



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: A3004 Manor Road

NOTES: Definition of Areas to Scholule of Areas Postinition of Areas to Scholule of Areas published by the RICS with the exception of residential property when the following definitions are used:

Not internal Areas (NIA) Not internal area shall be assumed all habitable areas while the develope, and reasound while because, internal internal while. Includes areas sociales by statistics, columns, chimey assess, internal internal while, therail access within deplexes are to be included in the lower foor only. Excludes backets, internal variances, angree 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.

SCHEDULE TITLE: MEASURED FROM DR MNR AA ALL ZZ SC A 7001 P18

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

WINGS.

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

Gross Internal Area (GIA) The sum of the areas billing 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.

ISSUE DATE:

November 27, 2019

Internal Face This means the surface of plasterwork applied to the masonry or studyook construction and not the surface of internal linings installed for or by the occupier, for example certainic sting 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, orramic tiled or vinyl coverings. All dimensions must be checked on site.

This drawing must not be used for land transfer purposes. Calculated transact in accordance with Accusate Architecture's Definition of Areas for Schedule of Areas. Subject to survey, con and approval from all statutory authorities. Revision Status: P = Planning T = Tender

DESCRIPTIC	DN .				NET AREA		GROSS	S AREA	GROSS	AREA			UN	IT MIX			AFF	OCCI	JPANCY
Floor	Flat No	Туре	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 A																			
G	AA-G-01	l.1.3	Intermediate	1 Bed - 2p	50.3	541					0	1	0	0	0	0	London Living Rent	1	2
G	AA-G-03	1.2.4	Intermediate	2 Bed - 4p	70.3	757					0	0	0	1	0	0	London Living Rent	1	3
G	AA-G-04	1.2.7	Intermediate	2 Bed - 3p	61.6	663				0.077	0	0	1	0	0	0	London Living Rent	1	3
G	44404	10.47	late and dista	Intermediate	182.2	1,961	279.3	3,006	304.4	3,217	0	1	1	1	0	0	Charad Oursembia	3	8
	AA-1-01 AA-1-02	122	Intermediate	2 Bed - 4p	70.4	756					0	0	0	1	0	0	Shared Ownership	1	
1	AA-1-03	1.2.8	Intermediate	2 Bed - 4p	70.0	753					0	0	0	1	0	0	Shared Ownership	1	
1	AA-1-04	1.2.5	Intermediate	2 Bed - 4p	72.3	778					0	0	0	1	0	0	Shared Ownership	1	0
	AA-1-05	1.2.4	Intermediate	2 Bed - 4p	70.3	757					0	0	0	1	0	0	Shared Ownership	1	
-	AA-1-06	1.2.7	Intermediate	2 Bed - 3p	61.b 415.9	4 477	511.5	5 506	551.8	5 940	0	0	1	0	0	0	Snared Ownership	1	18
2	AA-2-01	1.2.17	Intermediate	2 Bed - 4p	70.4	758	011.0	0,000	001.0	0,040	Ő	0	0	1	0	0	Shared Ownership	1	
2	AA-2-02	1.2.2	Intermediate	2 Bed - 4p	71.3	767					0	0	0	1	0	0	Shared Ownership	1	3
2	AA-2-03	1.2.8	Intermediate	2 Bed - 4p	70.0	753					0	0	0	1	0	0	Shared Ownership	1	3
2	AA-2-04	1.2.5	Intermediate	2 Bed - 4p	72.3	778					0	0	0	1	0	0	Shared Ownership	1	3
2	AA-2-05	127	Intermediate	2 Bed - 3p	61.6	663					0	0	1	0	0	0	Shared Ownership	1	
2				Intermediate	415.9	4,477	510.7	5,497	552.6	5,948	0	0	1	5	0	0		6	18
3	AA-3-01	1.2.17	Intermediate	2 Bed - 4p	70.4	758					0	0	0	1	0	0	Shared Ownership	1	
3	AA-3-02	1.2.2	Intermediate	2 Bed - 4p	71.3	767					0	0	0	1	0	0	Shared Ownership	1	3
3	AA-3-03 AA-3-04	1.2.8	Intermediate	2 Bed - 4p 2 Bed - 4n	70.0	753					0	0	0	1	0	0	Shared Ownership Shared Ownership	1	
3	AA-3-05	1.2.4	Intermediate	2 Bed - 4p	70.3	757					0	0	0	1	0	0	Shared Ownership	1	
3	AA-3-06	1.2.7	Intermediate	2 Bed - 3p	61.6	663					0	0	1	0	0	0	Shared Ownership	1	3
3		10.47		Intermediate	415.9	4,477	509.4	5,483	554.2	5,966	0	0	1	5	0	0		6	18
4	AA-4-01 AA-4-02	12.17	Intermediate	2 Bed - 4p 2 Bed - 4p	70.4	758					0	0	0	1	0	0	Shared Ownership Shared Ownership	1	
4	AA-4-02 AA-4-03	1.2.2	Intermediate	2 Bed - 4p	70.0	753					0	0	0	1	0	0	Shared Ownership	1	
4	AA-4-04	P.2.26	Private	2 Bed - 4p	72.3	778					0	0	0	1	0	0	N/A	1	
4	AA-4-05	P.2.9	Private	2 Bed - 4p	70.3	757					0	0	0	1	0	0	N/A	1	3
4	AA-4-06	1.2.7	Intermediate	2 Bed - 3p	61.6	663	474.0	1 000	101.0	0.050	0	0	1	0	0	0	Shared Ownership	1	3
4				Intermediate	273.3	4 477	332.0	3.574	365.5	2,089	0	0	1	2	0	0		4	12
5	AA-5-01	P.2.35	Private	2 Bed - 4p	70.4	758				0,001	0	0	0	1	0	0	N/A	1	3
5	AA-5-02	P.2.13	Private	2 Bed - 4p	71.3	767					0	0	0	1	0	0	N/A	1	0
5	AA-5-03	P.2.23	Private	2 Bed - 4p	70.0	753					0	0	0	1	0	0	N/A	1	
5	AA-5-04	P3.2	Private	2 Bed - 4p	72.3	1.056					0	0	0	0	0	0	N/A	1	
5	701000	10.2	Tirtute	Private	382.1	4,113	470.5	5,065	518.4	5,580	Ő	0	Ő	4	Ő	1	14/74	5	16
6	AA-6-01	P.2.35	Private	2 Bed - 4p	70.4	758					0	0	0	1	0	0	N/A	1	3
6	AA-6-02	P.2.13	Private	2 Bed - 4p	71.3	767					0	0	0	1	0	0	N/A	1	3
6	AA-6-03	P.2.23 P.2.26	Private	2 Bed - 4p 2 Bed - 4p	70.0	753					0	0	0	1	0	0	N/A N/A	1	
6	AA-6-05	P3.2	Private	3 Bed - 6p	98.1	1,056					ŏ	0	Ő	Ó	Ő	1	N/A	1	4
6				Private	382.1	4,113	470.5	5,065	506.2	5,449	0	0	0	4	0	1		5	16
CORE AA TO	DTALS				2,610	28,095	3,259	35,078	3,544	38,153	0	1	5	29	0	2	0	37	112
Building A Core B																			
G	AB-G-01	P.2.28	Private	2 Bed - 4p	79.3	854					0	0	0	1	0	0	N/A	1	3
G	AB-G-02	P.2.29	Private	2 Bed - 4p	82.2	885					0	0	0	1	0	0	N/A	1	3
G	AB-G-03	P.2.28	Private	2 Bed - 4p	79.3	854	000	0.001		0.010	0	0	0	1	0	0	N/A	1	3
G	40.4.04	0.0.07	Drivete	Private	240.8	2,592	306.9	3,304	243.3	2,619	0	0	0	3	0	0	A1/A	3	9
	AB-1-01	P.2.27	Private	2 Bed - 3p	62.1	263					0	0	1	0	0	0	N/A	1	
	AB-1-02 AB-1-03	P.2.11 P.2.10	Private	2 Bed - 4p	78.6	/5/ 846					0	0	0	1	0	0	N/A N/A	1	
1	AB-1-04	P.2.33	Private	2 Bed - 3p	61.4	661					0	0	1	0	0	0	N/A	1	3
1	AB-1-05	S.1.1	Private	Studio	39.4	424				1	1	0	0	0	0	0	N/A	1	1
1				Private	311.8	3,356	398.7	4,292	432.9	4,660	1	0	2	2	0	0		5	13
2	AB-2-01	P.2.27	Private	2 Bed - 3p	62.1	668		L			0	0	1	0	0	0	N/A	1	3
2	AB-2-02	P.2.11	Private	2 Bed - 4p	70.3	757					0	0	0	1	0	0	N/A	1	3
2	AB-2-03	P.2.10	Private	2 Bed - 4p	78.6	846					0	0	0	1	0	0	N/A	1	
2	AB-2-04	P.2.33	Private	2 Bed - 3p	51.4	661					0	0	1	0	0	0	N/A	1	
2	MD-2-05	ə.1.1	r iivate	Privoto	314.9	424	302.7	4 202	432.0	4 660	1	0	0	0	0	0	N/A	1	19
3	AB-3-01	P.2 27	Private	2 Bed - 3n	621	5,356	380.7	4,202	402.9	4,000	0	0	1	0	0	0	N/A	1	10
3	AB-3-02	P.2.22	Private	2 Bed - 3p	61.9	666					Ő	0	1	Ő	Ő	0	N/A	1	3
3	AB-3-03	P3.9	Private	3 Bed - 5p	92.0	990			l		0	0	0	0	1	0	N/A	1	4
3	AB-3-04	P.2.2	Private	2 Bed - 3p	63.7	686					0	0	1	0	0	0	N/A	1	3
3	AB-3-05	S.1.1	Private	Studio	39.4	424					1	0	0	0	0	0	N/A	1	1
3				Private	319.1	3,435	403.2	4,340	436.1	4,694	1	0	3	0	1	0		5	14
CORE AB TO	DTALS				1,184	12,740	1,508	16,227	1,545	16,633	3	0	7	7	1	0		18	49

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SCHEDULE TITLE: MEASURED FROM DRAWINGS MNR AA ALL ZZ SC A 7001 P18

ISSUE DATE:

Definition of Areas for Schedule of Areas Floor areas are generally calculated in accordance with the current Code of Measuring Practice publiced by the RICS with the exception of residential property when the following definitions are used: NOTES:

Not internal Areas (NIA) Not internal area shall be assumed all habitable areas while the develope, and reasound while because, internal internal while. Includes areas sociales by statistics, columns, chimey assess, internal internal while, therail access within deplexes are to be included in the lower foor only. Excludes backets, internal variances, angree and parking areas.

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DESCRIPTIO	N N				NET AREA		GROSS	SAREA	GROSS	AREA			UN	IT MIX			AFF	000	UPANCY
Floor	Flat No	Туре	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
Dullding A																			
Core C																			
G	AC-G-01 AC-G-02	P.2.28 P.2.34	Private Private	2 Bed - 4p 2 Bed - 4p	79.3	854 812					0	0	0	1	0	0	N/A N/A	1	3
G 1	AC-1-01	S.1.1	Private	Private Studio	154.7 39.4	1,665	262.0	2,820	376.7	4,055	0	0	0	2	0	0	N/A	2	6
1	AC-1-02	P.2.33	Private	2 Bed - 3p	61.4	661					0	0	1	0	0	0	N/A	1	3
1	AC-1-03	P.1.1	Private	1 Bed - 2p	51.9	559					0	1	0	0	0	0	N/A	1	2
1	AC-1-05 AC-1-06	P.2.5 P.1.10	Private Private	2 Bed - 4p 1 Bed - 2p	72.6	781					0	0	0	1	0	0	N/A N/A	1	3
1	AC-1-07	P3.3	Private	3 Bed - 5p Private	87.5	942	532.3	5 730	576.2	6 202	0	0	0	0	1	0	N/A	1	4
2	AC-2-01	S.1.1	Private	Studio	39.4	424	002.0		070.2		1	0	0	0	0	0	N/A	1	1
2	AC-2-02 AC-2-03	P.2.33 P.1.2	Private	2 Bed - 3p 1 Bed - 2p	55.8	601					0	1	1	0	0	0	N/A N/A	1	3
2	AC-2-04 AC-2-05	P.1.1 P.2.5	Private	1 Bed - 2p 2 Bed - 4p	51.9 72.6	559					0	1	0	0	0	0	N/A N/A	1	2
2	AC-2-06	P.1.10	Private	1 Bed - 2p	52.4	564					0	1	0	0	0	0	N/A	1	2
2	AC-2-07	F3.3	FIVAL	S Bed - Sp Private	421.0	4,531.8	532.2	5,729	576.2	6,202	1	3	1	1	1	0	N/A	7	17
3	AC-3-01 AC-3-02	S.1.1 P.2.33	Private Private	2 Bed - 3p	39.4 61.4	424 661					1	0	0	0	0	0	N/A N/A	1	1
3	AC-3-03	P.2.22	Private	2 Bed - 3p	61.9	666					0	0	1	0	0	0	N/A	1	3
3	AC-3-04	P.1.11	Private	1 Bed - 2p	50.0	538					0	1	0	0	0	0	N/A	1	2
3	AC-3-06	P3.3	Private	3 Bed - 5p Private	87.5 378.0	942 4,068.9	486.5	5,237	528.1	5,685	0	0	0	0	1	0	N/A	1	4
CORE AC TO	DTALS				1,375	14,798	1,813	19,516	2,057	22,144	3	7	4	5	3	0		22	56
Building A																			
Core D G	AD-G-01	P.1.7	Private	1 Bed - 2p	52.2	562					0	1	0	0	0	0	N/A	1	2
G	AD-G-02 AD-G-03	P.2.6	Private	2 Bed - 4p 2 Bed - 4p	71.6	771					0	0	0	1	0	0	N/A	1	3
G	AD-G-05	P3.4	Private	3 Bed - 5p	92.4	995					0	0	0	0	1	0	N/A N/A	1	4
G	AD-G-06 AD-G-07	P.2.7 P.2.20	Private Private	2 Bed - 4p 2 Bed - 4p	70.7 71.6	761					0	0	0	1	0	0	N/A	1	3
G 1	AD-1-01	P3.3	Private	Private 3 Red - 5p	433.1	4,662.0	604.2	6,504	659.0	7,094	0	1	0	4	1	0	N/A	6	18
1	AD-1-01 AD-1-02	P.1.7	Private	1 Bed - 2p	52.2	562					0	1	0	0	0	0	N/A N/A	1	2
1	AD-1-03 AD-1-04	P.2.6 P.2.3	Private	2 Bed - 4p 2 Bed - 4p	74.6	803					0	0	0	1	0	0	N/A N/A	1	3
1	AD-1-05 AD-1-06	P.1.3 P.1.9	Private	1 Bed - 2p 1 Bed - 2p	50.0 51.3	538					0	1	0	0	0	0	N/A N/A	1	2
1	AD-1-07	P3.4	Private	3 Bed - 5p	92.4	995					0	0	0	0	1	0	N/A	1	4
1	AD-1-08 AD-1-09	P.2.7 P.2.4	Private	2 Bed - 4p 2 Bed - 4p	70.7	/61 814					0	0	0	1	0	0	N/A N/A	1	3
1	AD-2-01	P3.3	Private	Private 3 Bed - 5p	625.9 87.5	6,737.4	768.2	8,269	830.4	8,939	0	3	0	4	2	0	N/A	9	26
2	AD-2-02	P.1.7	Private	1 Bed - 2p	52.2	562					0	1	0	0	0	0	N/A	1	2
2	AD-2-03	P.2.3	Private	2 Bed - 4p 2 Bed - 4p	74.6	803					0	0	0	1	0	0	N/A	1	3
2	AD-2-05 AD-2-06	P.1.3 P.1.9	Private Private	1 Bed - 2p 1 Bed - 2p	50.0 51.3	538					0	1	0	0	0	0	N/A N/A	1	2
2	AD-2-07	P3.4	Private	3 Bed - 5p	92.4	995					0	0	0	0	1	0	N/A	1	4
2	AD-2-09	P.2.4	Private	2 Bed - 4p	75.6	814					0	0	0	1	0	0	N/A	1	3
2	AD-3-01	P3.3	Private	3 Bed - 5p	625.9 87.5	6,737.4	768.2	8,269	830.4	8,939	0	3	0	4	2	0	N/A	g 1	26
3	AD-3-02 AD-3-03	P.1.7 P.2.6	Private	1 Bed - 2p 2 Bed - 4p	52.2 71.6	562					0	1	0	0	0	0	N/A N/A	1	2
3	AD-3-04	P.2.3	Private	2 Bed - 4p	74.6	803					0	0	0	1	0	0	N/A	1	3
3	AD-3-05 AD-3-06	P.1.3 P.1.9	Private	1 Bed - 2p 1 Bed - 2p	50.0	538					0	1	0	0	0	0	N/A N/A	1	2
3	AD-3-07 AD-3-08	P3.4 P.2.7	Private	3 Bed - 5p 2 Bed - 4p	92.4 70.7	995 761					0	0	0	0	1	0	N/A N/A	1	4
3	AD-3-09	P.2.4	Private	2 Bed - 4p	75.6	814	700.0	9.260	000.4	8 0 20	0	0	0	1	0	0	N/A	1	3
3	AD-4-01	P.1.8	Private	1 Bed - 2p	625.9 50.4	6,/3/.4	/68.2	0,209	830.4	0,939	0	3	0	4	2	0	N/A	9	26
4	AD-4-02 AD-4-03	P.2.6 P.2.3	Private Private	2 Bed - 4p 2 Bed - 4p	71.6 74.6	771					0	0	0	1	0	0	N/A N/A	1	3
4	AD-4-04 AD-4-05	P.1.3 P.1.9	Private	1 Bed - 2p 1 Bed - 2n	50.0 51.3	538			-		0	1	0	0	0	0	N/A N/A	1	2
4	AD-4-06	P3.4	Private	3 Bed - 5p	92.4	995					0	0	0	0	1	0	N/A	1	4
4	AD-4-07 AD-4-08	P.2.7 P.2.4	Private	2 Bed - 4p 2 Bed - 4p	70.7	761					0	0	0	1	0	0	N/A N/A	1	3
4	AD-5-01	P.1.8	Private	Private 1 Bed - 2n	536.6 50.4	5,776.1	675.2	7,268	735.2	7,914	0	3	0	4	1	0	N/A	8	22
5	AD-5-02	P.2.8	Private	2 Bed - 4p	72.6	781					0	0	0	1	0	0	N/A	1	3
5	AD-5-03 AD-5-04	P.1.3	Private	2 Bed - 4p 1 Bed - 2p	50.0	538					0	1	0	0	0	0	N/A N/A	1	3
5	AD-5-05 AD-5-06	P.1.9 P3.4	Private Private	1 Bed - 2p 3 Bed - 5p	51.3 92.4	552 995					0	1	0	0	0	0	N/A N/A	1	2
5	AD-5-07	P.2.7	Private	2 Bed - 4p	70.7	761					0	0	0	1	0	0	N/A	1	3
5	AD-5-08	P.2.4	Private	∠ dea - 4p Private	/5.6 537.6	814 5,786.9	675.2	7,268	735.2	7,914	0	3	0	4	0	0	N/A	1	3
6	AD-6-01 AD-6-02	P.1.8 P.2.8	Private Private	1 Bed - 2p 2 Bed - 4p	50.4 72.6	543 781					0	1	0	0	0	0	N/A N/A	1	2
6	AD-6-03	P.2.3	Private	2 Bed - 4p	74.6	803					0	0	0	1	0	0	N/A	1	3
6	AD-6-05	P.1.9	Private	1 Bed - 2p	51.3	552					0	1	0	0	0	0	N/A N/A	1	2
6	AD-6-06 AD-6-07	P3.4 P.2.7	Private Private	3 Bed - 5p 2 Bed - 4p	92.4	995					0	0	0	0	1	0	N/A N/A	1	4
6	AD-6-08	P.2.4	Private	2 Bed - 4p	75.6	814	676.0	7 960	705.0	7014	0	0	0	1	0	0	N/A	1	3
7	AD-7-01	P.1.15	Private	1 Bed - 2p	50.1	539	073.2	7,200	/ 03.2	7,014	0	1	0	0	0	0	N/A	1	22
7	AD-7-02 AD-7-03	P3.8 P.2.25	Private Private	3 Bed - 5p 2 Bed - 4p	87.8 73.5	945					0	0	0	0	1	0	N/A N/A	1	4
7	AD-7-04	P.1.16	Private	1 Bed - 2p Private	50.6 262.0	2 820 2	344.2	3 705	400.2	4,308	0	1	0	0	0	0	N/A	1	2
CORE AD TO	TALS			/die	4,185	45,044	5,279	56,820	5,756	61,959	0	21	0	29	11	0		61	173

PROJECT TITLE: A3004 Manor Road

NOTES: Definition of Areas to Scholule of Areas Postinition of Areas to Scholule of Areas published by the RICS with the exception of residential property when the following definitions are used: Not internal Areas (NIA) Not internal area shall be assumed all habitable areas while the develope, and reasound while because, internal internal while. Includes areas sociales by statistics, columns, chimey assess, internal internal while, therail access within deplexes are to be included in the lower foor only. Excludes backets, internal variances, angree and parking areas.

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

SCHEDULE TITLE: MEASURED FROM DRAWINGS MNR AA ALL ZZ SC A 7001 P18

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

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

Gross Internal Area (GIA) The sum of the areas failing into the categories defined as Net Internal Area, Circulation, Anciliary, and Internal Diversions 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.

ISSUE DATE:

November 27, 2019

Internal Face This means the surface of plasterwork applied to the masonry or studyook construction and not the surface of internal linings installed for or by the occupier, for example certainic sting 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, orramic tiled or vinyl coverings. All dimensions must be checked on site.

This drawing must not be used for land transfer purposes.

DESCRIPTIO	n				NETANEA		GRUSS	AREA	GRUSS	ANEA			UN				AFF		UPANCT
Floor	Flat No	Туре	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 B																			
G	B4-G-01	P 1 12	Private	1 Bed - 2n	52.1	561					0	1	0	0	0	0	N/A	1	2
G	BA-G-02	P 2 24	Private	2 Bed - 4n	74.3	800					0	0	0	1	0	0	N/A	1	3
G				Private	126.4	1 360 6	302.1	3 252	328.8	3 539	0	1	0	1	0	0		2	5
1	BA-1-01	P 1 12	Private	1 Bed - 2p	52.1	561		0,000		0,000	0	1	0	0	0	0	N/A	1	2
1	BA-1-02	P.2.24	Private	2 Bed - 4p	74.3	800					0	0	0	1	0	0	N/A	1	3
1	BA-1-03	P.2.24	Private	2 Bed - 4p	74.3	800					0	0	0	1	0	0	N/A	1	3
1	BA-1-04	P.1.12	Private	1 Bed - 2p	52.1	561					0	1	0	0	0	0	N/A	1	2
1	BA-1-05	P.2.24	Private	2 Bed - 4p	74.3	800					0	0	0	1	0	0	N/A	1	3
1	BA-1-06	P.2.24	Private	2 Bed - 4p	74.3	800					0	0	0	1	0	0	N/A	1	3
1				Private	401.4	4,320.8	493.1	5,308	537.3	5,784	0	2	0	4	0	0		6	16
2	BA-2-01	P.1.12	Private	1 Bed - 2p	52.1	561					0	1	0	0	0	0	N/A	1	2
2	BA-2-02	P.2.24	Private	2 Bed - 4p	74.3	800					0	0	0	1	0	0	N/A	1	3
2	BA-2-03	P.2.24	Private	2 Bed - 4p	74.3	800					0	0	0	1	0	0	N/A	1	3
2	BA-2-04	P.1.12	Private	1 Bed - 2p	52.1	561					0	1	0	0	0	0	N/A	1	2
2	BA-2-05	P.2.24	Private	2 Bed - 4p	74.3	800					0	0	0	1	0	0	N/A	1	3
2	BA-2-06	P.2.24	Private	2 Bed - 4p	74.3	800		5 000		6 70 (0	0	0	1	0	0	N/A	1	3
2	84.0.04	0.1.10		Private	401.4	4,320.8	493.1	5,308	537.3	5,/84	0	2	0	4	0	0		6	16
3	BA-3-01	P.1.12	Private	1 Bed - 2p	52.1	561					0	1	0	0	0	0	N/A	1	2
3	BA-3-02	P.2.24 P.2.24	Private	∠ ded - 4p	74.3	800						0	0	1	0	0	N/A	1	3
3	BA-3-03	P.2.24	Private	2 Deu - 4p	74.3 52.1	600						1	0	0	0	0	IN/A	1	3
3	BA-3-04 BA-3-05	P 2 24	Private	2 Red . 4n	74.9	201						1	0	1	0	0	N/A	1	2
3	BA-3-06	P 2 24	Private	2 Deu - 4p 2 Bed - 4n	743	800						0	0	1	0	0	N/A N/A	1	3
3	2.1000	1.2.2.4	1 mult	Private	401.4	4 320 8	493.1	5.308	537.3	5.784	0	2	0	4	0	0	10/1	6	16
4	BA-4-01	P.1.12	Private	1 Bed - 2p	52.1	561	400.1	0,000	007.0	0,101	0	1	0	0	0	0	N/A	1	2
4	BA-4-02	P.2.24	Private	2 Bed - 4p	74.3	800					0	0	0	1	0	0	N/A	1	3
4	BA-4-03	P.2.24	Private	2 Bed - 4p	74.3	800					0	0	0	1	0	0	N/A	1	3
4	BA-4-04	P.1.12	Private	1 Bed - 2p	52.1	561					0	1	0	0	0	0	N/A	1	2
4	BA-4-05	P.2.24	Private	2 Bed - 4p	74.3	800					0	0	0	1	0	0	N/A	1	3
4	BA-4-06	P.2.24	Private	2 Bed - 4p	74.3	800					0	0	0	1	0	0	N/A	1	3
4				Private	401.4	4,320.8	493.1	5,308	537.3	5,784	0	2	0	4	0	0		6	16
5	BA-5-01	P.1.12	Private	1 Bed - 2p	52.1	561					0	1	0	0	0	0	N/A	1	2
5	BA-5-02	P.2.24	Private	2 Bed - 4p	74.3	800					0	0	0	1	0	0	N/A	1	3
5	BA-5-03	P.2.24	Private	2 Bed - 4p	74.3	800					0	0	0	1	0	0	N/A	1	3
5	BA-5-04	P.1.12	Private	1 Bed - 2p	52.1	561					0	1	0	0	0	0	N/A	1	2
5	BA-5-05	P.2.24	Private	2 Bed - 4p	74.3	800					0	0	0	1	0	0	N/A	1	3
5	BA-5-06	P.2.24	Private	2 Bed - 4p	74.3	008	400.4	5 209	507.0	E 794	0	0	0	1	0	0	N/A	1	3
5	BA 6.01	P 1 12	Privato	1 Rod 2p	401.4	4,320.6	493.1	5,500	537.3	3,704	0	2	0	4	0	0	N/A	8	10
6	BA-6-02	P 2 24	Private	2 Bed - 2p	74.3	800					0	0	0	1	0	0	N/A	1	3
6	BA-6-03	P 2 24	Private	2 Bed - 4p	74.3	800					0	0	0	1	0	0	N/A	1	3
6	BA-6-04	P.1.12	Private	1 Bed - 2p	52.1	561					0	1	0	0	0	0	N/A	1	2
6	BA-6-05	P.2.24	Private	2 Bed - 4p	74.3	800					0	0	0	1	0	0	N/A	1	3
6	BA-6-06	P.2.24	Private	2 Bed - 4p	74.3	800					0	0	0	1	0	0	N/A	1	3
6	-			Private	401.4	4,320.8	493.1	5,308	537.3	5,784	0	2	0	4	0	0		6	16
7	BA-7-01	P.1.12	Private	1 Bed - 2p	52.1	561					0	1	0	0	0	0	N/A	1	2
7	BA-7-02	P.2.24	Private	2 Bed - 4p	74.3	800					0	0	0	1	0	0	N/A	1	3
7	BA-7-03	P.2.24	Private	2 Bed - 4p	74.3	800					0	0	0	1	0	0	N/A	1	3
7	BA-7-04	P.1.12	Private	1 Bed - 2p	52.1	561					0	1	0	0	0	0	N/A	1	2
7	BA-7-05	P.2.24	Private	2 Bed - 4p	74.3	800					0	0	0	1	0	0	N/A	1	3
7	BA-7-06	P.2.24	Private	2 Bea - 4p	/4.3	4 220 0	400.4	5 200	527.0	E 704	0	0	0		0	0	N/A	1	3
/	DA 6.04	P 1 40	Drivete	1 Rod 0-	401.4	4,320.8	493.1	5,308	537.3	5,784	0	2	0	4	0	0	A1/A	6	16
8	BA-6-01 BA-8-02	P 2 24	Private	2 Red . 4n	52.1	361 900						1	0	4	0	0	N/A N/A	1	2
8	BA-8-02	P 2 24	Private	2 Deu - 4p 2 Bed - 4n	743	800						0	0	1	0	0	N/A N/A	1	3
8	BA-8-04	P 1 12	Private	1 Bed - 2n	52.1	561					0	1	0	0	0	0	N/A	1	2
8	BA-8-05	P.2.24	Private	2 Bed - 4n	74.3	800					0	0	0	1	0	0	N/A	1	3
8	BA-8-06	P.2.24	Private	2 Bed - 4p	74.3	800		1			ŏ	0 Ő	0	1	Ő	0	N/A	1	3
8				Private	401.4	4,320.8	493.1	5,308	537.3	5,784	0	2	0	4	0	0		6	16
9	BA-9-01	P.1.12	Private	1 Bed - 2p	52.1	561					0	1	0	0	0	0	N/A	1	2
9	BA-9-02	P.2.24	Private	2 Bed - 4p	74.3	800					0	0	0	1	0	0	N/A	1	3
9	BA-9-03	P.2.24	Private	2 Bed - 4p	74.3	800					0	0	0	1	0	0	N/A	1	3
9	BA-9-04	P.1.12	Private	1 Bed - 2p	52.1	561	-				0	1	0	0	0	0	N/A	1	2
9	BA-9-05	P.2.24	Private	2 Bed - 4p	74.3	800			-		0	0	0	1	0	0	N/A	1	3
9	BA-9-06	P.2.24	Private	2 Bed - 4p	74.3	800					0	0	0	1	0	0	N/A	1	3
8				Private	401.4	4,320.8	493.1	5,308	532.8	5,735	0	2	0	4	0	0		6	16
CORE BA TO	TALS				3,739	40,248	4,740	51,023	5,160	55,544	0	19	0	37	0	0		56	149

Block C

DESCRIPTION

PROJECT TITLE: A3004 Manor Road

NOTES: Definition of Areas to Scholade of Areas Notes: Definition of Areas to Scholade of Areas published by the RICS with the exception of residential property when the bitowing definitions are used:

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SCHEDULE TITLE: MEASURED FROM DRAWINGS MNR AA ALL ZZ SC A 7001 P18 inins

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Internal Face This means the surface of plasterwork applied to the masonity or sludwork 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 bp of the screed or floorboards not underlays, carpets, oramic tilled or vinyt coverings. All dimensions must be checked on site.

This drawing must not be used for land transfer purposes.

Calculated to rease in accordance with Acsaid Architecture's Definition of Areas for Schedule of Areas. Subject to survey, consultation and approval from all statutory automotive Revision Status: P = Ranning T = Tender

DESCRIPTION	N				NET AREA	1	GROSS	SAREA	GROSS	AREA			UN	IT MIX			AFF	OCC	JPANCY
Floor	Flat No	Туре	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 A	CA-G-01	12.3	Intermediate	2 Bed - 4n	72.8	784					0	0	0	1	0	0	London Living Bent	1	3
G	CA-G-03	1.1.12	Intermediate	1 Bed - 2p	51.8	558					0	1	0	0	0	0	London Living Rent	1	
G	CA-G-04	L1.7	Intermediate	1 Bed - 2p	50.4	543					0	1	0	0	0	0	London Living Rent	1	
G	CA-G-06 CA-G-07	1.1.15	Intermediate	1 Bed - 2p 2 Bed - 3p	50.4 62.7	543 675					0	1	1	0	0	0	London Living Rent	1	
G 1	CA-1-01	1.2.7	Intermediate	2 Bed - 3p	338.3 61.6	3,641.6 663	514.9	5,543	556.2	5,987	0	4	1	1	0	0	London Living Rent	6	14
1	CA-1-02 CA-1-03	l.1.2	Intermediate Intermediate	1 Bed - 2p 1 Bed - 2p	52.5 51.8	565 558					0	1	0	0	0	0	London Living Rent London Living Rent	1	
1	CA-1-04	I.1.6	Intermediate	1 Bed - 2p	51.8	558					0	1	0	0	0	0	London Living Rent	1	
1	CA-1-05	1.1.7	Intermediate	1 Bed - 2p	50.4	543					0	1	0	0	0	0	London Living Rent	1	
1	CA-1-07 CA-1-08	I.2.18 I.2.1	Intermediate Intermediate	2 Bed - 4p 2 Bed - 3p	70.0	753					0	0	0	1	0	0	London Living Rent London Living Rent	1	
1	CA-2-01	1.2.7	Intermediate	2 Bed - 3p	449.5 61.6	4,838.5	564.0	6,071	612.9	6,597	0	5	2	1	0	0	London Living Rent	8	15
2	CA-2-02 CA-2-03	1.1.2	Intermediate	1 Bed - 2p 1 Bed - 2p	52.5 51.8	565 558					0	1	0	0	0	0	London Living Rent	1	
2	CA-2-04	1.1.6	Intermediate	1 Bed - 2p	51.8	558					0	1	0	0	0	0	London Living Rent	1	
2	CA-2-05 CA-2-06	1.1.6	Intermediate	1 Bed - 2p	50.2	543					0	1	0	0	0	0	London Living Rent	1	
2	CA-2-07 CA-2-08	I.2.18 I.2.1	Intermediate	2 Bed - 4p 2 Bed - 3p	70.0	753					0	0	0	1	0	0	London Living Rent London Living Rent	1	
2	CA-3-01	1.2.7	Intermediate	2 Bed - 3p	449.5 61.6	4,838.5	564.0	6,071	612.9	6,597	0	5	2	1	0	0	Shared Ownership	8	19
3	CA-3-02	1.1.2	Intermediate	1 Bed - 2p	52.5	565					0	1	0	0	0	0	Shared Ownership	1	
3	CA-3-04	1.1.6	Intermediate	1 Bed - 2p	51.8	558					0	1	0	0	0	0	Shared Ownership	1	
3	CA-3-05 CA-3-06	I.1.8 I.1.7	Intermediate	1 Bed - 2p 1 Bed - 2p	50.2	540 543					0	1	0	0	0	0	Shared Ownership Shared Ownership	1	-
3	CA-3-07 CA-3-08	I.2.18 I.2.1	Intermediate Intermediate	2 Bed - 4p 2 Bed - 3p	70.0	753					0	0	0	1	0	0	Shared Ownership Shared Ownership	1	
3	CA-4-01	127	Intermediate	2 Bed - 3p	449.5	4,838.5	564.0	6,071	612.9	6,597	0	5	2	1	0	0	Shared Ownership	8	19
4	CA-4-02	1.1.2	Intermediate	1 Bed - 2p	52.5	565					0	1	0	0	0	0	Shared Ownership	1	
4	CA-4-03 CA-4-04	l.1.6	Intermediate	1 Bed - 2p 1 Bed - 2p	51.8	558					0	1	0	0	0	0	Shared Ownership Shared Ownership	1	
4	CA-4-05 CA-4-06	l.1.8 l.1.7	Intermediate Intermediate	1 Bed - 2p 1 Bed - 2p	50.2 50.4	540 543					0	1	0	0	0	0	Shared Ownership Shared Ownership	1	
4	CA-4-07 CA-4-08	I.2.18	Intermediate Intermediate	2 Bed - 4p 2 Bed - 3p	70.0	753 659					0	0	0	1	0	0	Shared Ownership Shared Ownership	1	
4	CA 5.01	127	Intermediate	Intermediate	449.5	4,838.5	564.0	6,071	612.9	6,597	0	5	2	1	0	0	Shared Ownership	8	15
5	CA-5-02	1.1.2	Intermediate	1 Bed - 2p	52.5	565					0	1	0	0	0	0	Shared Ownership	1	
5	CA-5-03 CA-5-04	I.1.6	Intermediate	1 Bed - 2p 1 Bed - 2p	51.8	558					0	1	0	0	0	0	Shared Ownership Shared Ownership	1	
5	CA-5-05 CA-5-06	l.1.8 l.1.7	Intermediate Intermediate	1 Bed - 2p 1 Bed - 2p	50.2 50.4	540 543					0	1	0	0	0	0	Shared Ownership Shared Ownership	1	
5	CA-5-07	1.2.18	Intermediate	2 Bed - 4p 2 Bed - 3p	70.0	753					0	0	0	1	0	0	Shared Ownership Shared Ownership	1	
5	01500	10.7	Internedicte	Intermediate	449.5	4,838.5	564.0	6,071	612.9	6,597	0	5	2	1	0	0	Charad Oursership	8	19
6	CA-5-01 CA-5-02	1.2.7	Intermediate	2 Bed - 3p 1 Bed - 2p	52.5	565					0	1	1	0	0	0	Shared Ownership Shared Ownership	1	
6	CA-5-03 CA-5-04	l.1.6 l.1.6	Intermediate Intermediate	1 Bed - 2p 1 Bed - 2p	51.8 51.8	558 558					0	1	0	0	0	0	Shared Ownership Shared Ownership	1	1
6	CA-5-05 CA-5-06	l.1.8	Intermediate Intermediate	1 Bed - 2p 1 Bed - 2p	50.2 50.4	540 543					0	1	0	0	0	0	Shared Ownership Shared Ownership	1	
6	CA-5-07	1.2.4	Intermediate	2 Bed - 4p	70.3	757	406.0	5 349	542.7	5,853	0	0	0	1	0	0	Shared Ownership	1	16
7	CA-7-01	L1.11	Intermediate	1 Bed - 2p	54.7	589	430.3	0,040	545.7	0,000	0	1	0	0	0	0	Shared Ownership	1	2
7	CA-7-02 CA-7-03	1.2.15	Intermediate	2 Bed - 3p 2 Bed - 4p	74.2	704					0	0	1	1	0	0	Shared Ownership Shared Ownership	1	
7	CA-7-04 CA-7-05	l.1.14 l.1.13	Intermediate Intermediate	1 Bed - 2p 1 Bed - 2p	53.8 53.1	579 572					0	1	0	0	0	0	Shared Ownership Shared Ownership	1	
6 ORE CA TO	TALS			Intermediate	301.2 3.276	3,242.2 35,259	394.5	4,247	435.8	4,691 49,518	0	37	1	1	0	0		5	12
Puilding C																			
Core B	00.0.00			10.10	50.0														
G	CB-G-02	A.1.4	Aff Hent	1 Bed - 2p Aff Rent	50.6	545	169.8	1,828	181.8	1,957	0	1	0	0	0	0	London Attordable Hent	1	2
1	CB-1-01 CB-1-02	A.2.5 A.2.6	Aff Rent Aff Rent	2 Bed - 3p 2 Bed - 4p	69.1 70.6	744 760					0	0	1	0	0	0	London Affordable Rent London Affordable Rent	1	
1	CB-1-03 CB-1-04	A.2.7 A3.2	Aff Rent Aff Rent	2 Bed - 3p 3 Bed - 5p	66.9 86.0	720 926	_				0	0	1	0	0	0	London Affordable Rent London Affordable Rent	1	5
1	CB-1-05	A.2.2	Aff Rent	2 Bed - 3p	61.2	659	455.4	4 902	499.0	5 250	0	0	1	0	0	0	London Affordable Rent	1	40
2	CB-2-01	A.2.5	Aff Rent	2 Bed - 3p	69.1	744	400.4	4,002	400.0	0,200	0	0	1	0	0	0	London Affordable Rent	1	
2	CB-2-02 CB-2-03	A.2.6 A.2.7	Aff Rent Aff Rent	2 Bed - 4p 2 Bed - 3p	70.6	760					0	0	0	1	0	0	London Affordable Rent	1	
2	CB-2-04 CB-2-05	A3.2 A.2.2	Aff Rent Aff Rent	3 Bed - 5p 2 Bed - 3p	86.0 61.2	926 659					0	0	0	0	1	0	London Affordable Rent London Affordable Rent	1	4
2	CB-3-01	A.2.5	Aff Rent	Aff Rent 2 Bed - 3n	353.8 69 1	3,808.4 744	455.4	4,902	488.6	5,259	0	0	3	1	1	0	London Affordable Rent	5	16
3	CB-3-02	A.2.6	Aff Rent	2 Bed - 4p	70.6	760					0	0	0	1	0	0	London Affordable Rent	1	
3	CB-3-03	A3.2	All nent Aff Rent	2 Bed - 3p 3 Bed - 5p	86.0	926					0	0	0	0	1	0	London Affordable Rent	1	
3	UB-3-05	A.2.2	Att Hent	≥ Bed - 3p Aff Rent	61.2 353.8	659 3,808.4	455.4	4,902	488.6	5,259	0	0	3	0	0	0	Longon Atfordable Rent	1	16
4	CB-4-01 CB-4-02	A.2.2 A.2.5	Aff Rent Aff Rent	2 Bed - 3p 2 Bed - 3p	61.2 69.1	659 744					0	0	1	0	0	0	London Affordable Rent London Affordable Rent	1	
4	CB-4-03 CB-4-04	A.2.6	Aff Rent Intermediate	2 Bed - 4p	70.6	760	-				0	0	0	1	0	0	London Affordable Rent	1	
4	CB-4-05	11.10	Intermediate	1 Bed - 2p	50.2	540					0	1	0	0	0	0	London Living Rent	1	
4	05-4-05	11.9	internieuldie	Intermediate	351.3	3,243.3	455.4	4,902	488.6	5,259	0	2	2	1	0	0	concorn Living Rent	1	15
5	CB-5-01 CB-5-02	1.2.1 1.2.6	Intermediate Intermediate	2 Bed - 3p 2 Bed - 3p	61.2 69.1	659 744					0	0	1	0	0	0	London Living Rent London Living Rent	1	
5	CB-5-03 CB-5-04	I.2.14 I1.10	Intermediate Intermediate	2 Bed - 4p 1 Bed - 2p	70.6 50.2	760 540	_				0	0	0	1	0	0	London Living Rent London Living Rent	1	
5	CB-5-05 CB-5-06	11.10	Intermediate	1 Bed - 2p	50.2	540					0	1	0	0	0	0	London Living Rent	1	
5	00-0-00	10.0	Internetic	Intermediate	351.3	3,781.5	455.4	4,902	488.6	5,259	0	3	2	1	0	0	London Living Petit	6	15
6	CB-6-02	1.2.9 1.2.12	Intermediate	∠ dea - 3p 2 Bed - 3p	65.2	685 702					0	0	1	0	0	0	London Living Rent	1	
6	CB-6-03 CB-6-04	l.2.13 l.1.1	Intermediate Intermediate	2 Bed - 4p 1 Bed - 2p	72.6	781 572					0	0	0	0	0	0	London Living Rent London Living Rent	1	
6	_			Intermediate	254.5	2,739.5	346.5	3,730	379.0	4,080	0	1	2	1	0	0		4	1.

NOTES:

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

Not internal Areas (NIA) Not internal area shall be assumed all habitable areas while the develope, and reasound while beams, internal internal while, includes areas recordered by statistics, columns, chimey areas, internal internal while, internal areas within adjustes area to be included in the lower foor only. Excludes backets, internal variances, areas within adjustes area to be included in the lower foor only. Excludes backets, internal, variances, areas and any areas.

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

SCHEDULE TITLE: MEASURED FROM DRAWINGS

MNR AA ALL ZZ SC A 7001 P18

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, services ducts, not whitin the Net Internal, Circulation, and Ancillary Areas defined above.

Gross Internal Area (GIA) The sum of the areas failing 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.

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Internal Face This means the surface of plasterwork applied to the masomy or studyork construction and not the surface of internal linings installed for or by the occupier, for example corrante ling or timber panelling.

Areas These are measured 1.5m above finished floor level (FR). This is the top of the screed or floorboards not underlays, carpets, orramic tiled or vinyl coverings. All dimensions must be checked on site.

Calculation of the processing of an elementation proposes. Calculated areas in accordance with Assait Architecture's Definition of Areas for Schedule of Areas. Subject to survey, consultation and approval from all establishy subjects. Revision Status P = Planning T = Tinner

DESCRIPTIO	N				NET AREA		GROSS	AREA	GROSS	AREA			UN	IIT MIX			AFF	OCC	UPANCY
Floor	Flat No	Туре	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	00.0.01	4.4.0	A# Dent	4 Ded. On	50.6	677							0		-	0	Landan Affendable Dant		
G	CC-G-01	A.1.3	Aff Rent	1 Bed - 2p	53.6	5/7					0	1	0		0	0	London Affordable Rent	1	
G	CC-G-02	A 3.1	All Herit	3 Bed - 5p	00.J	903					0	0	0	1		0	London Affordable Rent	1	
G	CC G 04	A.1.1	All Nent	1 Bod - 3p	F0.2	700 E41					0	1	0		0	0	London Affordable Rent	1	,
G	00-0-04	A.1.1	Airnein	Aff Pont	262.6	2 927 5	277.4	4.062	410.0	4 423	0	2	0	1	1	0	Condon Anordable Henr	4	11
1	CC-1-01	A 2 6	Aff Rent	2 Red - 4n	205.0	2,007.0	377.4	4,002	410.8	4,420	0	2	0	1		0	London Affordable Bent	1	
1	CC-1-02	43.8	Aff Rent	3 Bed - 6p	102.2	1 100					0	0	0		0	1	London Affordable Rent	1	
1	CC-1-02	A 2 1	Aff Rent	2 Bed - 4p	71.2	766					0	0	0	1	0	0	London Affordable Bent	1	
1	CC-1-04	A 1 1	Aff Rent	1 Bed - 2n	50.3	541					0	1	0		0	0	London Affordable Rent	1	
1	00104	/	70111010	Aff Bent	294.3	3 167 9	387.1	4 167	420.6	4 527	0	1	0	2	0	1	Condon Anordabio Hone	4	15
2	CC-2-01	426	Aff Bont	2 Red - 4n	70.6	760				.,	0	0	0	1	0	0	London Affordable Bent	1	
2	CC-2-02	A3.8	Aff Bent	3 Bed - 6p	102.2	1 100					0	0	0	0	0	1	London Affordable Bent	1	
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 Bent	1 Bed - 2n	50.3	541					0	1	0	0	0	0	London Affordable Bent	1	
2				Aff Bent	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	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	
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	
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	
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	
5	CC-5-02	A3.8	Aff Rent	3 Bed - 6p	102.2	1,100					0	0	0	C	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	1
5	CC-5-04	A.1.1	Aff Rent	1 Bed - 2p	50.3	541					0	1	0	C	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	C	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	0	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 TO	TALS	-			1,976	21,265	2,637	28,382	2,869	30,878	0	7	1	11	3	5		27	8

7

Block D

PROJECT TITLE: A3004 Manor Road

A 3004 Manor Road
NTSE:
Definition of sease the sensitivity when he billinging states that the sensitivity when he bill Not internal Areas (HIA) Not internal area shall be shown on it is bubble areas while the densiting a not measured within bases, internal internal shall be been and an area of the shall be an area of the bases, internal internal write, internal exact exists, explored and then units and antaintyware within the habitable space. Internal datacease within adjaces and the bit included in the lover foor only. Excludes bubbles, iterace, internal dataceases within adjaces areas.

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

Genes Internal Area (GIA) The sum of the areas billing the for categories defined as the thirting Area, Circulation, Acothary, and thirting Area (areas) and the Circulation of the Circulation of the Area (Areada and Area (Areada and Areada an

ISSUE DATE:

November 27, 2019

Internal Face This means the surface of plasterwork applied to the masomy or studyork construction and not the surface of internal linings installed for or by the occupier, for example corrante ling or timber panelling.

Cabulated areas in accordance with Assaul 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

DESCRIPTIO	N				NET AREA		GROSS	AREA	GROSS	AREA			UN	IT MIX			AFF	0000	JPANCY
Floor	Flat No	Туре	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 D																			
Core A		0.0.45		0.0.1.4	24.2	770													
G	DA-G-01 DA-G-02	P.2.15 P.1.5	Private	2 Bed - 4p 1 Bed - 2p	71.7	543					0	0	0	1	0	0	N/A N/A	1	3
G			_	Private	122.1	1,314.3	246.9	2,658	270.4	2,911	0	1	0	1	0	0		2	5
1	DA-1-01 DA-1-02	S.1.1 P.2.2	Private	2 Bed - 3p	39.4 63.7	424					1	0	0	0	0	0	N/A N/A	1	1
1	DA-1-03	P.2.36	Private	2 Bed - 4p	73.1	787					0	0	0	1	Ő	Ő	N/A	1	3
1	DA-1-04 DA-1-05	P.1.1 P.1.1	Private	1 Bed - 2p 1 Bed - 2p	51.9	559					0	1	0	0	0	0	N/A N/A	1	2
1	DA-1-06	P.2.16	Private	2 Bed - 4p	71.4	769					0	0	0	1	0	0	N/A	1	3
1	DA-1-07	P3.1 P1.4	Private	3 Bed - 5p 1 Bed - 2p	87.2 50.4	939 543					0	0	0	0	1	0	N/A	1	4
1	DA-1-09	P3.3	Private	3 Bed - 5p	87.5	942					0	0	0	0	1	0	N/A	1	4
1	DA 2.01	Q 1 1	Privato	Private	576.5	6,205.6	705.0	7,589	772.9	8,320	1	3	1	2	2	0	N/A	9	24
2	DA-2-01	P.2.2	Private	2 Bed - 3p	63.7	686					0	0	1	0	0	0	N/A	1	3
2	DA-2-03	P.2.36	Private	2 Bed - 4p	73.1	787					0	0	0	1	0	0	N/A	1	3
2	DA-2-04	P.1.1	Private	1 Bed - 2p	51.9	559					0	1	0	0	0	0	N/A	1	2
2	DA-2-06	P.2.16	Private	2 Bed - 4p	71.4	769					0	0	0	1	0	0	N/A	1	3
2	DA-2-07 DA-2-08	P3.1 P.1.4	Private	3 Bed - 5p 1 Bed - 2p	50.4	939 543					0	1	0	0	1	0	N/A N/A	1	4
2	DA-2-09	P3.3	Private	3 Bed - 5p	87.5	942		7.500			0	0	0	0	1	0	N/A	1	4
2	DA-3-01	S.1.1	Private	Private Studio	576.5	3,783	705.0	7,589	772.9	8,320	1	3	1	2	2	0	N/A	9	24
3	DA-3-02	P.2.22	Private	2 Bed - 3p	61.9	666					0	0	1	0	0	0	N/A	1	3
3	DA-3-03 DA-3-04	P.2.37 P.2.19	Private Private	2 Bed - 3p 2 Bed - 4n	61.7 72.6	664 781					0	0	1	0	0	0	N/A N/A	1	3
3	DA-3-05	P.2.18	Private	2 Bed - 4p	70.4	758					Ő	0	0	1	0	0	N/A	1	3
3	DA-3-06 DA-3-07	P.2.17 P 1 4	Private Private	2 Bed - 4p 1 Bed - 2n	70.1	755					0	0	0	1	0	0	N/A	1	3
3	DA-3-08	P3.3	Private	3 Bed - 5p	87.5	942					0	0	0	0	1	0	N/A	1	4
3	TALS			Private	514.0	5,532.8	640.3	6,892	701.5	7,551	1	1	2	3	1	0		8	22
JUNE DA TO	TALO			1	1,789	19,258	2,297	24,/28	2,518	27,101	3	8	4	8	5	0		28	75
Dullaling D												-	-						
Core B																			
G	DB-G-01	P.2.4	Private	2 Bed - 4p	75.6	814					0	0	0	1	0	0	N/A	1	3
G	DB-G-02 DB-G-03	P.1.6 P.2.1	Private Private	1 Bed - 2p 2 Bed - 4n	52.3 71.4	563 769					0	1	0	0	0	0	N/A N/A	1	2
G	DB-G-04	P.2.31	Private	2 Bed - 3p	68.8	741					0	0	1	0	0	0	N/A	1	3
G	DB-G-05 DB-G-06	S.1.2 P.2.14	Private	2 Bed - 4n	39.8	428					1	0	0	0	0	0	N/A N/A	1	1
G	DB-G-07	P.1.17	Private	1 Bed - 2p	52.6	566					0	1	0	0	0	0	N/A	1	2
G 1	DB-1-01	P3.3	Private	Private 3 Red - 5p	435.6	4,689	604.2	6,504	658.1	7,084	1	2	1	3	0	0	N/A	7	17
1	DB-1-02	P.2.4	Private	2 Bed - 4p	75.6	814					0	0	0	1	0	0	N/A	1	3
1	DB-1-03 DB-1-04	P.1.6	Private	1 Bed - 2p 2 Bed - 4p	52.3 71.4	563					0	1	0	0	0	0	N/A	1	2
1	DB-1-05	P.2.31	Private	2 Bed - 3p	68.8	741					0	0	1	O	Ő	Ő	N/A	1	3
1	DB-1-06	P.1.6	Private	1 Bed - 2p	52.3	563					0	1	0	0	0	0	N/A	1	2
1	DB-1-08	P3.5	Private	3 Bed - 5p	94.2	1,014					0	0	0	O	1	Ő	N/A	1	4
1	DB-1-09	P.1.17	Private	1 Bed - 2p	52.6	6 741 7	762.6	8 220	906.0	8 893	0	1	0	0	0	0	N/A	1	2
2	DB-2-01	P3.3	Private	3 Bed - 5p	87.5	942	703.0	0,220	020.2	0,000	0	0	0	0	1	0	N/A	3	4
2	DB-2-02	P.2.4	Private	2 Bed - 4p	75.6	814					0	0	0	1	0	0	N/A	1	3
2	DB-2-04	P.2.1	Private	2 Bed - 4p	71.4	769					0	0	0	1	0	0	N/A	1	3
2	DB-2-05	P.2.31	Private	2 Bed - 3p	68.8	741					0	0	1	0	0	0	N/A	1	3
2	DB-2-07	P.2.20	Private	2 Bed - 4p	71.6	771					0	0	0	1	0	0	N/A	1	3
2	DB-2-08	P3.5 P 1 17	Private	3 Bed - 5p 1 Bed - 2p	94.2	1,014					0	0	0	0	1	0	N/A	1	4
2	00200	1.1.17		Private	626.3	6,741.7	763.6	8,220	826.2	8,893	0	3	1	3	2	0	N/A	9	26
3	DB-3-01 DB-3-02	P3.3	Private	3 Bed - 5p 2 Bed - 4p	87.5	942					0	0	0	0	1	0	N/A N/A	1	4
3	DB-3-03	P.1.6	Private	1 Bed - 2p	52.3	563					0	1	0	0	0	0	N/A	1	2
3	DB-3-04	P.2.1	Private	2 Bed - 4p	71.4	769	_	_			0	0	0	1	0	0	N/A	1	3
3	DB-3-05	P.1.6	Private	1 Bed - 2p	52.3	563					0	1	0	0	0	0	N/A N/A	1	2
3	DB-3-07	P.2.20	Private	2 Bed - 4p	71.6	771					0	0	0	1	0	0	N/A	1	3
3	DB-3-08	P3.5 P.1.17	Private	3 dea - 5p 1 Bed - 2p	94.2	1,014					0	1	0	0	0	0	N/A N/A	1	4
3	DD 4.61	DAA	Dainert	Private	626.3	6,741.7	763.6	8,220	826.2	8,893	0	3	1	3	2	0		9	26
4	DB-4-01 DB-4-02	P.2.8 P.1.6	Private	2 dea - 4p 1 Bed - 2p	72.6	781 563					0	1	0	1	0	0	N/A N/A	1	3
4	DB-4-03	P.2.1	Private	2 Bed - 4p	71.4	769					0	0	0	1	0	0	N/A	1	3
4	DB-4-04 DB-4-05	P.2.31 P.1.6	Private Private	2 Bed - 3p 1 Bed - 2p	68.8 52.3	741 563					0	1	0	0	0	0	N/A N/A	1	3
4	DB-4-06	P.2.20	Private	2 Bed - 4p	71.6	771					0	0	0	1	0	0	N/A	1	3
4	DB-4-07 DB-4-08	P3.5 P.1.8	Private Private	3 Bed - 5p 1 Bed - 2n	94.2 50.4	1,014 543					0	0	0	0	1	0	N/A N/A	1	4
4	1.30			Private	533.6	5,743.8	671.5	7,228	713.0	7,675	Ő	3	1	3	1	Ő		8	22
5	DB-5-01 DB-5-02	P.2.8 P 1 6	Private Private	2 Bed - 4p 1 Bed - 2n	72.6	781					0	0	0	1	0	0	N/A	1	3
5	DB-5-03	P.1.14	Private	1 Bed - 2p	50.2	540					Ő	1	0	0	0	Ő	N/A	1	2
5	DB-5-04 DB-5-05	P.1.13 P.1.6	Private	1 Bed - 2p	51.8 52.3	558					0	1	0	0	0	0	N/A N/A	1	2
5	DB-5-06	P.2.20	Private	2 Bed - 4p	71.6	771					0	0	0	1	0	0	N/A	1	3
5	DB-5-07	P3.5	Private	3 Bed - 5p	94.2	1,014	_	_			0	0	0	0	1	0	N/A	1	4
5	00-5-08	r.1.8	rivate	Private	495.4	5,332.6	632.2	6,805	689.2	7,419	0	5	0	2	1	0	N/A	8	20
6	DB-6-01	P.2.8	Private	2 Bed - 4p	72.6	781					0	0	0	1	0	0	N/A	1	3
6	DB-6-02	P.1.6 P.1.14	Private Private	1 Bed - 2p 1 Bed - 2p	52.3 50.2	563 540					0	1	0	0	0	0	N/A N/A	1	2
6	DB-6-04	P.1.13	Private	1 Bed - 2p	51.8	558					0	1	0	0	0	0	N/A	1	2
6	DB-6-05 DB-6-06	P.1.6 P.2.20	Private Private	1 Bed - 2p 2 Bed - 4n	52.3	563 771					0	1	0	0	0	0	N/A N/A	1	2
6	DB-6-07	P3.5	Private	3 Bed - 5p	94.2	1,014					Ő	0	0	O	1	Ő	N/A	1	4
6	DB-6-08	P.1.8	Private	1 Bed - 2p Private	50.4 495.4	543 5.332 6	632.2	6,805	689.2	7,419	0	1	0	0	0	0	N/A	1	2
7	DB-7-01	P.1.8	Private	1 Bed - 2p	50.4	543					0	1	0	0	0	0	N/A	1	2
7	DB-7-02 DB-7-03	P.2.30 P 2.32	Private Private	2 Bed - 4p 2 Bed - 4p	76.0	818 779					0	0	0	1	0	0	N/A	1	3
7	DB-7-04	P.1.8	Private	1 Bed - 2p	50.4	543					0	1	0	0	0	0	N/A N/A	1	2
7 CORE DR TO	TALS			Private	248.5	2,674.9	338.9	3,648	384.6	4,140	0	2	0	2	0	0		4	10
SONE DD IU	1062				1.00/	43.090	0.170	00.049	0.013	00.41/		. 20			. 9			0/	10/

SCHEDULE TITLE: MEASURED FROM DRIVININGS: MNR AA ALL ZZ SC A 7001 P18

Block E & Totals and Ancillary

PROJECT TITLE: A3004 Manor Road

NOTES:

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

SCHEDULE TITLE: MEASURED FROM DRAWINGS MNR AA ALL ZZ SC A 7001 P18

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: Not internal Areas (HIA) Not internal area shall be focus on of all habitable areas within the develope, and reasource within because, internal internal weak. Includes areas scipical by particles, cubines, chinese areas, internal internal weaks them are observed out-out, cubindust, there with an observed within the habitable space. Internal taticasses within objects areas to be included in the lower foor only. Exclude babitables, itemory, areadow, areas and participates.

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, services ducts, not within the Net Internal, Circulation, and Andilary Areas defined above.

Gross Internal Area (GIA) The sum of the areas falling into the categories defined as Net Internal Area, Circulation, Andilary, 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.

ISSUE DATE:

November 27, 2019

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, bir example ceramic Sing or Imber panelling.

Areas These are measured 1.5m above finished floor level (FR1). This is the top of the screed or floorboards not underlays, carpets, caramic tiled or vinyl coverings. All dimensions must be checked on site.

This drawing must not be used for land transfer purposes. Calculated verses in accordance with Assaml Architecture's Definition of Areas for Schedule of Areas. Subject to survey, or and approval from all statutory authorities. Revision Status: P = Planning T = Tender

DESCRIPTIO	N				NET AREA		GROSS	AREA	GROSS	AREA			UN	IT MIX			AFF	OCCI	JPANCY
Floor	Flat No	Туре	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
Duilding C														1	1				
G	EA-G-03	A3.5	Aff Bent	3 Bed - 6p	109.6	1 180					0	0	0	0	0	1	London Affordable Bent	1	4
G	EA-G-04	A3.5	Aff Rent	3 Bed - 6p	109.6	1,180					0	0	0	0	0	1	London Affordable Rent	1	4
G	EA-G-05	A3.5	Aff Rent	3 Bed - 6p	109.6	1,180					0	0	0	0	0	1	London Affordable Rent	1	4
G				Aff Rent	219.2	2,359.5	228.9	2,464	259.1	2,789	0	0	0	0	0	3		3	12
M	EA-M-07	A.1.2	Aff Rent	1 Bed - 2p	52.8	568					0	1	0	0	0	0	London Affordable Rent	1	2
M				Aff Rent	52.8	568.4	340.6	3,666	401.6	4,323	0	1	0	0	0	0		1	2
1	EA-1-01	A3.3	Aff Rent	3 Bed - 5p	88.7	955					0	0	0	0	1	0	London Affordable Rent	1	4
1	EA-1-02	A3.3	Aff Rent	3 Bed - 5p	88.7	955					0	0	0	0	1	0	London Affordable Rent	1	4
1	EA-1-03	A3.3	Aff Rent	3 Bed - 5p	88.7	955					0	0	0	0	1	0	London Affordable Hent	1	4
1	EA-1-04	A3.3	Aff Rent	3 Bed - 5p	88.7	955					0	0	0	0	1	0	London Affordable Rent	1	4
1	EA-1-05	A.2.3	Aff Hent	2 Bed - 3p	62.5	6/3					0	0	1	0	0	0	London Affordable Rent	1	3
1	EA-1-00	A.2.3	All Rent	2 Bed - 3p	62.3	6/3					0	0	1	0	0	0	London Affordable Rent	1	3
	EA-1-07	A.1.2	All Refit	1 Beu - 2p	52.0	5 700 0	204.0	6 502	670.7	7 216	0		0	0	0	0	London Allordable Rent	7	2
2	EA 2.01	42.2	A# Pont	2 Rod . 6p	332.0	5,733.0	604.0	0,302	6/9./	7,510	0	0	2	0	4	0	London Affordable Ront	/	24
2	EA-2-01	A3.3	All Rent	3 Bed - 5p	88.7	955					0	0	0	0	1	0	London Affordable Rent	1	4
2	EA-2-03	A3.3	Aff Bent	3 Bed - 5p	88.7	955					0	0	0	0	1	0	London Affordable Rent	1	4
2	EA-2-04	A 2 3	Aff Rent	2 Bed - 3p	62.5	673					0	0	1	0	0	0	London Affordable Bent	1	3
2	EA-2-05	A23	Aff Bent	2 Bed - 3n	62.5	673					0	0	1	0	0	0	London Affordable Rent	1	3
2	EA-2-06	A.2.3	Aff Rent	2 Bed - 3p	62.5	673					0	0	1	0	0	0	London Affordable Rent	1	3
2	EA-2-07	A.1.2	Aff Rent	1 Bed - 2p	52.8	568					0	1	0	0	0	0	London Affordable Rent	1	2
2				Aff Rent	506.4	5,451.0	604.0	6,502	679.7	7,316	0	1	3	0	3	0		7	23
3	EA-3-01	A3.3	Aff Rent	3 Bed - 5p	88.7	955					0	0	0	0	1	0	London Affordable Rent	1	4
3	EA-3-02	A3.3	Aff Rent	3 Bed - 5p	88.7	955					0	0	0	0	1	0	London Affordable Rent	1	4
3	EA-3-03	A3.3	Aff Rent	3 Bed - 5p	88.7	955					0	0	0	0	1	0	London Affordable Rent	1	4
3	EA-3-04	A.2.3	Aff Rent	2 Bed - 3p	62.5	673					0	0	1	0	0	0	London Affordable Rent	1	3
3	EA-3-05	A.2.3	Aff Rent	2 Bed - 3p	62.5	673					0	0	1	0	0	0	London Affordable Rent	1	3
3	EA-3-06	A.2.3	Aff Rent	2 Bed - 3p	62.5	673					0	0	1	0	0	0	London Affordable Rent	1	3
3	EA-3-07	A.1.2	Aff Rent	1 Bed - 2p	52.8	568					0	1	0	0	0	0	London Affordable Rent	1	2
3				Aff Rent	506.4	5,451.0	604.0	6,502	679.7	7,316	0	1	3	0	3	0		7	23
4	EA-4-01	A3.3	Aff Rent	3 Bed - 5p	88.7	955					0	0	0	0	1	0	London Affordable Rent	1	4
4	EA-4-02	A3.3	Aff Rent	3 Bed - 5p	88.7	955					0	0	0	0	1	0	London Affordable Rent	1	4
4	EA-4-03	A3.3	Aff Rent	3 Bed - 5p	88.7	955					0	0	0	0	1	0	London Affordable Rent	1	4
4	EA-4-04	A.2.3	Aff Rent	2 Bed - 3p	62.5	673		10.00		1 707	0	0	1	0	0	0	London Affordable Rent	1	3
4				Aff Rent	328.6	3,537.1	394.6	4,248	444.7	4,787	0	0	2	0	3	0		4	15
CORE EA TO	TALS				2,146	20,741	2,776	29,883	3,145	33,848	0	4	9	0	13	3		29	99
TOWNEROUS	~																		
TOWNHOUSE	3																		
G	TH G 01	TD2.1	Privato	2 Rod . 6n	124.2	1 446	129.2		176.2		0	0	0		0	1		1	4
G	TH G 02	TD2.1	Private	2 Rod - 6p	104.0	1,440	130.3		176.3		0	0	0	0	0	4			4
6	TH.G.02	TP3.1	Private	3 Bed - 6p	134.3	1,440	130.3		110.3		0	0	0	0	0	4		4	4
G		11 3.1	Tivale	Private	402.9	4 336 9	414.9	4 466 1	470.6	5 065 7	0	0	0	0	0	3		3	12
CORE TH TO	TALS			1 IIValo	403	4.337	415	4.466	471	5.066	Ő	ő	0	ő	ő	3		3	12
	403 4,337 475 4,						.,100		2,000										
								GROSS	AREA	1									
					NET AREA		GROSS		GHUSC		UNIT MD	<i>,</i>						0000	IPANCY
					NIA (sq.m)	NIA (sa ft)	GIA (sq.m)	GIA (sa ft)	GEA (sq.m)	GEA (sa #)	Studio	1 Bed 2n	2 Bed 3n	2 Bed 4n	3 Bed 5n	3 Bed 65n		Total Unite	Hab Boome
RESIDENTIA	LTOTALS				28.947	311.593	36.912	397.332	40.281	433,594	10	138	63	161	48	13		433	1.202
																		100	.,

64055	ANEA				·						PANCT
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 65p	Total Units	Hab Roc
36,912	397,332	40,281	433,594	10	138	63	161	48	13	433	
				2.3%	31.9%	14.5%	37.2%	11.1%	3.0%		
				2.3%	32%	52	10/_	14	194		

	NET AREA		GROSS	AREA	GROSS	AREA	UNIT MIX						0000	IPANCY
	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	Total Units	Hab Rooms
Shared Ownership	3,559	38,313	8,516.1	91,670	9,633.8	103,701	0	23	12	23	0	0	58	151
London Living Rent	2,176	23,420	5,238.1	56,384	5,274.4	56,775	0	22	10	6	0	0	38	92
INTERMEDIATE TOTALS	5,735	61,733	7,627	82,094	8,285	89,181	0	45	22	29	0	0	96	243
							0.0%	46.9%	22.9%	30.2%	0.0%	0.0%	22.2%	20.2%
							0.0%	46.9%	53.	1%				
	NET AREA		GROSS	AREA	GROSS	AREA	UNIT MIX						0000	IPANCY
	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	Total Units	Hab Rooms
LONDON AFFORDABLE RENT	5,544	59,677	6,949	74,799	7,661	82,462	0	12	21	15	19	8	75	240
							0.0%	16.0%	28.0%	20.0%	25.3%	10.7%	17.3%	20.0%
							0.0%	16.0%	48.	0%	36.	0%		
	NET AREA		GROSS	AREA	GROSS	AREA	UNIT MIX						0000	IPANCY
	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	Total Units	Hab Rooms
PRIVATE TOTALS	17,668	190,183	22,337	240,439	24,335	261,952	10	81	20	117	29	5	262	719
							3.8%	30.9%	7.6%	44.7%	11.1%	1.9%	60.5%	59.8%
							3.8%	30.9%	52.3	3%	13.	0%		

				GROSS	AREA	GROSS	AREA						
				GIA (sq.m)	GIA (sq.ft)	GEA (sq.m)	GEA (sq.ft)						
G	Block A			136	1,464	148	1,596						
G	Block D			344	3,706	378	4,071						
COMMERCI	AL TOTALS			480	5,170	527	5,667						
-				0.000		00.000	1051						
				GRUSS	AREA	GRUSS	AKEA						
				GIA (sq.m)	GIA (sq.ft)	GEA (sq.m)	GEA (sq.ft)						
G	POLICE FACILITY (Sui Generis Use)			26	278	31	336						
G	BUS DRIVER FACILITIES (B1 Use)			14	155	19	206						
POLICE + TF	FL TOTALS (BLOCK E)			40	433	50	541						
		_		GROSS	AREA	GROSS	AREA						
BINS/BIKES	/PLANT			GIA (sq.m)	GIA (sq.ft)	GEA (sq.m)	GEA (sq.ft)						
G+B	Bins/Bikes/Plant/Facilities			1,528	16,450	1,675	18,031						
								UNIT MD					
								Studio	1 Bed 2p	2 Bed 3p	2 Bed 4p	3 Bed 5p	3 Bed 5p
		NET AREA		GROSS	AREA	GROSS	AREA	10	138	63	161	48	13
		NIA (sq.m)	NIA (sq.ft)	GIA (sq.m)	GIA (sq.ft)	GEA (sq.m)	GEA (sq.ft)	2.3%	31.9%	14.5%	37.2%	11.1%	3.0%
OVERALL T	OTALS	28,947	311,593	38,961	419,384	42,533	457,834	2.3%	31.9%	51.	7%	14.	1%

	14	155	19	206								
	40	433	50	541								
	GROSS	AREA	GROSS	AREA								
	GIA (sq.m)	GIA (sq.ft)	GEA (sq.m)	GEA (sq.ft)								
	1,528	16,450	1,675	18,031								
					UNIT MIX	(OCCU	IPANCY
					Studio	1 Bed 2p	2 Bed 3p	2 Bed 4p	3 Bed 5p	3 Bed 5p	Total Units	Hab Ro
NET AREA	GROSS	AREA	GROSS	AREA	10	138	63	161	48	13	433	

Ancillary

PROJECT TITLE: A3004 Manor Road

SCHEDULE TITLE: MEASURED FROM DR WINGS. MNR AA ALL ZZ SC A 7001 P18

NOTES: Definition of Areas to Scholade of Areas Notes: Definition of Areas to Scholade of Areas published by the RICS with the exception of residential property when the bitowing definitions are used: Not internal Areas (NIA) Not internal area shall be assumed all habitable areas while the develope, and reasound while beams, internal internal while, includes areas recordered by statistics, columns, chimey areas, internal internal while, internal areas within adjustes area to be included in the lower foor only. Excludes backets, internal variances, areas within adjustes area to be included in the lower foor only. Excludes backets, internal, variances, areas and any areas.

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

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

Gross Internal Area (GIA) The sum of the areas failing 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.

ISSUE DATE:

November 27, 2019 Internal Face This means the surface of plasterwork applied to the masonry or studyook construction and not the surface of internal linings installed for or by the occupier, for example certainic sting 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, orramic 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 Assas 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

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

LOCATION	REFUSE						BIKES						PLANT			
Column1	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):
BLOCK A				5010		500.0						000 5		1 107 0		1 000
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	5/4.8	112	/2	59.7	642.6	65.0	699.7	0.0	0.0	0.0	0.0
EXTERNAL COURTYARD		-						20								
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.
BI OCK B																
CORE A TOTALS	11	11	39.4	413.3	41.4	445.6	103	119	104.4	1 123 8	114.0	1 227 1	104.9	1 129 2	116.0	1 258 :
BLOCK B TOTALS	11	11	38.4	413.3	41.4	445.6	103	110	104.4	1 123 8	114.0	1 227 1	104.3	1 120 2	116.9	1 258
BEOOK B FORAES			00.4			440.0			101.1	1,120.0		1,227.1	104.0	1,120.2	110.0	1,200.
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								24								
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
		04	400	1 200		1 740	700	700	005	7.070	750	0.000	40.4	1.070	40.4	5.01



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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 P8	
Date of issue	27 November 2019	
Prepared by	Holly Barker, Senior Architect	
Checked by	John Lynch, Associate 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
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

