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## Manor Road / Richmond Area Schedule

Assael Architecture Ltd

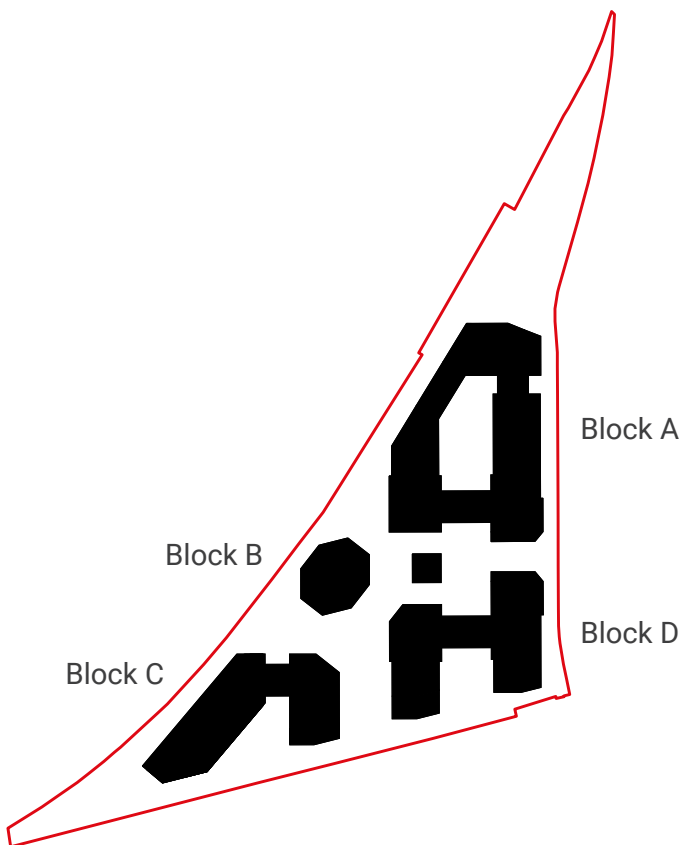
February 2019



## 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.



# Block A

PROJECT TITLE: **Manor Road, Richmond** SCHEDULE TITLE: **MEASURED FROM DRAWINGS**  
**MNR AA ALL ZZ SC 4 7000** **MNR AA ALL ZZ DR A 2000**

ISSUE DATE:  
**February 18, 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 RCO and the exception of residential garages where the finished surface is used.

**Net Internal Area (NIA)**  
 Net Internal Area includes the sum of all habitable areas within the building, and measured within the internal face of the enclosing walls. Includes areas occupied by partitions, columns, chimney breasts, internal service ducts, cupboards, kitchen units and end-closets with the habitable space. Internal staircase walls and voids are to be included in the floor area. Includes balconies, terraces, verandas, garages and parking areas.

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

**Other**  
 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 structure of party walls, service ducts, lift within the Net Internal, Circulation, and Ancillary Areas defined above.

**Excluded**  
 The area of the areas falling into the categories defined as Net Internal Area, Circulation, Ancillary and Internal Divisions will exclude the Gross Internal Area (GIA).

**Excluded 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 finishwork applied to the masonry or structural construction and not the surface of external cladding, except, external cladding to be included for external cladding or cladding to be included in this.

**Areas**  
 These are measured in accordance with the current Code of Measuring Practices published by the RCO and the exception of residential garages where the finished surface is used.

**Other**  
 These are measured in accordance with the current Code of Measuring Practices published by the RCO and the exception of residential garages where the finished surface is used.

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

**Other**  
 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 structure of party walls, service ducts, lift within the Net Internal, Circulation, and Ancillary Areas defined above.

**Excluded**  
 The area of the areas falling into the categories defined as Net Internal Area, Circulation, Ancillary and Internal Divisions will exclude the Gross Internal Area (GIA).

**Excluded 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.**

Floor	Flat No	Description	Unit Type	NET AREA		GROSS AREA		GROSS AREA		Balcony (sqm)	UNIT MIX						OCCUPANCY		TENURE MIX			WHEELCHAIR UNIT		
				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	Total Units	Res Rooms	Max Occupants	Market	Affordable	Shared Ownership	MM(3) Units	MM(2) Units
G	A-A1-01	Shared Ownership	1 Bed - 2p	55.2	594	402.0	4,327	430.0	4,629	5	0	1	0	0	0	0	2	2	0	0	0	1	Y	
G	A-A1-02	Shared Ownership	1 Bed - 2p	55.2	594	402.0	4,327	430.0	4,629	5	0	1	0	0	0	2	2	0	0	0	1	Y		
G	A-A1-03	Shared Ownership	1 Bed - 2p	52.4	564	376.0	4,052	374.0	4,052	5	0	1	0	0	0	2	2	0	0	0	1	Y		
G	A-A1-04	Shared Ownership	1 Bed - 2p	52.4	564	376.0	4,052	374.0	4,052	5	0	1	0	0	0	2	2	0	0	0	1	Y		
G	A-A1-05	Shared Ownership	1 Bed - 2p	62.4	672	432.0	4,644	430.0	4,644	5	0	1	0	0	0	2	2	0	0	0	1	Y		
G	A-A1-06	Shared Ownership	1 Bed - 2p	53.7	578	384.0	4,144	382.0	4,144	5	0	1	0	0	0	2	2	0	0	0	1	Y		
G	A-A1-07	Shared Ownership	1 Bed - 2p	58.4	628	416.0	4,472	414.0	4,472	5	0	1	0	0	0	2	2	0	0	0	1	Y		
G	A-B1-01	Market	1 Bed - 2p	55.0	592	396.0	4,272	394.0	4,272	5	0	1	0	0	0	2	2	1	0	0	0	Y		
G	A-B1-02	Market	1 Bed - 2p	55.0	592	396.0	4,272	394.0	4,272	5	0	1	0	0	0	2	2	1	0	0	0	Y		
G	A-B1-03	Market	1 Bed - 2p	50.0	538	360.0	3,888	358.0	3,888	5	0	1	0	0	0	2	2	1	0	0	0	Y		
G	A-C1-01	Market	1 Bed - 2p	55.0	592	396.0	4,272	394.0	4,272	5	0	1	0	0	0	2	2	1	0	0	0	Y		
G	A-C1-02	Market	1 Bed - 2p	55.0	592	396.0	4,272	394.0	4,272	5	0	1	0	0	0	2	2	1	0	0	0	Y		
G	A-C1-03	Market	1 Bed - 2p	58.4	628	416.0	4,472	414.0	4,472	5	0	1	0	0	0	2	2	1	0	0	0	Y		
G	A-D1-01	Market	2 Bed - 4p	88.4	952	584.0	6,288	582.0	6,288	7	0	0	1	0	0	3	4	1	0	0	0	Y		
G	A-D1-02	Market	2 Bed - 4p	80.6	868	524.0	5,652	522.0	5,652	7	0	0	1	0	0	3	4	1	0	0	0	Y		
G	A-D1-03	Market	2 Bed - 4p	50.1	539	336.0	3,612	334.0	3,612	5	0	1	0	0	0	2	2	1	0	0	0	Y		
G	A-D1-04	Market	2 Bed - 4p	50.1	539	336.0	3,612	334.0	3,612	5	0	1	0	0	0	2	2	1	0	0	0	Y		
G	A-D1-05	Market	2 Bed - 4p	50.1	539	336.0	3,612	334.0	3,612	5	0	1	0	0	0	2	2	1	0	0	0	Y		
G	A-D1-06	Market	2 Bed - 4p	52.5	565	352.0	3,752	350.0	3,752	5	0	1	0	0	0	2	2	1	0	0	0	Y		
G	A-D1-07	Market	2 Bed - 4p	76.0	818	480.0	5,136	478.0	5,136	7	0	0	1	0	0	3	4	1	0	0	0	Y		
G	A-D1-08	Market	2 Bed - 4p	73.1	787	456.0	4,912	454.0	4,912	7	0	0	1	0	0	3	4	1	0	0	0	Y		
G	A-D1-09	Market	2 Bed - 4p	76.4	822	488.0	5,224	486.0	5,224	7	0	0	1	0	0	3	4	1	0	0	0	Y		
2	A-A2-01	Shared Ownership	1 Bed - 2p	1,175.5	12,653.4	1,877.0	20,204.5	1,810.7	19,490.9	108.0	0	11	0	0	0	1	16	44	52	13	0	0	5	
1	A-A1-01	Shared Ownership	2 Bed - 4p	81.4	876	520.5	5,603	500.6	6,034	7	0	0	1	0	0	1	3	4	0	0	0	1	Y	
1	A-A1-03	Shared Ownership	1 Bed - 2p	52.4	564	376.0	4,052	374.0	4,052	5	0	1	0	0	0	1	2	2	0	0	0	1	Y	
1	A-A1-04	Shared Ownership	1 Bed - 2p	52.4	564	376.0	4,052	374.0	4,052	5	0	1	0	0	0	1	2	2	0	0	0	1	Y	
1	A-A1-05	Shared Ownership	1 Bed - 2p	62.4	672	432.0	4,644	430.0	4,644	5	0	1	0	0	0	1	2	2	0	0	0	1	Y	
1	A-A1-06	Shared Ownership	1 Bed - 2p	53.7	578	384.0	4,144	382.0	4,144	5	0	1	0	0	0	1	2	2	0	0	0	1	Y	
1	A-A1-07	Shared Ownership	1 Bed - 2p	58.4	628	416.0	4,472	414.0	4,472	5	0	1	0	0	0	1	2	2	0	0	0	1	Y	
1	A-B1-01	Market	1 Bed - 2p	51.7	557	368.0	3,984	366.0	3,984	5	0	1	0	0	0	1	2	2	1	0	0	0	Y	
1	A-B1-02	Market	3 Bed - 5p	85.9	925	516.0	5,512	514.0	5,512	9	0	0	0	1	0	1	4	5	1	0	0	0	Y	
1	A-B1-03	Market	2 Bed - 4p	73.1	787	456.0	4,912	454.0	4,912	7	0	0	1	0	0	1	3	4	1	0	0	0	Y	
1	A-B1-04	Market	1 Bed - 2p	50.0	538	360.0	3,888	358.0	3,888	5	0	1	0	0	0	1	2	2	1	0	0	0	Y	
1	A-B1-05	Market	2 Bed - 4p	70.9	763	432.0	4,644	430.0	4,644	7	0	0	1	0	0	1	3	4	1	0	0	0	Y	
1	A-C1-01	Market	1 Bed - 2p	51.7	557	368.0	3,984	366.0	3,984	5	0	1	0	0	0	1	2	2	1	0	0	0	Y	
1	A-C1-02	Market	1 Bed - 2p	51.7	557	368.0	3,984	366.0	3,984	5	0	1	0	0	0	1	2	2	1	0	0	0	Y	
1	A-C1-03	Market	2 Bed - 4p	77.6	838	464.0	5,008	462.0	5,008	7	0	0	1	0	0	1	3	4	1	0	0	0	Y	
1	A-C1-04	Market	1 Bed - 2p	59.7	643	392.0	4,216	390.0	4,216	5	0	1	0	0	0	1	3	4	1	0	0	0	Y	
1	A-C1-05	Market	3 Bed - 5p	93.6	1,008	561.6	6,019.2	559.6	6,019.2	9	0	0	0	1	0	1	4	6	1	0	0	0	Y	
1	A-C1-06	Market	2 Bed - 4p	76.4	822	488.0	5,224	486.0	5,224	7	0	0	1	0	0	1	3	4	1	0	0	0	Y	
1	A-D1-01	Market	3 Bed - 5p	93.6	1,008	561.6	6,019.2	559.6	6,019.2	9	0	0	0	1	0	1	4	6	1	0	0	0	Y	
1	A-D1-02	Market	2 Bed - 4p	58.2	626	368.0	3,984	366.0	3,984	7	0	0	1	0	0	1	3	4	1	0	0	0	Y	
1	A-D1-03	Market	2 Bed - 4p	83.4	898	504.0	5,400	502.0	5,400	7	0	0	1	0	0	1	3	4	1	0	0	0	Y	
1	A-D1-04	Market	2 Bed - 4p	80.6	868	524.0	5,652	522.0	5,652	7	0	0	1	0	0	1	3	4	1	0	0	0	Y	
1	A-D1-05	Market	1 Bed - 2p	50.1	539	336.0	3,612	334.0	3,612	5	0	1	0	0	0	1	2	2	1	0	0	0	Y	
1	A-D1-06	Market	1 Bed - 2p	52.5	565	352.0	3,752	350.0	3,752	5	0	1	0	0	0	1	2	2	1	0	0	0	Y	
1	A-D1-07	Market	2 Bed - 4p	76.0	818	480.0	5,136	478.0	5,136	7	0	0	1	0	0	1	3	4	1	0	0	0	Y	
1	A-D1-08	Market	2 Bed - 4p	73.1	787	456.0	4,912	454.0	4,912	7	0	0	1	0	0	1	3	4	1	0	0	0	Y	
1	A-D1-09	Market	2 Bed - 4p	76.4	822	488.0	5,224	486.0	5,224	7	0	0	1	0	0	1	3	4	1	0	0	0	Y	
2	A-A2-01	Shared Ownership	1 Bed - 2p	55.2	594	402.0	4,327	430.0	4,629	5	0	1	0	0	0	1	2	2	0	0	0	1	Y	
2	A-A2-02	Shared Ownership	2 Bed - 4p	81.4	876	520.5	5,603	500.6	6,034	7	0	0	1	0	0	1	3	4	0	0	0	1	Y	
2	A-A2-03	Shared Ownership	1 Bed - 2p	52.4	564	376.0	4,052	374.0	4,052	5	0	1	0	0	0	1	2	2	0	0	0	1	Y	
2	A-A2-04																							



# Block B

PROJECT TITLE:  
**Manor Road, Richmond**

SCHEDULE TITLE:  
**MNR AA ALL ZZ SC 4 7000 MNR AA ALL ZZ DR A 2000**

ISSUE DATE:  
**February 18, 2019**



**NOTES:**

**Definition of Areas for Schedule of Areas**

Room areas are generally calculated in accordance with the current Code of Measuring Practice published by the RICS with the exception of residential purposes where the following definitions are used:

**Net Internal Area (NIA)**

Net Internal Area (NIA) is the sum of all habitable areas within the building, and measured within the inner face of the enclosing walls. It includes areas occupied by partitions, columns, chimney breasts, internal service ducts, cupboards, kitchen units and end-stops within the habitable space. Internal staircase walls, balconies and areas are included in the floor area only. Includes balconies, terraces, verandas, garages and parking areas.

**Codebook**

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

**Architect**

Total area of all enclosed common or shared spaces for sanitary accommodation, cloak-rooms, 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.

**Other Internal Area (OIA)**

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).

**Architect**

Total area of all enclosed common or shared spaces for sanitary accommodation, cloak-rooms, 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.

**Other Internal Area (OIA)**

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).

**Architect**

Total area of all enclosed common or shared spaces for sanitary accommodation, cloak-rooms, 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.

**Other Internal Area (OIA)**

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).

**Internal Area**

This means the surface of plasterwork applied to the masonry or structural construction and not the surface of internal finish, extended to or by the occupant, for example concrete slabs in rooms.

**Areas**

These are measured to the finished floor level (FFL). This is the top of the screed or floorboards not including carpet, concrete floor or any covering. All dimensions must be checked on site.

**Codebook**

This drawing must not be used for land transfer purposes.

**Internal Area**

This means the surface of plasterwork applied to the masonry or structural construction and not the surface of internal finish, extended to or by the occupant, for example concrete slabs in rooms.

**Areas**

These are measured to the finished floor level (FFL). This is the top of the screed or floorboards not including carpet, concrete floor or any covering. All dimensions must be checked on site.

**Codebook**

This drawing must not be used for land transfer purposes.

**Codebook**

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						OCCUPANCY		TENURE MIX			WHEELCHAIR UNIT			
				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	Total Units	Res Rooms	Max Occupants	Market	Affordable	Shared Ownership	M4(3) Units	M4(2) Units	
0	B-A0-01	Market	1 Bed - 2p	52.2	562	358.0	3,854	381.7	4,109	5	0	1	0	0	0	0	1	2	2	1	0	0	0	0	Y
0	B-A0-02	Market	2 Bed - 4p	78.8	846					7	0	0	0	1	0	0	1	3	4	1	0	0	0	0	Y
				130.8	1,408.0	358.0	3,853.6	381.7	4,108.7	12.0	0	1	0	1	0	0	2	5	6	2	0	0	0	0	Y
1	B-A1-01	Market	1 Bed - 2p	54.9	591	498.9	5,370	532.2	5,729	5	0	1	0	0	0	0	1	2	2	1	0	0	0	0	Y
1	B-A1-02	Market	2 Bed - 4p	78.6	846					7	0	0	0	1	0	0	1	3	4	1	0	0	0	0	Y
1	B-A1-03	Market	2 Bed - 4p	78.6	846					7	0	0	0	1	0	0	1	3	4	1	0	0	0	0	Y
1	B-A1-04	Market	1 Bed - 2p	54.9	591					5	0	1	0	0	0	0	1	2	2	1	0	0	0	0	Y
1	B-A1-05	Market	2 Bed - 4p	78.5	845					7	0	0	0	1	0	0	1	3	4	1	0	0	0	0	Y
1	B-A1-06	Market	2 Bed - 4p	78.5	845					7	0	0	0	1	0	0	1	3	4	1	0	0	0	0	Y
				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	0	0	Y
2	B-A2-01	Market	1 Bed - 2p	54.9	591	498.9	5,370	532.2	5,729	5	0	1	0	0	0	0	1	2	2	1	0	0	0	0	Y
2	B-A2-02	Market	2 Bed - 4p	78.6	846					7	0	0	0	1	0	0	1	3	4	1	0	0	0	0	Y
2	B-A2-03	Market	2 Bed - 4p	78.6	846					7	0	0	0	1	0	0	1	3	4	1	0	0	0	0	Y
2	B-A2-04	Market	1 Bed - 2p	54.9	591					5	0	1	0	0	0	0	1	2	2	1	0	0	0	0	Y
2	B-A2-05	Market	2 Bed - 4p	78.5	845					7	0	0	0	1	0	0	1	3	4	1	0	0	0	0	Y
2	B-A2-06	Market	2 Bed - 4p	78.5	845					7	0	0	0	1	0	0	1	3	4	1	0	0	0	0	Y
				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	0	0	Y
3	B-A3-01	Market	1 Bed - 2p	54.9	591	498.9	5,370	532.2	5,729	5	0	1	0	0	0	0	1	2	2	1	0	0	0	0	Y
3	B-A3-02	Market	2 Bed - 4p	78.6	846					7	0	0	0	1	0	0	1	3	4	1	0	0	0	0	Y
3	B-A3-03	Market	2 Bed - 4p	78.6	846					7	0	0	0	1	0	0	1	3	4	1	0	0	0	0	Y
3	B-A3-04	Market	1 Bed - 2p	54.9	591					5	0	1	0	0	0	0	1	2	2	1	0	0	0	0	Y
3	B-A3-05	Market	2 Bed - 4p	78.5	845					7	0	0	0	1	0	0	1	3	4	1	0	0	0	0	Y
3	B-A3-06	Market	2 Bed - 4p	78.5	845					7	0	0	0	1	0	0	1	3	4	1	0	0	0	0	Y
				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	0	0	Y
4	B-A4-01	Market	1 Bed - 2p	54.9	591	498.9	5,370	532.2	5,729	5	0	1	0	0	0	0	1	2	2	1	0	0	0	0	Y
4	B-A4-02	Market	2 Bed - 4p	78.6	846					7	0	0	0	1	0	0	1	3	4	1	0	0	0	0	Y
4	B-A4-03	Market	2 Bed - 4p	78.6	846					7	0	0	0	1	0	0	1	3	4	1	0	0	0	0	Y
4	B-A4-04	Market	1 Bed - 2p	54.9	591					5	0	1	0	0	0	0	1	2	2	1	0	0	0	0	Y
4	B-A4-05	Market	2 Bed - 4p	78.5	845					7	0	0	0	1	0	0	1	3	4	1	0	0	0	0	Y
4	B-A4-06	Market	2 Bed - 4p	78.5	845					7	0	0	0	1	0	0	1	3	4	1	0	0	0	0	Y
				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	0	0	Y
5	B-A5-01	Market	1 Bed - 2p	54.9	591	498.9	5,370	532.2	5,729	5	0	1	0	0	0	0	1	2	2	1	0	0	0	0	Y
5	B-A5-02	Market	2 Bed - 4p	78.6	846					7	0	0	0	1	0	0	1	3	4	1	0	0	0	0	Y
5	B-A5-03	Market	2 Bed - 4p	78.6	846					7	0	0	0	1	0	0	1	3	4	1	0	0	0	0	Y
5	B-A5-04	Market	1 Bed - 2p	54.9	591					5	0	1	0	0	0	0	1	2	2	1	0	0	0	0	Y
5	B-A5-05	Market	2 Bed - 4p	78.5	845					7	0	0	0	1	0	0	1	3	4	1	0	0	0	0	Y
5	B-A5-06	Market	2 Bed - 4p	78.5	845					7	0	0	0	1	0	0	1	3	4	1	0	0	0	0	Y
				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	0	0	Y
6	B-A6-01	Market	1 Bed - 2p	54.9	591	498.9	5,370	532.2	5,729	5	0	1	0	0	0	0	1	2	2	1	0	0	0	0	Y
6	B-A6-02	Market	2 Bed - 4p	78.6	846					7	0	0	0	1	0	0	1	3	4	1	0	0	0	0	Y
6	B-A6-03	Market	2 Bed - 4p	78.6	846					7	0	0	0	1	0	0	1	3	4	1	0	0	0	0	Y
6	B-A6-04	Market	1 Bed - 2p	54.9	591					5	0	1	0	0	0	0	1	2	2	1	0	0	0	0	Y
6	B-A6-05	Market	2 Bed - 4p	78.5	845					7	0	0	0	1	0	0	1	3	4	1	0	0	0	0	Y
6	B-A6-06	Market	2 Bed - 4p	78.5	845					7	0	0	0	1	0	0	1	3	4	1	0	0	0	0	Y
				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	0	0	Y
7	B-A7-01	Market	1 Bed - 2p	54.9	591	498.9	5,370	532.2	5,729	5	0	1	0	0	0	0	1	2	2	1	0	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 18, 2019**



**NOTES:**

**Definition of Area for Schedule of Areas**  
 Floor areas are generally calculated in accordance with the current Code of Measuring Practices published by the RICS with the exception of residential parking areas for which the following definitions are used:  
**Net Internal Area (NIA)**  
 Net Internal Area (NIA) includes the sum of all habitable areas within the building, 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, niches and balconies within the habitable space. Internal staircases within balconies are included in the floor area only. Excludes:  
 balconies, terraces, verandas, garages and parking areas.  
**Grounded**  
 Total area of all enclosed common or shared spaces forming entrance halls, corridors, staircases, lift wells, connecting links and the like.

**Internal Area**  
 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.  
 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 Floor**  
 This means the surface of pavement applied to the masonry or structural construction and not the surface of internal floors finished to be occupied for general carrying of traffic.  
**Areas**  
 These are measured in accordance with the four level (FFL) to the top of the second of finished floors not including, e.g. roof, canopy, floor or any overhang. 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 Area for Schedule of Areas. Subject to survey, consultation and approval from all statutory authorities.  
 Revision Status: P = Planning T = Tender

Floor	Flat No	Unit Type	Unit Type	NET AREA		GROSS AREA		GROSS AREA		Balcony (sqm)	UNIT MIX						OCCUPANCY		TENURE MIX			WHEELCHAIR UNIT				
				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	Total Units	Res Rooms	Max Occupants	Market	Affordable	Shared Ownership	MM(3) Units	MM(2) Units		
0	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	0	1	Y	Y	
0	C-AG-04	Shared Ownership	2 Bed - 4p	75.7	815					7	0	0	0	1	0	0	1	3	4	0	0	0	1	Y	Y	
0	C-AG-05	Shared Ownership	1 Bed - 2p	58.4	629					5	0	1	0	0	0	0	1	2	2	0	0	0	1	Y	Y	
0	C-BG-02	Affordable	3 Bed - 6p	106.4	1,145	734.9	7,811	789.3	8,486	9	0	0	0	0	1	1	4	6	0	1	0	0	Y	Y		
0	C-BG-03	Affordable	2 Bed - 4p	73.1	787					7	0	0	0	1	0	0	1	3	4	0	1	0	0	Y	Y	
0	C-BG-04	Affordable	2 Bed - 4p	70.9	763					7	0	0	1	0	0	0	1	3	4	0	1	0	0	Y	Y	
0	C-BG-05	Affordable	3 Bed - 6p	101.9	1,097					9	0	0	0	0	0	1	4	6	0	1	0	0	0	Y	Y	
0	C-BG-06	Affordable	2 Bed - 4p	72.0	775					7	0	0	0	1	0	0	1	3	4	0	1	0	0	Y	Y	
0	C-BG-07	Affordable	2 Bed - 4p	86.1	1,034					7	0	0	0	1	0	0	1	3	4	0	1	0	0	Y	Y	
1	C-A1-01	Shared Ownership	2 Bed - 4p	72.0	775	1,233	13,273	1,245	14,477	65	0	1	0	0	0	2	9	26	38	0	0	0	3	Y	Y	
1	C-A1-02	Shared Ownership	2 Bed - 4p	73.0	786	594.0	6,394	641.2	6,902	7	0	0	0	1	0	0	1	3	4	0	0	0	1	Y	Y	
1	C-A1-03	Shared Ownership	1 Bed - 2p	51.3	552					5	0	1	0	0	0	0	1	2	2	0	0	0	1	Y	Y	
1	C-A1-04	Shared Ownership	2 Bed - 4p	70.9	763					7	0	0	0	1	0	0	1	3	4	0	0	0	1	Y	Y	
1	C-A1-05	Shared Ownership	2 Bed - 4p	80.6	868					7	0	0	0	1	0	0	1	3	4	0	0	0	1	Y	Y	
1	C-A1-06	Shared Ownership	2 Bed - 4p	75.7	815					7	0	0	0	1	0	0	1	3	4	0	0	0	1	Y	Y	
1	C-A1-07	Shared Ownership	1 Bed - 2p	57.0	614					5	0	1	0	0	0	0	1	2	2	0	0	0	1	Y	Y	
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	4	6	0	1	0	0	Y	Y		
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	0	1	Y	Y	
1	C-B1-03	Shared Ownership	2 Bed - 4p	81.1	873					7	0	0	0	1	0	0	1	3	4	0	0	0	1	Y	Y	
1	C-B1-04	Affordable	3 Bed - 6p	102.0	1,098					9	0	0	0	0	0	1	4	6	0	1	0	0	Y	Y		
1	C-B1-05	Affordable	2 Bed - 4p	73.0	786					7	0	0	0	1	0	0	1	3	4	0	1	0	0	Y	Y	
1	C-B1-06	Shared Ownership	2 Bed - 4p	73.1	787					7	0	0	0	1	0	0	1	3	4	0	0	0	1	Y	Y	
1	C-B1-07	Affordable	1 Bed - 2p	50.2	540					5	0	1	0	0	0	0	1	2	2	0	1	0	0	Y	Y	
1	C-B1-08	Affordable	3 Bed - 6p	86.1	1,034					9	0	0	0	0	0	1	4	6	0	1	0	0	Y	Y		
2	C-A2-01	Shared Ownership	2 Bed - 4p	73.0	786	1,571.1	12,240.0	1,402.3	15,094.7	1,510.4	16,258.3	105.0	0	3	0	9	0	3	15	45	60	0	5	10	Y	Y
2	C-A2-02	Shared Ownership	2 Bed - 4p	73.0	786	594.0	6,394	641.2	6,902	7	0	0	0	1	0	0	1	3	4	0	0	0	1	Y	Y	
2	C-A2-03	Shared Ownership	1 Bed - 2p	51.3	552					5	0	1	0	0	0	0	1	2	2	0	0	0	1	Y	Y	
2	C-A2-04	Shared Ownership	2 Bed - 4p	70.9	763					7	0	0	0	1	0	0	1	3	4	0	0	0	1	Y	Y	
2	C-A2-05	Shared Ownership	2 Bed - 4p	80.6	868					7	0	0	0	1	0	0	1	3	4	0	0	0	1	Y	Y	
2	C-A2-06	Shared Ownership	2 Bed - 4p	75.7	815					7	0	0	0	1	0	0	1	3	4	0	0	0	1	Y	Y	
2	C-A2-07	Shared Ownership	1 Bed - 2p	57.0	614					5	0	1	0	0	0	0	1	2	2	0	0	0	1	Y	Y	
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	4	6	0	1	0	0	Y	Y		
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	0	1	Y	Y	
2	C-B2-03	Shared Ownership	2 Bed - 4p	81.1	873					7	0	0	0	1	0	0	1	3	4	0	0	0	1	Y	Y	
2	C-B2-04	Affordable	3 Bed - 6p	102.0	1,098					9	0	0	0	0	0	1	4	6	0	1	0	0	Y	Y		
2	C-B2-05	Affordable	2 Bed - 4p	73.0	786					7	0	0	0	1	0	0	1	3	4	0	1	0	0	Y	Y	
2	C-B2-06	Shared Ownership	2 Bed - 4p	73.1	787					7	0	0	0	1	0	0	1	3	4	0	0	0	1	Y	Y	
2	C-B2-07	Affordable	1 Bed - 2p	50.2	540					5	0	1	0	0	0	0	1	2	2	0	1	0	0	Y	Y	
2	C-B2-08	Affordable	3 Bed - 6p	86.1	1,034					9	0	0	0	0	0	1	4	6	0	1	0	0	Y	Y		
3	C-A3-01	Shared Ownership	2 Bed - 4p	73.0	786	1,571.1	12,240.0	1,402.3	15,094.7	1,510.4	16,258.3	105.0	0	3	0	9	0	3	15	45	60	0	5	10	Y	Y
3	C-A3-02	Shared Ownership	2 Bed - 4p	73.0	786	594.0	6,394	641.2	6,902	7	0	0	0	1	0	0	1	3	4	0	0	0	1	Y	Y	
3	C-A3-03	Shared Ownership	1 Bed - 2p	51.3	552					5	0	1	0	0	0	0	1	2	2	0	0	0	1	Y	Y	
3	C-A3-04	Shared Ownership	2 Bed - 4p	70.9	763					7	0	0	0	1	0	0	1	3	4	0	0	0	1	Y	Y	
3	C-A3-05	Shared Ownership	2 Bed - 4p	80.6	868					7	0	0	0	1	0	0	1	3	4	0	0	0	1	Y	Y	
3	C-A3-06	Shared Ownership	2 Bed - 4p	75.7	815					7	0	0	0	1	0	0	1	3	4	0	0	0	1	Y	Y	
3	C-A3-07	Shared Ownership	1 Bed - 2p	57.0	614					5	0	1	0	0	0	0	1	2	2	0	0	0	1	Y	Y	
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	4	6	0	1	0	0	Y	Y		
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	0	1	Y	Y	
3	C-B3-03	Shared Ownership	2 Bed - 4p	81.1	873					7	0	0	0	1	0	0	1	3	4	0	0	0	1	Y	Y	
3	C-B3-04	Affordable	3 Bed - 6p	102.0	1,098					9	0	0	0	0	0	1	4	6	0	1	0	0	Y	Y		
3	C-B3-05	Affordable	2 Bed - 4p	73.0	786					7	0	0	0	1	0	0	1	3	4	0	1	0	0	Y	Y	
3	C-B3-06	Shared Ownership	2 Bed - 4p	73.1	787					7	0	0	0	1	0	0	1	3	4	0	0	0	1	Y	Y	
3	C-B3-07	Affordable	1 Bed - 2p	50.2	540					5	0	1	0	0	0	0	1	2	2	0	1	0	0	Y	Y	
3	C-B3-08	Affordable	3 Bed - 6p	86.1	1,034					9	0	0	0	0	0	1	4	6	0	1	0	0	Y	Y		
4	C-A4-01	Shared Ownership	2 Bed - 4p	73.0	786	1,571.1	12,240																			





# Totals and Ancillary

PROJECT TITLE: **Manor Road, Richmond** SCHEDULE TITLE: **MNR AA ALL ZZ SC 4 7000** MEASURED FROM DRAWINGS: **MNR AA ALL ZZ DR A 2000** ISSUE DATE: **February 18, 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 residential purposes where the following definitions are used:

**Net Internal Area (NIA)**  
 Net internal area is the sum of all habitable areas within the dwelling, and measured within the internal face of the enclosing walls. Include areas occupied by partitions, columns, chimney breasts, internal service ducts, cupboards, kitchen units and end-cupboards within the habitable space. Internal staircase within habitable area is to be included in the floor area only. Exclude balconies, terraces, verandas, garages and parking areas.

**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).

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

**Shared Ownership**  
 The sum of the areas falling into the categories defined as Net Internal Area, Circulation, Ancillary, and Internal Divisions will equal the Shared Ownership (SO).

**Assael**  
 These areas measured 1m above finished floor level (FFL). This is the top of the ground or foundation, not including, crawl, except bed or any covering. All dimensions must be checked on site.  
 The drawing must not be used for tend or transfer purposes.  
 Calculated areas in accordance with Assael Architecture's 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			WHEELCHAIR UNIT		
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 (sqm)	Studio 1q	1 Bed 2q	2 Bed 3q	2 Bed 4q	3 Bed 5q	3 Bed 6q	Total Units	Res Rooms	Max Occupants	Market	Affordable	Shared Ownership	M4(3) Units	M4(2) Units	
<b>Residential Totals</b>				<b>27,645</b>	<b>297,692</b>	<b>35,114</b>	<b>377,974</b>	<b>37,765</b>	<b>406,516</b>	<b>2,540</b>	-	<b>153</b>	<b>1</b>	<b>176</b>	<b>4</b>	<b>51</b>	<b>382</b>	<b>1,057</b>	<b>1,338</b>					<b>39</b>	<b>345</b>
<b>Market Totals (Buildings A, B, D)</b>				<b>17,950</b>	<b>192,214</b>	<b>23,001</b>	<b>247,584</b>	<b>24,543</b>	<b>264,183</b>	<b>1,620</b>	-	<b>101</b>	<b>1</b>	<b>115</b>	<b>3</b>	<b>31</b>	<b>251</b>	<b>686</b>	<b>866</b>					<b>21</b>	<b>230</b>
<b>Affordable Totals (Building C)</b>				<b>9,411</b>	<b>96,752</b>	<b>4,300</b>	<b>46,290</b>	<b>4,559</b>	<b>49,450</b>	<b>322</b>	-	<b>6</b>	-	<b>13</b>	<b>1</b>	<b>20</b>	<b>40</b>	<b>155</b>	<b>180</b>					<b>12</b>	<b>28</b>
<b>Shared Ownership Totals (Buildings C, A)</b>				<b>6,282</b>	<b>67,676</b>	<b>7,813</b>	<b>84,100</b>	<b>8,624</b>	<b>92,830</b>	<b>591</b>	-	<b>46</b>	-	<b>48</b>	-	-	<b>84</b>	<b>236</b>	<b>284</b>					<b>6</b>	<b>88</b>

Residential Ancillary				GIA (sq.m)	GIA (sq.ft)	GEA (sq.m)	GEA (sq.ft)
Basement	Bike Store	720	720	684.8	7,389.2	713.2	7,677
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
<b>Building A</b>				<b>1,049.2</b>	<b>11,293.9</b>	<b>1,095.9</b>	<b>11,796.6</b>
Core A	Bins			34.2	368.1	39.8	428
Core A	Plant			86.3	929.0	90.7	976
Core C	Bins			32.6	350.9	33.5	361
Core D	Bins			53.4	574.8	57.9	623
Core D	Bikes			15.8	170.4	15.8	171
Core D	Plant			66.5	715.8	70.7	761
<b>Building B</b>				<b>289.8</b>	<b>3,119.5</b>	<b>312.4</b>	<b>3,362.8</b>
Core B	Bins			59.0	635.7	61.9	666
Core B	Plant			91.9	987.6	98.7	953
<b>Building C</b>				<b>140.9</b>	<b>1,516.7</b>	<b>150.6</b>	<b>1,621.1</b>
Core A	Bins			25.9	278.8	29.1	313
Core A	Plant			66.7	715.3	72.0	775
Core B	Bins			93.2	997.7	97.1	1,048
Core B	Bikes			98.5	1,060.3	103.3	1,112
<b>Building D</b>				<b>247.3</b>	<b>2,662.0</b>	<b>261.5</b>	<b>2,814.9</b>
Core A	Bins			42.6	455.3	44.5	480
Core A	Plant			129.5	1,394.0	140.9	1,517
Core D	Bins			24.6	264.8	26.0	280
<b>Residential Ancillary Total</b>				<b>1,967.7</b>	<b>21,117.3</b>	<b>2,111.5</b>	<b>22,766.6</b>

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
<b>Commercial (A1/B1)</b>				<b>480.1</b>	<b>5,167.9</b>	<b>534.2</b>	<b>5,750.3</b>
<b>Total</b>				<b>37,518</b>	<b>403,857</b>	<b>40,331</b>	<b>434,138</b>



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## Document Control Form

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Project title	Manor Road, Richmond
Document title	Area Schedule
Client	Avanton
Document status	Revision P2
Date of issue	19 February 2019
Prepared by	Holly Barker, Architect
Checked by	Tim Chapman Cavanagh, Director

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Status	Revision	Date issued	Prepared by	Checked by
P1	For Planning	08/02/2019	HB	TCC
P2	For Planning	19/02/2019	HB	JL

