	Market	2 Bed - 4p	78.5	845	498.9	5,370	532.2	5,729	7	0	0	0	1	0	1	3	4	1	0	0	
2	B-A-2-01	Market	1 Bed - 2p	54.9	591	358.0	3,853.6	381.7	4,108.2	5	0	1	0	0	0	1	2	2	1	0	0	
2	B-A-2-02	Market	2 Bed - 4p	78.6	846	498.9	5,370	532.2	5,729	7	0	0	0	1	0	1	3	4	1	0	0	
2	B-A-2-03	Market	2 Bed - 4p	78.6	846	498.9	5,370	532.2	5,729	7	0	0	0	1	0	1	3	4	1	0	0	
2	B-A-2-04	Market	1 Bed - 2p	54.9	591	358.0	3,853.6	381.7	4,108.2	5	0	1	0	0	0	1	2	2	1	0	0	
2	B-A-2-05	Market	2 Bed - 4p	78.5	845	498.9	5,370	532.2	5,729	7	0	0	0	1	0	1	3	4	1	0	0	
2	B-A-2-06	Market	2 Bed - 4p	78.5	845	498.9	5,370	532.2	5,729	7	0	0	0	1	0	1	3	4	1	0	0	
3	B-A-3-01	Market	1 Bed - 2p	54.9	591	358.0	3,853.6	381.7	4,108.2	5	0	1	0	0	0	1	2	2	1	0	0	
3	B-A-3-02	Market	2 Bed - 4p	78.6	846	498.9	5,370	532.2	5,729	7	0	0	0	1	0	1	3	4	1	0	0	
3	B-A-3-03	Market	2 Bed - 4p	78.6	846	498.9	5,370	532.2	5,729	7	0	0	0	1	0	1	3	4	1	0	0	
3	B-A-3-04	Market	1 Bed - 2p	54.9	591	358.0	3,853.6	381.7	4,108.2	5	0	1	0	0	0	1	2	2	1	0	0	
3	B-A-3-05	Market	2 Bed - 4p	78.5	845	498.9	5,370	532.2	5,729	7	0	0	0	1	0	1	3	4	1	0	0	
3	B-A-3-06	Market	2 Bed - 4p	78.5	845	498.9	5,370	532.2	5,729	7	0	0	0	1	0	1	3	4	1	0	0	
4	B-A-4-01	Market	1 Bed - 2p	54.9	591	358.0	3,853.6	381.7	4,108.2	5	0	1	0	0	0	1	2	2	1	0	0	
4	B-A-4-02	Market	2 Bed - 4p	78.6	846	498.9	5,370	532.2	5,729	7	0	0	0	1	0	1	3	4	1	0	0	
4	B-A-4-03	Market	2 Bed - 4p	78.6	846	498.9	5,370	532.2	5,729	7	0	0	0	1	0	1	3	4	1	0	0	
4	B-A-4-04	Market	1 Bed - 2p	54.9	591	358.0	3,853.6	381.7	4,108.2	5	0	1	0	0	0	1	2	2	1	0	0	
4	B-A-4-05	Market	2 Bed - 4p	78.5	845	498.9	5,370	532.2	5,729	7	0	0	0	1	0	1	3	4	1	0	0	
4	B-A-4-06	Market	2 Bed - 4p	78.5	845	498.9	5,370	532.2	5,729	7	0	0	0	1	0	1	3	4	1	0	0	
5	B-A-5-01	Market	1 Bed - 2p	54.9	591	358.0	3,853.6	381.7	4,108.2	5	0	1	0	0	0	1	2	2	1	0	0	
5	B-A-5-02	Market	2 Bed - 4p	78.6	846	498.9	5,370	532.2	5,729	7	0	0	0	1	0	1	3	4	1	0	0	
5	B-A-5-03	Market	2 Bed - 4p	78.6	846	498.9	5,370	532.2	5,729	7	0	0	0	1	0	1	3	4	1	0	0	
5	B-A-5-04	Market	1 Bed - 2p	54.9	591	358.0	3,853.6	381.7	4,108.2	5	0	1	0	0	0	1	2	2	1	0	0	
5	B-A-5-05	Market	2 Bed - 4p	78.5	845	498.9	5,370	532.2	5,729	7	0	0	0	1	0	1	3	4	1	0	0	
5	B-A-5-06	Market	2 Bed - 4p	78.5	845	498.9	5,370	532.2	5,729	7	0	0	0	1	0	1	3	4	1	0	0	
6	B-A-6-01	Market	1 Bed - 2p	54.9	591	358.0	3,853.6	381.7	4,108.2	5	0	1	0	0	0	1	2	2	1	0	0	
6	B-A-6-02	Market	2 Bed - 4p	78.6	846	498.9	5,370	532.2	5,729	7	0	0	0	1	0	1	3	4	1	0	0	
6	B-A-6-03	Market	2 Bed - 4p	78.6	846	498.9	5,370	532.2	5,729	7	0	0	0	1	0	1	3	4	1	0	0	
6	B-A-6-04	Market	1 Bed - 2p	54.9	591	358.0	3,853.6	381.7	4,108.2	5	0	1	0	0	0	1	2	2	1	0	0	
6	B-A-6-05	Market	2 Bed - 4p	78.5	845	498.9	5,370	532.2	5,729	7	0	0	0	1	0	1	3	4	1	0	0	
6	B-A-6-06	Market	2 Bed - 4p	78.5	845	498.9	5,370	532.2	5,729	7	0	0	0	1	0	1	3	4	1	0	0	
7	B-A-7-01	Market	1 Bed - 2p	54.9	591	358.0	3,853.6	381.7	4,108.2	5	0	1	0	0	0	1	2	2	1	0	0	
7	B-A-7-02	Market	2 Bed - 4p	78.6	846	498.9	5,370	532.2	5,729	7	0	0	0	1	0	1	3	4	1	0	0	
7	B-A-7-03	Market	2 Bed - 4p	78.6	846	498.9	5,370	532.2	5,729	7	0	0	0	1	0	1	3	4	1	0	0	
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7	B-A-7-05	Market	2 Bed - 4p	78.5	845	498.9	5,370	532.2	5,729	7	0	0	0	1	0	1	3	4	1	0	0	
7	B-A-7-06	Market	2 Bed - 4p	78.5	845	498.9	5,370	532.2	5,729	7	0	0	0	1	0	1	3	4	1	0	0	
8	B-A-8-01	Market	1 Bed - 2p	54.9	591	358.0	3,853.6	381.7	4,108.2	5	0	1	0	0	0	1	2	2	1	0	0	
8	B-A-8-02	Market	2 Bed - 4p	78.6	846	498.9	5,370	532.2	5,729	7	0	0	0	1	0	1	3	4	1	0	0	
8	B-A-8-03	Market	2 Bed - 4p	78.6	846	498.9	5,370	532.2	5,729	7	0	0	0	1	0	1	3	4	1	0	0	
8	B-A-8-04	Market	1 Bed - 2p	54.9	591	358.0	3,853.6	381.7	4,108.2	5	0	1	0	0	0	1	2	2	1	0	0	
8	B-A-8-05	Market	2 Bed - 4p	78.5	845	498.9	5,370	532.2	5,729	7	0	0	0	1	0	1	3	4	1	0	0	
8	B-A-8-06	Market	2 Bed - 4p	78.5	845	498.9	5,370	532.2	5,729	7	0	0	0	1	0	1	3	4	1	0	0	
Building B Totals				424.0	4,564.0	498.9	5,370.3	532.2	5,728.7	38.0	0	2	0	4	0	0	6	16	20	6	0	0
				3,523	37,820	4,349	46,816	4,639	49,938	316	0	17	0	33	0	0	50	133	166	50	0	0

Block C

PROJECT TITLE

Manor Road, Richmond

SCHEDULE TITLE

MNR AA ALL ZZ SC A 7000 MNR AA ALL ZZ DR A 2000

ISSUE DATE

February 8, 2019



NOTES:

Definition of Area Schedules of Area:

Floor areas are generally calculated in accordance with the current Code of Measuring Practices published by the RICS with a exception of recording areas when the following definitions are used:
Net Internal Area (NIA):
 Net Internal Area shall be the sum of all habitable areas within the dwelling, as measured within the internal face of the enclosing walls. Includes areas occupied by partitions, columns, chimney breasts, internal service ducts, cupboards, kitchen units and built-in wardrobes within the habitable space. Internal staircase when enclosed are to be included in the lower floor only. Excludes balconies, terraces, verandas, porches or patios areas.
Gross Internal Area (GIA):
 The sum of the areas falling into the categories defined as Net Internal Area, Circulation, Ancillary, and Internal Division will equal the Gross Internal Area (GIA).
Gross Area (GA):
 Total area of all enclosed common or shared spaces forming entrance halls, corridors, staircases, lift wells, connecting links and the like.
Enclosed:
 Includes balconies, terraces, verandas, porches, 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.

Basement:

Total area of all enclosed common or shared spaces for sanitary accommodation, cloakrooms, kitchens, cleaners' rooms, lift plant, bike store and storage rooms etc.
Internal Division:
 The area occupied by partitions, columns, chimney breasts, internal structural or party walls, service ducts, not within the Net Internal Area.
Circulation and Ancillary Areas defined above:
 Includes areas occupied by partitions, columns, chimney breasts, internal service ducts, cupboards, kitchen units and built-in wardrobes within the habitable space. Internal staircase when enclosed are to be included in the lower floor only. Excludes balconies, terraces, verandas, porches or patios areas.
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 Excludes balconies, terraces, verandas, porches, 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 Area:

This means the surface of plasterwork applied to the masonry or studwork construction and not the surface of internal finish installed for or by the occupier, for example ceramic tiling or timber paneling.
Area:
 These are measured 1.5m above finished floor level (FFL). This is the top of the skirting or handrails not underlays, carpets, ceramic tiles or vinyl coverings. All dimensions must be checked on site.
 This drawing must not be used for land transfer purposes.
 Calculated areas in accordance with Assael Architecture's Definition of Area for Schedule of Areas.
 Subject to survey, consultation and approval from all relevant authorities.
 Revision Status: P = Planning T = Tender

Marked	Marked	Affordable	Shared Ownership
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Floor	Flat No	Description	Unit Type	NET AREA		GROSS AREA		GROSS AREA		Balcony (sqm)	UNIT MIX					Total Units	OCCUPANCY		TENURE MIX			
				NIA (sq.m)	NIA (sq.ft)	GIA (sq.m)	GIA (sq.ft)	GEA (sq.m)	GEA (sq.ft)		1 Bed 1p	1 Bed 2p	2 Bed 3p	2 Bed 4p	3 Bed 5p		3 Bed 6p	Max Occupants	Market	Affordable	Shared Ownership	
G	C-AG-03	Shared Ownership	2 Bed - 4p	70.9	763	498.2	5,363	555.6	5,981	7	0	0	0	1	0	0	1	3	4	0	0	1
G	C-AG-04	Shared Ownership	2 Bed - 4p	75.7	815					7	0	0	0	1	0	0	1	3	4	0	0	1
G	C-AG-05	Shared Ownership	1 Bed - 2p	58.4	629					5	0	1	0	0	0	0	1	2	2	0	0	1
G	C-BG-02	Affordable	3 Bed - 6p	106.4	1,145	734.9	7,911	789.3	8,496	9	0	0	0	0	0	1	1	4	6	0	1	0
G	C-BG-03	Affordable	2 Bed - 4p	73.1	787					7	0	0	0	1	0	0	1	3	4	0	1	0
G	C-BG-04	Affordable	2 Bed - 4p	70.9	763					7	0	0	0	1	0	0	1	3	4	0	1	0
G	C-BG-05	Affordable	3 Bed - 6p	101.9	1,097					9	0	0	0	0	0	1	1	4	6	0	1	0
G	C-BG-06	Affordable	2 Bed - 4p	72.0	775					7	0	0	0	1	0	0	1	3	4	0	1	0
G	C-BG-07	Affordable	2 Bed - 4p	96.1	1,034					7	0	0	0	1	0	0	1	3	4	0	1	0
1	C-A1-01	Shared Ownership	2 Bed - 4p	73.6	792	594.0	6,394	641.2	6,902	7	0	0	0	1	0	0	1	3	4	0	0	1
1	C-A1-02	Shared Ownership	2 Bed - 4p	73.0	786					7	0	0	0	1	0	0	1	3	4	0	0	1
1	C-A1-03	Shared Ownership	1 Bed - 2p	51.3	552					5	0	1	0	0	0	0	1	2	2	0	0	1
1	C-A1-04	Shared Ownership	2 Bed - 4p	70.9	763					7	0	0	0	1	0	0	1	3	4	0	0	1
1	C-A1-05	Shared Ownership	2 Bed - 4p	80.8	869					7	0	0	0	1	1	0	1	3	4	0	1	0
1	C-A1-06	Shared Ownership	2 Bed - 4p	75.7	815					7	0	0	0	1	0	0	1	3	4	0	0	1
1	C-A1-07	Shared Ownership	1 Bed - 2p	57.0	614					5	0	1	0	0	0	0	1	2	2	0	0	1
1	C-B1-01	Affordable	3 Bed - 6p	106.4	1,145	535.6	5,765	558.0	6,006	9	0	0	0	0	0	1	1	4	6	0	1	0
1	C-B1-02	Shared Ownership	2 Bed - 4p	73.1	787	272.7	2,935	311.2	3,350	7	0	0	0	1	0	0	1	3	4	0	0	1
1	C-B1-03	Shared Ownership	2 Bed - 4p	81.1	873					7	0	0	0	1	0	0	1	3	4	0	0	1
1	C-B1-04	Affordable	3 Bed - 6p	102.0	1,098					9	0	0	0	0	0	1	1	4	6	0	1	0
1	C-B1-05	Affordable	3 Bed - 6p	73.0	786					7	0	0	0	1	0	0	1	3	4	0	1	0
1	C-B1-06	Shared Ownership	2 Bed - 4p	73.1	787					7	0	0	0	1	0	0	1	3	4	0	0	1
1	C-B1-07	Affordable	1 Bed - 2p	50.2	540					5	0	1	0	0	0	0	1	2	2	0	1	0
1	C-B1-08	Affordable	3 Bed - 6p	96.1	1,034					9	0	0	0	0	0	1	1	4	6	0	1	0
2	C-A2-01	Shared Ownership	2 Bed - 4p	73.6	792	594.0	6,394	641.2	6,902	7	0	0	0	1	0	0	1	3	4	0	0	1
2	C-A2-02	Shared Ownership	2 Bed - 4p	73.0	786					7	0	0	0	1	0	0	1	3	4	0	0	1
2	C-A2-03	Shared Ownership	1 Bed - 2p	51.3	552					5	0	1	0	0	0	0	1	2	2	0	0	1
2	C-A2-04	Shared Ownership	2 Bed - 4p	70.9	763					7	0	0	0	1	0	0	1	3	4	0	0	1
2	C-A2-05	Shared Ownership	2 Bed - 4p	80.6	869					7	0	0	0	1	0	0	1	3	4	0	0	1
2	C-A2-06	Shared Ownership	2 Bed - 4p	75.7	815					7	0	0	0	1	0	0	1	3	4	0	0	1
2	C-A2-07	Shared Ownership	1 Bed - 2p	57.0	614					5	0	1	0	0	0	0	1	2	2	0	0	1
2	C-B2-01	Affordable	3 Bed - 6p	106.4	1,145	535.6	5,765	558.0	6,006	9	0	0	0	0	0	1	1	4	6	0	1	0
2	C-B2-02	Shared Ownership	2 Bed - 4p	73.1	787	272.7	2,935	311.2	3,350	7	0	0	0	1	0	0	1	3	4	0	0	1
2	C-B2-03	Shared Ownership	2 Bed - 4p	81.1	873					7	0	0	0	1	0	0	1	3	4	0	0	1
2	C-B2-04	Affordable	3 Bed - 6p	102.0	1,098					9	0	0	0	0	0	1	1	4	6	0	1	0
2	C-B2-05	Affordable	2 Bed - 4p	73.0	786					7	0	0	0	1	0	0	1	3	4	0	1	0
2	C-B2-06	Shared Ownership	2 Bed - 4p	73.1	787					7	0	0	0	1	0	0	1	3	4	0	0	1
2	C-B2-07	Affordable	1 Bed - 2p	50.2	540					5	0	1	0	0	0	0	1	2	2	0	1	0
2	C-B2-08	Affordable	3 Bed - 6p	96.1	1,034					9	0	0	0	0	0	1	1	4	6	0	1	0
3	C-A3-01	Shared Ownership	2 Bed - 4p	73.6	792	594.0	6,394	641.2	6,902	7	0	0	0	1	0	0	1	3	4	0	0	1
3	C-A3-02	Shared Ownership	2 Bed - 4p	73.0	786					7	0	0	0	1	0	0	1	3	4	0	0	1
3	C-A3-03	Shared Ownership	1 Bed - 2p	51.3	552					5	0	1	0	0	0	0	1	2	2	0	0	1
3	C-A3-04	Shared Ownership	2 Bed - 4p	70.9	763					7	0	0	0	1	0	0	1	3	4	0	0	1
3	C-A3-05	Shared Ownership	2 Bed - 4p	80.6	869					7	0	0	0	1	0	0	1	3	4	0	0	1
3	C-A3-06	Shared Ownership	2 Bed - 4p	75.7	815					7	0	0	0	1	0	0	1	3	4	0	0	1
3	C-A3-07	Shared Ownership	1 Bed - 2p	57.0	614					5	0	1	0	0	0	0	1	2	2	0	0	1
3	C-B3-01	Affordable	3 Bed - 6p	106.4	1,145	535.6	5,765	558.0	6,006	9	0	0	0	0	0	1	1	4	6	0	1	0
3	C-B3-02	Shared Ownership	2 Bed - 4p	73.1	787	272.7	2,935	311.2	3,350	7	0	0	0	1	0	0	1	3	4	0	0	1
3	C-B3-03	Shared Ownership	2 Bed - 4p	81.1	873					7	0	0	0	1	0	0	1	3	4	0	0	1
3	C-B3-04	Affordable	3 Bed - 6p	102.0	1,098					9	0	0	0	0	0	1	1	4	6	0	1	0
3	C-B3-05	Affordable	2 Bed - 4p	73.0	786					7	0	0	0	1	0	0	1	3	4	0	1	0
3	C-B3-06	Shared Ownership	2 Bed - 4p	73.1	787					7	0	0	0	1	0	0	1	3	4	0	0	1
3	C-B3-07	Affordable	1 Bed - 2p	50.2	540					5	0	1	0	0	0	0	1	2	2	0	1	0
3	C-B3-08	Affordable	3 Bed - 6p	96.1	1,034					9	0	0	0	0	0	1	1	4	6	0	1	0
4	C-A4-01	Shared Ownership	2 Bed - 4p	73.6	792	594.0	6,394	641.2	6,902	7	0	0	0	1	0	0	1	3	4	0	0	1
4	C-A4-02	Shared Ownership	2 Bed - 4p	73.0	786					7	0	0	0	1	0	0	1	3	4	0	0	1
4	C-A4-03	Shared Ownership	1 Bed - 2p	51.3	552					5	0	1	0	0	0	0	1	2	2	0	0	1
4	C-A4-04	Shared Ownership	2 Bed - 4p	70.9	763					7	0	0	0	1	0	0	1	3	4	0	0	1
4	C-A4-05	Shared Ownership	2 Bed - 4p	80.6	869					7	0	0	0	1	0	0	1</					

Block D

PROJECT TITLE:

Manor Road, Richmond

SCHEDULE TITLE:

MNR AA ALL ZZ SC A 7000 MNR AA ALL ZZ DR A 2000

ISSUE DATE:

February 8, 2019



NOTES:

Definition of Areas for Schedule of Areas

Floor areas are generally calculated in accordance with the current Code of Measuring Practices published by the RCSI with a exception of recently promulgated when the following definitions are used:

Net Internal Area (NIA)

Net Internal Area shall be the sum of all habitable areas within the dwelling, as 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 built-in furniture within the habitable space. Internal staircases within dwellings are to be included in the lower floor only. Excludes balconies, terraces, verandas, porches and parking areas.

Gross Area

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

Building

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

Internal Division

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

Gross Internal Area (GIA)

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

Included balconies, terraces, verandas, porches, 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 Area

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

Areas

These are measured 1.5m above finished floor level (FFL). This is the top of the skirting or handrails not underlaid, carpets, ceramic tiles or vinyl coverings. All dimensions must be checked on site.

This drawing must not be used for land transfer purposes.

Calculated areas in accordance with Assael Architects' Definition of Areas for Schedule of Areas. Subject to survey, consultation and approval from all statutory authorities.

Revision Status: P = Planning T = Tender

* Tenure Mix	Market	Affordable	Shared Ownership
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Floor	Flat No	Description	Unit Type	NET AREA		GROSS AREA		GROSS AREA		Balcony (sqm)	UNIT MIX					Total Units	OCCUPANCY		TENURE MIX				
				NIA (sq.m)	NIA (sq.ft)	GIA (sq.m)	GIA (sq.ft)	GEA (sq.m)	GEA (sq.ft)		1 Bed 1p	1 Bed 2p	2 Bed 3p	2 Bed 4p	3 Bed 5p		3 Bed 6p	Flats/Rooms	Max Occupants	Market	Affordable	Shared Ownership	
G	D-AG-01	Market	1 Bed - 2p	53.8	579						5	0	1	0	0	0	1	2	2	1	0	0	
G	D-AG-02	Market	1 Bed - 2p	53.8	579	271.5	2,922	289.5	3,116		5	0	1	0	0	0	1	2	2	1	0	0	
G	D-AG-03	Market	1 Bed - 2p	56.1	604						5	0	1	0	0	0	1	2	2	1	0	0	
G	D-AG-04	Market	2 Bed - 4p	76.9	829						7	0	0	0	1	0	1	3	4	1	0	0	
G	D-BG-01	Market	2 Bed - 4p	76.1	819	649.8	6,995	716.6	7,714		7	0	0	0	1	0	1	3	4	1	0	0	
G	D-BG-02	Market	1 Bed - 2p	50.1	539						5	0	1	0	0	0	0	1	2	2	1	0	0
G	D-BG-03	Market	1 Bed - 2p	51.4	553						5	0	1	0	0	0	0	1	2	2	1	0	0
G	D-BG-04	Market	1 Bed - 2p	55.0	592						5	0	1	0	0	0	0	1	2	2	1	0	0
G	D-BG-08	Market	1 Bed - 2p	58.4	629						5	0	1	0	0	0	0	1	2	2	1	0	0
				531.6	5,729.3	921.3	9,917.1	1,006.1	10,899.9	49.0		0	7	0	2	0	0	9	20	22	9	0	0
1	D-A1-01	Market	2 Bed - 4p	80.6	868						7	0	0	1	1	0	0	3	4	1	0	0	
1	D-A1-02	Market	1 Bed - 2p	51.8	558						5	0	1	0	0	0	0	1	2	2	1	0	0
1	D-A1-03	Market	1 Bed - 2p	51.8	558						5	0	1	0	0	0	0	1	2	2	1	0	0
1	D-A1-04	Market	2 Bed - 4p	76.2	820						7	0	0	0	1	0	0	1	3	4	1	0	0
1	D-A1-05	Market	1 Bed - 2p	50.1	539						5	0	1	0	0	0	0	1	2	2	1	0	0
1	D-A1-06	Market	2 Bed - 4p	76.8	827						7	0	0	0	1	0	0	1	3	4	1	0	0
1	D-A1-07	Market	3 Bed - 6p	93.6	1,008						9	0	0	0	0	0	1	1	4	6	1	0	0
1	D-A1-08	Market	1 Bed - 2p	58.4	629						5	0	1	0	0	0	0	1	2	2	1	0	0
1	D-A1-09	Market	1 Bed - 2p	58.4	629						5	0	1	0	0	0	0	1	2	2	1	0	0
1	D-B1-01	Market	3 Bed - 6p	93.6	1,008	770.7	8,296	825.0	8,881		9	0	0	0	0	0	1	1	4	6	1	0	0
1	D-B1-02	Market	2 Bed - 4p	76.3	821						7	0	0	0	1	0	0	1	3	4	1	0	0
1	D-B1-03	Market	1 Bed - 2p	50.1	539						5	0	1	0	0	0	0	1	2	2	1	0	0
1	D-B1-04	Market	1 Bed - 2p	51.3	552						5	0	1	0	0	0	0	1	2	2	1	0	0
1	D-B1-05	Market	2 Bed - 4p	70.9	763						7	0	0	0	1	0	0	1	3	4	1	0	0
1	D-B1-06	Market	1 Bed - 2p	50.1	539						5	0	1	0	0	0	0	1	2	2	1	0	0
1	D-B1-07	Market	2 Bed - 4p	76.4	822						7	0	0	0	1	0	0	1	3	4	1	0	0
1	D-B1-08	Market	3 Bed - 6p	107.8	1,160						9	0	0	0	0	0	1	1	4	6	1	0	0
1	D-B1-09	Market	1 Bed - 2p	58.3	628						5	0	1	0	0	0	0	1	2	2	1	0	0
				1,238.5	13,331.5	1,510.2	16,256.2	1,623.0	17,470.4	114.0		0	9	0	6	0	3	18	48	60	18	0	0
2	D-A2-01	Market	2 Bed - 4p	80.6	868						7	0	0	1	1	0	0	3	4	1	0	0	
2	D-A2-02	Market	1 Bed - 2p	51.8	558						5	0	1	0	0	0	0	1	2	2	1	0	0
2	D-A2-03	Market	1 Bed - 2p	51.8	558						5	0	1	0	0	0	0	1	2	2	1	0	0
2	D-A2-04	Market	2 Bed - 4p	76.2	820						7	0	0	0	1	0	0	1	3	4	1	0	0
2	D-A2-05	Market	1 Bed - 2p	50.1	539						5	0	1	0	0	0	0	1	2	2	1	0	0
2	D-A2-06	Market	2 Bed - 4p	76.8	827						7	0	0	0	1	0	0	1	3	4	1	0	0
2	D-A2-07	Market	3 Bed - 6p	93.6	1,008						9	0	0	0	0	0	1	1	4	6	1	0	0
2	D-A2-08	Market	1 Bed - 2p	58.4	629						5	0	1	0	0	0	0	1	2	2	1	0	0
2	D-A2-09	Market	1 Bed - 2p	58.4	629						5	0	1	0	0	0	0	1	2	2	1	0	0
2	D-B2-01	Market	3 Bed - 6p	93.6	1,008	770.7	8,296	825.0	8,881		9	0	0	0	0	0	1	1	4	6	1	0	0
2	D-B2-02	Market	2 Bed - 4p	76.3	821						7	0	0	0	1	0	0	1	3	4	1	0	0
2	D-B2-03	Market	1 Bed - 2p	50.1	539						5	0	1	0	0	0	0	1	2	2	1	0	0
2	D-B2-04	Market	1 Bed - 2p	51.3	552						5	0	1	0	0	0	0	1	2	2	1	0	0
2	D-B2-05	Market	2 Bed - 4p	70.9	763						7	0	0	0	1	0	0	1	3	4	1	0	0
2	D-B2-06	Market	1 Bed - 2p	50.1	539						5	0	1	0	0	0	0	1	2	2	1	0	0
2	D-B2-07	Market	2 Bed - 4p	76.4	822						7	0	0	0	1	0	0	1	3	4	1	0	0
2	D-B2-08	Market	3 Bed - 6p	107.8	1,160						9	0	0	0	0	0	1	1	4	6	1	0	0
2	D-B2-09	Market	1 Bed - 2p	58.3	628						5	0	1	0	0	0	0	1	2	2	1	0	0
				1,238.5	13,331.5	1,510.2	16,256.2	1,623.0	17,470.4	114.0		0	9	0	6	0	3	18	48	60	18	0	0
3	D-A3-01	Market	2 Bed - 4p	74.5	802						7	0	0	0	1	0	0	1	3	4	1	0	0
3	D-A3-02	Market	1 Bed - 2p	51.3	552						5	0	1	0	0	0	0	1	2	2	1	0	0
3	D-A3-03	Market	1 Bed - 2p	51.3	552						5	0	1	0	0	0	0	1	2	2	1	0	0
3	D-A3-04	Market	2 Bed - 4p	76.4	822						7	0	0	0	1	0	0	1	3	4	1	0	0
3	D-A3-05	Market	1 Bed - 2p	50.1	539						5	0	1	0	0	0	0	1	2	2	1	0	0
3	D-A3-06	Market	2 Bed - 4p	76.8	827						7	0	0	0	1	0	0	1	3	4	1	0	0
3	D-A3-07	Market	3 Bed - 6p	93.6	1,008						9	0	0	0	0	0	1	1	4	6	1	0	0
3	D-A3-08	Market	1 Bed - 2p	58.4	629						5	0	1	0	0	0	0	1	2	2	1	0	0
3	D-A3-09	Market	1 Bed - 2p	58.4	629						5	0	1	0	0	0	0	1	2	2	1		

Totals and Ancillary

PROJECT TITLE:

Manor Road, Richmond

SCHEDULE TITLE: MEASURED FROM DRAWINGS

MNR AA ALL ZZ SC A 7000 MNR AA ALL ZZ DR A 2000

ISSUE DATE:

February 8, 2019



NOTES:

Definition of Areas for Schedule of Areas

Floor areas are generally calculated in accordance with the current Code of Measuring Practice published by the RCSI with the exception of recording spaces where 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. Internal staircases within dwellings are to be included in the lower floor only. Excludes balconies, terraces, verandas, garages and parking areas.

Grossed

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 the 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 Area, 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 Area

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 paneling.

Areas

These are measured 1.5m above finished floor level (FFL). This is the top of the skirting or floorboards not underlays, carpets, ceramic tiles or vinyl coverings. All dimensions must be checked on site.

This drawing must not be used for land transfer purposes.

Calculated areas in accordance with Assael Architects' Definition of Areas for Schedule of Areas. Subject to survey, consultation and approval from all statutory authorities.

Revision Status: P = Planning T = Tender


* Tenure Mix	Market	Affordable	Shared Ownership
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DESCRIPTION				NET AREA		GROSS AREA		GROSS AREA		UNIT MIX						OCCUPANCY		TENURE MIX				
Floor	Flat No	Unit Type	Unit Type	NIA (sq.m)	NIA (sq.ft)	GIA (sq.m)	GIA (sq.ft)	GEA (sq.m)	GEA (sq.ft)	Balcony (sq.m)	Studio 1p	1 Bed 2p	2 Bed 3p	2 Bed 4p	3 Bed 5p	3 Bed 6p	Total Units	Had Rooms	Max Occupants	Market	Affordable	Shared (Ownership)
Residential Totals				27,645	297,582	35,114	377,974	37,785	406,618	2,540	-	153	1	176	4	51	385	1,057	1,339			
Market Totals (Buildings A, B, D)				17,950	193,214	23,001	247,584	24,543	264,186	1,628	-	101	1	115	3	31	251	686	866			
Affordable Totals (Building C)				3,414	36,752	4,300	46,290	4,989	49,496	322	-	6	-	13	1	20	40	135	189			
Shared Ownership Totals (Buildings C, A)				6,282	67,616	7,813	84,100	8,254	82,836	591	-	46	-	48	-	-	94	236	284			

Residential Ancillary				GIA (sq.m)	GIA (sq.ft)	GEA (sq.m)	GEA (sq.ft)
Basement	Bike Store	720	720	684.6	7,369.2	713.2	7,677.7
Basement	Bin Store	70	70	203.3	2,188.4	214.6	2,310
Basement	Plant			161.3	1,736.3	168.1	1,809
Basement Totals				1,049.2	11,293.9	1,095.9	11,796.6
Building A	Core A Bins			34.2	368.1	39.8	429
	Core A Plant			86.3	928.0	90.7	978
	Core C Bins			32.6	350.9	33.5	361
	Core D Bins			53.4	574.8	57.9	623
	Core D Bikes			16.8	180.8	19.8	213
	Core D Plant			66.5	715.8	70.7	761
Building A Totals				267.8	2,867.4	292.7	3,162.6
Building B	Core B Bins			59.0	633.1	61.9	666
	Core B Plant			81.9	881.6	88.7	955
Building B Totals				140.9	1,514.7	150.6	1,621.1
Building C	Core A Bins			25.9	278.8	29.1	313
	Core A Plant			69.7	750.3	72.0	775
	Core B Bins			53.2	572.7	57.1	615
	Core B Bikes			98.5	1,060.3	103.3	1,112
Building C Totals				247.3	2,662.0	261.5	2,814.9
Building D	Core A Bins			42.6	458.6	44.6	480
	Core A Plant			129.5	1,394.0	140.9	1,517
	Core D Bins			24.6	264.8	26.0	280
Building D Totals				196.7	2,117.3	211.5	2,276.6
Residential Ancillary Total				1,923.9	20,709.4	2,031.9	21,871.9

Commercial Office (B1) / Retail (A1) (A2)				GIA (sq.m)	GIA (sq.ft)	GEA (sq.m)	GEA (sq.ft)
G	Building A			187.1	2,014.0	204.3	2,199
G	Building D			201.8	2,172.2	220.7	2,376
G	Courtyard Unit			91.2	981.7	109.2	1,175
Commercial (A1 / B1)				480.1	5,167.9	534.2	5,750.3
Total				37,518	403,851	40,331	434,138

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