

Assael



Manor Road / Richmond Area Schedule

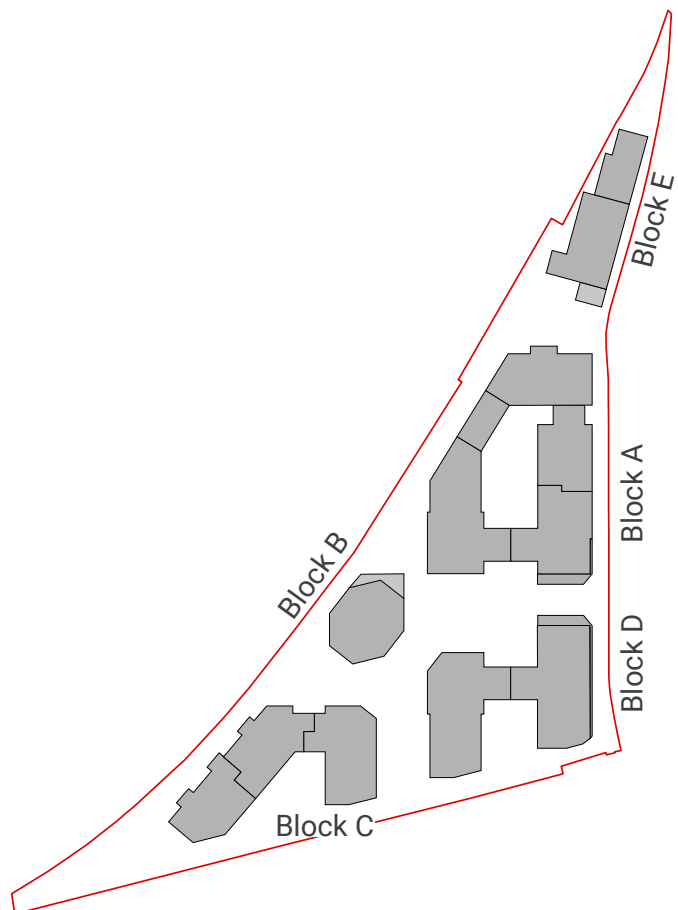
Assael Architecture Ltd

November 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 addendum.



PROJECT TITLE:

SCHEDULE TITLE: MEASURED FROM DRAWINGS:

ISSUE DATE:

A3004 Manor Road

MNR AA ALL ZZ SC A 7001 P18

November 27, 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 property when the following definitions are used:

Net Internal Areas (NIA)

Net internal area shall be the sum of all habitable areas within the dwellings, and measured within the internal faces 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.

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, cloakroom, stairs, 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).

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 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 (FFL). This is the top of the screed or floorboards not underlays, carpets, ceramic tiled 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 Areas for Schedule of Areas. Subject to survey, consultation and approval from all statutory authorities.

Revision Status: P = Planning T = Tender

Table with columns: DESCRIPTION, Floor, Flat No, Type, Tenure, Unit Type, NET AREA (NIA, GIA), GROSS AREA (GIA, GEA), UNIT MIX (Studio, 1 Bed 2p, 2 Bed 3p, 2 Bed 4p, 3 Bed 5p, 3 Bed 6p), AFF (Sub Tenure), OCCUPANCY (Total Units, Hab Rooms). Includes Building A Core C and CORE AC TOTALS.

Table with columns: DESCRIPTION, Floor, Flat No, Type, Tenure, Unit Type, NET AREA (NIA, GIA), GROSS AREA (GIA, GEA), UNIT MIX (Studio, 1 Bed 2p, 2 Bed 3p, 2 Bed 4p, 3 Bed 5p, 3 Bed 6p), AFF (Sub Tenure), OCCUPANCY (Total Units, Hab Rooms). Includes Building A Core D and CORE AD TOTALS.

PROJECT TITLE:

SCHEDULE TITLE: MEASURED FROM DRAWINGS:

ISSUE DATE:

A3004 Manor Road

MNR AA ALL ZZ SC A 7001 P18

November 27, 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 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 faces 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.

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, cloakroom, stairs, 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).

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 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 (FFL). This is the top of the screed or floorboards not underlays, carpets, ceramic tiled 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 Asaæl 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

DESCRIPTION				NET AREA		GROSS AREA		GROSS AREA		UNIT MIX						AFF		OCCUPANCY	
Floor	Flat No	Type	Tenure	Unit Type	NIA (sq.m)	NIA (sq.ft)	GIA (sq.m)	GIA (sq.ft)	GEA (sq.m)	GEA (sq.ft)	Studio	1 Bed 2p	2 Bed 3p	2 Bed 4p	3 Bed 5p	3 Bed 6p	Sub Tenure	Total Units	Hab Rooms
Building C																			
Core C																			
G	CC-G-01	A.1.3	Aff Rent	1 Bed - 2p	53.6	577					0	1	0	0	0	0	London Affordable Rent	1	2
G	CC-G-02	A3.1	Aff Rent	3 Bed - 5p	88.5	953					0	0	0	0	1	0	London Affordable Rent	1	4
G	CC-G-03	A.2.1	Aff Rent	2 Bed - 4p	71.2	766					0	0	0	0	1	0	London Affordable Rent	1	3
G	CC-G-04	A.1.1	Aff Rent	1 Bed - 2p	50.3	541					0	1	0	0	0	0	London Affordable Rent	1	2
G			Aff Rent		263.6	2,837.5	377.4	4,062	410.9	4,423	0	2	0	1	1	0		4	11
1	CC-1-01	A.2.6	Aff Rent	2 Bed - 4p	70.6	760					0	0	0	1	0	0	London Affordable Rent	1	3
1	CC-1-02	A3.8	Aff Rent	3 Bed - 6p	102.2	1,100					0	0	0	0	0	1	London Affordable Rent	1	4
1	CC-1-03	A.2.1	Aff Rent	2 Bed - 4p	71.2	766					0	0	0	1	0	0	London Affordable Rent	1	3
1	CC-1-04	A.1.1	Aff Rent	1 Bed - 2p	50.3	541					0	1	0	0	0	0	London Affordable Rent	1	2
1			Aff Rent		294.3	3,167.9	387.1	4,167	420.6	4,527	0	1	0	2	0	1		4	12
2	CC-2-01	A.2.6	Aff Rent	2 Bed - 4p	70.6	760					0	0	0	1	0	0	London Affordable Rent	1	3
2	CC-2-02	A3.8	Aff Rent	3 Bed - 6p	102.2	1,100					0	0	0	0	0	1	London Affordable Rent	1	4
2	CC-2-03	A.2.1	Aff Rent	2 Bed - 4p	71.2	766					0	0	0	1	0	0	London Affordable Rent	1	3
2	CC-2-04	A.1.1	Aff Rent	1 Bed - 2p	50.3	541					0	1	0	0	0	0	London Affordable Rent	1	2
2			Aff Rent		294.3	3,167.9	387.1	4,167	420.6	4,527	0	1	0	2	0	1		4	12
3	CC-3-01	A.2.6	Aff Rent	2 Bed - 4p	70.6	760					0	0	0	1	0	0	London Affordable Rent	1	3
3	CC-3-02	A3.8	Aff Rent	3 Bed - 6p	102.2	1,100					0	0	0	0	0	1	London Affordable Rent	1	4
3	CC-3-03	A.2.1	Aff Rent	2 Bed - 4p	71.2	766					0	0	0	1	0	0	London Affordable Rent	1	3
3	CC-3-04	A.1.1	Aff Rent	1 Bed - 2p	50.3	541					0	1	0	0	0	0	London Affordable Rent	1	2
3			Aff Rent		294.3	3,167.9	387.1	4,167	420.6	4,527	0	1	0	2	0	1		4	12
4	CC-4-01	A.2.6	Aff Rent	2 Bed - 4p	70.6	760					0	0	0	1	0	0	London Affordable Rent	1	3
4	CC-4-02	A3.8	Aff Rent	3 Bed - 6p	102.2	1,100					0	0	0	0	0	1	London Affordable Rent	1	4
4	CC-4-03	A.2.1	Aff Rent	2 Bed - 4p	71.2	766					0	0	0	1	0	0	London Affordable Rent	1	3
4	CC-4-04	A.1.1	Aff Rent	1 Bed - 2p	50.3	541					0	1	0	0	0	0	London Affordable Rent	1	2
4			Aff Rent		294.3	3,167.9	387.1	4,167	420.6	4,527	0	1	0	2	0	1		4	12
5	CC-5-01	A.2.6	Aff Rent	2 Bed - 4p	70.6	760					0	0	0	1	0	0	London Affordable Rent	1	3
5	CC-5-02	A3.8	Aff Rent	3 Bed - 6p	102.2	1,100					0	0	0	0	0	1	London Affordable Rent	1	4
5	CC-5-03	A.2.1	Aff Rent	2 Bed - 4p	71.2	766					0	0	0	1	0	0	London Affordable Rent	1	3
5	CC-5-04	A.1.1	Aff Rent	1 Bed - 2p	50.3	541					0	1	0	0	0	0	London Affordable Rent	1	2
5			Aff Rent		294.3	3,167.9	387.1	4,167	420.6	4,527	0	1	0	2	0	1		4	12
6	CC-6-01	A.2.8	Aff Rent	2 Bed - 3p	65.2	702					0	0	1	0	0	0	London Affordable Rent	1	3
6	CC-6-02	A3.6	Aff Rent	3 Bed - 5p	87.3	940					0	0	0	0	1	0	London Affordable Rent	1	4
6	CC-6-03	A3.7	Aff Rent	3 Bed - 5p	87.9	946					0	0	0	1	1	0	London Affordable Rent	1	4
6			Aff Rent		240.4	2,587.7	323.8	3,485	354.7	3,818	0	0	1	0	2	0		3	11
CORE CC TOTALS					1,876	21,265	2,637	28,382	2,869	30,878	0	7	1	11	3	5		27	82

Ancillary

PROJECT TITLE:

A3004 Manor Road

SCHEDULE TITLE: MEASURED FROM DRAWINGS:

MNR AA ALL ZZ SC A 7001 P18

ISSUE DATE:

November 27, 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 property when the following definitions are used:

Net Internal Areas (NIA)

Net internal area shall be the sum of all habitable areas within the dwellings, and measured within the internal faces 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 duplexes are to be included in the lower floor only. 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, cloakroom, 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).

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 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 (FFL). This is the top of the screed or floorboards not underlays, carpets, ceramic tiled 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 Areas for Schedule of Areas. Subject to survey, consultation and approval from all statutory authorities.


Revision Status: P = Planning T = Tender

LOCATION	REFUSE						BIKES						PLANT			
	No. required	No. provided	GIA (sq.m)	GIA (sq.ft)	GEA (sq.m)	GEA (sq.ft)	No. required2	No. provided2	GIA (sq.m)2	GIA (sq.ft)2	GEA (sq.m)2	GEA (sq.ft)2	GIA (sq.m)3	GIA (sq.ft)3	GEA (sq.m)3	GEA (sq.ft)3
Column1																
BLOCK A																
CORE A TOTALS	8	9	48.7	524.2	54.1	582.3	74	84	76.2	820.2	81.8	880.5	104.7	1,127.0	114.1	1,228.2
CORE B TOTALS	4	5	22.1	237.9	23.8	256.2	31	36	36.8	396.1	44.4	477.9	20.0	215.3	21.5	231.4
CORE C TOTALS	5	5	19.9	214.2	19.9	214.2	38	42	43.5	468.2	51.1	550.1	14.0	150.7	14.9	160.4
CORE D TOTALS	12	14	48.5	522.1	53.4	574.8	112	72	59.7	642.6	65.0	699.7	0.0	0.0	0.0	0.0
EXTERNAL COURTYARD																
TOWNHOUSES	2	3	0.0	0.0	0.0	0.0	6	6	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
BASEMENT	0	0	0.0	0.0	0.0	0.0	0	0	0.0	0.0	0.0	0.0	171.0	1,840.7	199.0	2,142.1
BLOCK A TOTALS	29	33	139.2	1,498.4	151.2	1,627.6	261	260	216.2	2,327.2	242.3	2,608.2	138.7	1,493.0	150.5	1,620.0
BLOCK B																
CORE A TOTALS	11	11	38.4	413.3	41.4	445.6	103	118	104.4	1,123.8	114.0	1,227.1	104.9	1,129.2	116.9	1,258.3
BLOCK B TOTALS	11	11	38.4	413.3	41.4	445.6	103	118	104.4	1,123.8	114.0	1,227.1	104.9	1,129.2	116.9	1,258.3
BLOCK C																
CORE A TOTALS	10	11	52.9	569.4	56.6	609.3	98	104	94.0	1,011.8	99.7	1,073.2	0.0	0.0	0.0	0.0
CORE B & C TOTALS	13	13	53.6	577.0	57.3	616.8	111	112	91.0	979.5	99.2	1,067.8	77.1	829.9	84.1	905.3
BLOCK C TOTALS	23	24	106.5	1,146.4	113.9	1,226.0	209	216	185.0	1,991.4	198.9	2,141.0	77.1	829.9	84.1	905.3
BLOCK D																
CORE A TOTALS	6	6	49.3	530.7	50.7	545.7	49	58	68.6	738.4	71.4	768.6	66.8	719.1	71.1	765.3
CORE B TOTALS	12	12	51.4	553.3	54.8	589.9	110	62	56.7	610.3	61.0	656.6	0.0	0.0	0.0	0.0
EXTERNAL COURTYARD																
BLOCK C TOTALS	18	18	100.7	1,084.0	105.5	1,135.6	159	144	125.3	1,348.8	132.4	1,425.2	66.8	719.1	71.1	765.3
BLOCK E																
CORE A TOTALS	8	8	23.8	256.2	29.2	314.3	56	60	54.3	584.5	62.0	667.4	46.9	504.8	61.7	664.2
BLOCK E TOTALS	8	8	23.8	256.2	29.2	314.3	56	60	54.3	584.5	62.0	667.4	46.9	504.8	61.7	664.2
OVERALL TOTALS	89	94	409	4,398	441	4,749	788	798	685	7,376	750	8,069	434	4,676	484	5,213

KEY

MARKET FLATS
MIXED CORE: MARKET/INTERMEDIATE
INTERMEDIATE
MIXED CORES: AFFORDABLE RENT/INTERMEDIATE
AFFORDABLE RENT
ANCILLARY SITE WIDE

Assael Architecture Limited
123 Upper Richmond Road
London SW15 2TL

 +44 (0)207 736 7744

 info@assael.co.uk

 www.assael.co.uk

Document Control Form

Project number	A3004
Project title	Manor Road, Richmond
Document title	Area Schedule
Client	Avanton
Document status	Revision P8
Date of issue	27 November 2019
Prepared by	Holly Barker, Senior Architect
Checked by	John Lynch, Associate Director

Assael Architecture Limited has prepared this document in accordance with the instructions of the Client under the agreed Terms of Appointment. This document is for the sole and specific use of the Client and Assael Architecture shall not be responsible for any use of the document or its contents for any purpose other than that for which it was prepared and provided. Should the Client require to pass copies of the document to other parties for information, the whole of the report should be so copied, but no professional liability or warranty shall be extended to other parties by Assael Architecture in this connection without the explicit written agreement thereto by Assael Architecture Limited.

© 2019 Assael Architecture Limited

Assael Architecture Limited owns the copyright of this design and document which must not be reproduced in whole or part without the written permission of Assael Architecture Limited.

Computer generated photo montages that may be contained in this document that have an image identification number containing the letters 'AVR' conform to our 'Accurate Visual Representation Methodology' as set out by the London View Management Framework. In the absence of the letters 'AVR' the image cannot be used as proof of visual impact but as an 'impression'.

Status	Revision	Date issued	Prepared by	Checked by
P1	For Planning	08/02/2019	HB	TCC
P2	For Planning	19/02/2019	HB	JL
P3	For Planning	10/04/2019	HB	JL
P4	For Planning	17/05/2019	HB	JL
P5	For Planning	24/05/2019	HB	JL
P6	For Planning	21/11/2019	HB	JL
P7	For Planning	26/11/2019	HB	JL
P8	For Planning	27/11/2019	HB	JL

