

# Assael



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## Manor Road / Richmond Area Schedule

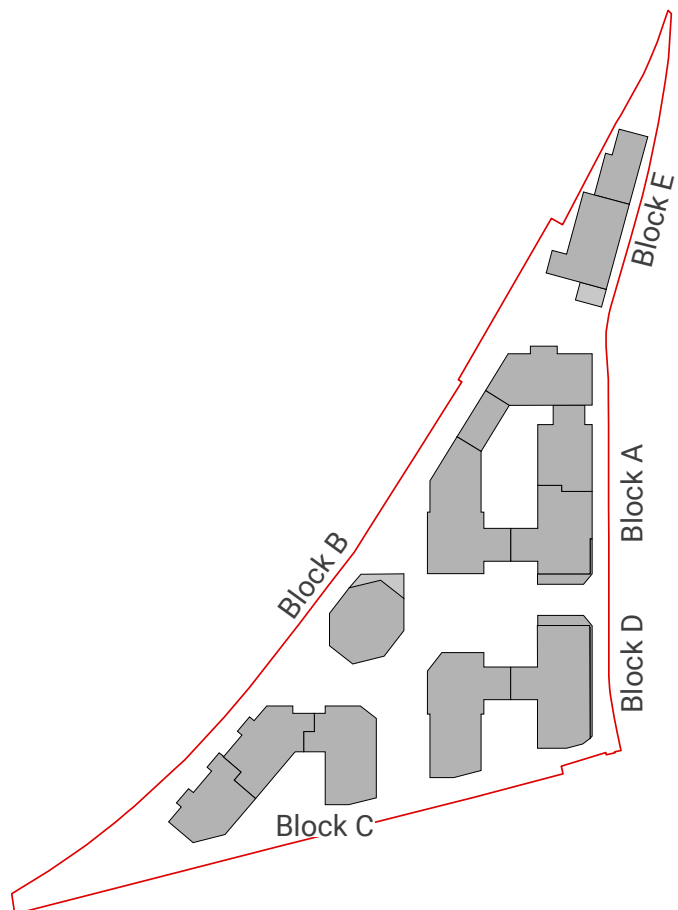
Assael Architecture Ltd

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.



# Block A

PROJECT TITLE:

A3004 Manor Road

SCHEDULE TITLE: MEASURED FROM DRAWINGS:

MNR AA ALL ZZ SC A 7001 P16

ISSUE DATE:

November 21, 2019

**NOTES:**

**Definition of Areas for Schedule of Areas**

Flour areas are generally calculated in accordance with the current Code of Measuring Practice published by the RICS with the exception of residential property where 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

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
<b>Building A Core A</b>																			
G	AA-G-01	1.1.3	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	0	1	0	0	0	London Living Rent	1	3
G			Intermediate		182.2	1,961	279.3	3,006	304.4	3,277	0	1	1	1	0	0			8
1	AA-1-01	1.2.17	Intermediate	2 Bed - 4p	70.4	758					0	0	0	1	0	0	Shared Ownership	1	3
1	AA-1-02	1.2.2	Intermediate	2 Bed - 4p	71.3	767					0	0	0	1	0	0	Shared Ownership	1	3
1	AA-1-03	1.2.8	Intermediate	2 Bed - 4p	70.0	753					0	0	0	1	0	0	Shared Ownership	1	3
1	AA-1-04	1.2.5	Intermediate	2 Bed - 4p	72.3	778					0	0	0	1	0	0	Shared Ownership	1	3
1	AA-1-05	1.2.4	Intermediate	2 Bed - 4p	70.3	757					0	0	0	1	0	0	Shared Ownership	1	3
1	AA-1-06	1.2.7	Intermediate	2 Bed - 3p	61.6	663					0	0	1	0	0	0	Shared Ownership	1	3
1			Intermediate		415.9	4,477	511.5	5,506	551.8	5,940	0	0	1	5	0	0			18
2	AA-2-01	1.2.17	Intermediate	2 Bed - 4p	70.4	758					0	0	0	1	0	0	Shared Ownership	1	3
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	1.2.4	Intermediate	2 Bed - 4p	70.3	757					0	0	0	1	0	0	Shared Ownership	1	3
2	AA-2-06	1.2.7	Intermediate	2 Bed - 3p	61.6	663					0	0	1	0	0	0	Shared Ownership	1	3
2			Intermediate		415.9	4,477	510.7	5,497	552.6	5,948	0	0	1	5	0	0			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
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	1.2.8	Intermediate	2 Bed - 4p	70.0	753					0	0	0	1	0	0	Shared Ownership	1	3
3	AA-3-04	1.2.5	Intermediate	2 Bed - 4p	72.3	778					0	0	0	1	0	0	Shared Ownership	1	3
3	AA-3-05	1.2.4	Intermediate	2 Bed - 4p	70.3	757					0	0	0	1	0	0	Shared Ownership	1	3
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			Intermediate		415.9	4,477	509.4	5,483	554.2	5,966	0	0	1	5	0	0			18
4	AA-4-01	1.2.17	Intermediate	2 Bed - 4p	70.4	758					0	0	0	1	0	0	Shared Ownership	1	3
4	AA-4-02	1.2.2	Intermediate	2 Bed - 4p	71.3	767					0	0	0	1	0	0	Shared Ownership	1	3
4	AA-4-03	1.2.8	Intermediate	2 Bed - 4p	70.0	753					0	0	0	1	0	0	Shared Ownership	1	3
4	AA-4-04	P.2.26	Private	2 Bed - 4p	72.3	778					0	0	0	1	0	0	N/A	1	3
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					0	0	1	0	0	0	Shared Ownership	1	3
4			Intermediate		415.9	4,477	506.8	5,455	556.8	5,894	0	0	1	5	0	0			18
5	AA-5-01	P.2.35	Private	2 Bed - 4p	70.4	758					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	3
5	AA-5-03	P.2.29	Private	2 Bed - 4p	70.0	753					0	0	0	1	0	0	N/A	1	3
5	AA-5-04	P.2.26	Private	2 Bed - 4p	72.3	778					0	0	0	1	0	0	N/A	1	3
5	AA-5-05	P.3.2	Private	3 Bed - 5p	98.1	1,056					0	0	0	0	1	0	N/A	1	4
5			Private		382.1	4,115	470.5	5,085	518.4	5,580	0	0	0	4	0	1			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.2.29	Private	2 Bed - 4p	70.0	753					0	0	0	1	0	0	N/A	1	3
6	AA-6-04	P.2.26	Private	2 Bed - 4p	72.3	778					0	0	0	1	0	0	N/A	1	3
6	AA-6-05	P.3.2	Private	3 Bed - 5p	98.1	1,056					0	0	0	0	1	0	N/A	1	4
6			Private		382.1	4,115	470.5	5,085	506.2	5,449	0	0	0	4	0	1			16
<b>CORE AA TOTALS</b>					<b>2,810</b>	<b>29,995</b>	<b>3,259</b>	<b>38,078</b>	<b>3,544</b>	<b>38,153</b>	<b>0</b>	<b>1</b>	<b>5</b>	<b>28</b>	<b>0</b>	<b>2</b>		<b>37</b>	<b>112</b>
<b>Building A Core B</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					0	0	0	1	0	0	N/A	1	3
G			Private		240.8	2,592	306.9	3,304	243.3	2,619	0	0	0	3	0	0			9
1	AB-1-01	P.2.27	Private	2 Bed - 3p	62.1	668					0	0	1	0	0	0	N/A	1	3
1	AB-1-02	P.2.11	Private	2 Bed - 4p	70.3	757					0	0	0	1	0	0	N/A	1	3
1	AB-1-03	P.2.10	Private	2 Bed - 4p	78.6	846					0	0	0	1	0	0	N/A	1	3
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	0	0	0	0	0	N/A	1	1
1			Private		311.8	3,356	398.7	4,292	432.9	4,680	1	0	2	2	0	0			13
2	AB-2-01	P.2.27	Private	2 Bed - 3p	62.1	668					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	3
2	AB-2-04	P.2.33	Private	2 Bed - 3p	61.4	661					0	0	1	0	0	0	N/A	1	3
2	AB-2-05	S.1.1	Private	Studio	39.4	424					1	0	0	0	0	0	N/A	1	1
2			Private		311.8	3,356	398.7	4,292	432.9	4,680	1	0	2	2	0	0			13
3	AB-3-01	P.2.27	Private	2 Bed - 3p	62.1	668					0	0	1	0	0	0	N/A	1	3
3	AB-3-02	P.2.22	Private	2 Bed - 3p	61.9	666					0	0	1	0	0	0	N/A	1	3
3	AB-3-03	P.3.9	Private	3 Bed - 5p	92.0	990					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</															



PROJECT TITLE:

SCHEDULE TITLE: MEASURED FROM DRAWINGS:

ISSUE DATE:

A3004 Manor Road

MNR AA ALL ZZ SC A 7001 P16

November 21, 2019

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Areas

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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
<b>Building A Core C</b>																				
G	AC-G-01	P.2.28	Private	2 Bed - 4p	79.3	854						0	0	0	1	0	0	N/A	1	3
G	AC-G-02	P.2.34	Private	2 Bed - 4p	75.4	812						0	0	0	1	0	0	N/A	1	3
G			Private		154.7	1,666	262.0	2,820	376.7	4,055	0	0	0	2	0	0	0		2	6
1	AC-1-01	S.1.1	Private	Studio	39.4	424						1	0	0	0	0	0	N/A	1	1
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.1.2	Private	1 Bed - 2p	55.8	601						0	1	0	0	0	0	N/A	1	2
1	AC-1-04	P.1.1	Private	1 Bed - 2p	51.9	559						0	1	0	0	0	0	N/A	1	2
1	AC-1-05	P.2.5	Private	2 Bed - 4p	72.6	781						0	0	0	1	0	0	N/A	1	3
1	AC-1-06	P.1.10	Private	1 Bed - 2p	52.4	564						0	1	0	0	0	0	N/A	1	2
1	AC-1-07	P.3.3	Private	3 Bed - 5p	87.5	942						0	0	0	0	1	0	N/A	1	4
1			Private		421.0	4,535	532.3	5,730	576.2	6,202	1	3	1	1	1	1	0		7	17
2	AC-2-01	S.1.1	Private	Studio	39.4	424						1	0	0	0	0	0	N/A	1	1
2	AC-2-02	P.2.33	Private	2 Bed - 3p	61.4	661						0	0	1	0	0	0	N/A	1	3
2	AC-2-03	P.1.2	Private	1 Bed - 2p	55.8	601						0	1	0	0	0	0	N/A	1	2
2	AC-2-04	P.1.1	Private	1 Bed - 2p	51.9	559						0	1	0	0	0	0	N/A	1	2
2	AC-2-05	P.2.5	Private	2 Bed - 4p	72.6	781						0	0	0	1	0	0	N/A	1	3
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	P.3.3	Private	3 Bed - 5p	87.5	942						0	0	0	0	1	0	N/A	1	4
2			Private		421.0	4,535	532.3	5,729	576.2	6,202	1	3	1	1	1	1	0		7	17
3	AC-3-01	S.1.1	Private	Studio	39.4	424						1	0	0	0	0	0	N/A	1	1
3	AC-3-02	P.2.33	Private	2 Bed - 3p	61.4	661						0	0	1	0	0	0	N/A	1	3
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.2.21	Private	2 Bed - 4p	77.8	837						0	0	0	1	0	0	N/A	1	3
3	AC-3-05	P.1.11	Private	1 Bed - 2p	50.0	538						0	1	0	0	0	0	N/A	1	2
3	AC-3-06	P.3.3	Private	3 Bed - 5p	87.5	942						0	0	0	0	1	0	N/A	1	4
3			Private		378.0	4,068.9	486.5	5,237	528.1	5,685	1	1	2	1	1	1	0		6	16
<b>CORE AC TOTALS</b>						<b>1,375</b>	<b>14,796</b>	<b>1,813</b>	<b>19,516</b>	<b>2,057</b>	<b>22,144</b>	<b>3</b>	<b>7</b>	<b>4</b>	<b>5</b>	<b>3</b>	<b>0</b>		<b>22</b>	<b>56</b>

<b>Building A Core D</b>																				
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	P.2.6	Private	2 Bed - 4p	71.6	771						0	0	0	1	0	0	N/A	1	3
G	AD-G-03	P.2.3	Private	2 Bed - 4p	74.6	803						0	0	0	1	0	0	N/A	1	3
G	AD-G-05	P.3.4	Private	3 Bed - 5p	92.4	995						0	0	0	0	1	0	N/A	1	4
G	AD-G-06	P.2.7	Private	2 Bed - 4p	70.7	761						0	0	0	1	0	0	N/A	1	3
G	AD-G-07	P.2.20	Private	2 Bed - 4p	71.6	771						0	0	0	1	0	0	N/A	1	3
G			Private		433.1	4,622.0	604.2	6,504	659.0	7,094	0	1	0	0	4	1	0		6	16
1	AD-1-01	P.3.3	Private	3 Bed - 5p	87.5	942						0	0	0	0	1	0	N/A	1	4
1	AD-1-02	P.1.7	Private	1 Bed - 2p	52.2	562						0	1	0	0	0	0	N/A	1	2
1	AD-1-03	P.2.6	Private	2 Bed - 4p	71.6	771						0	0	0	1	0	0	N/A	1	3
1	AD-1-04	P.2.3	Private	2 Bed - 4p	74.6	803						0	0	0	1	0	0	N/A	1	3
1	AD-1-05	P.1.3	Private	1 Bed - 2p	50.0	538						0	1	0	0	0	0	N/A	1	2
1	AD-1-06	P.1.9	Private	1 Bed - 2p	51.3	552						0	1	0	0	0	0	N/A	1	2
1	AD-1-07	P.3.4	Private	3 Bed - 5p	92.4	995						0	0	0	0	1	0	N/A	1	4
1	AD-1-08	P.2.7	Private	2 Bed - 4p	70.7	761						0	0	0	1	0	0	N/A	1	3
1	AD-1-09	P.2.4	Private	2 Bed - 4p	75.6	814						0	0	0	1	0	0	N/A	1	3
1			Private		625.9	6,737.4	768.2	8,269	830.4	8,939	0	3	0	4	2	0	0		9	26
2	AD-2-01	P.3.3	Private	3 Bed - 5p	87.5	942						0	0	0	0	1	0	N/A	1	4
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.2.6	Private	2 Bed - 4p	71.6	771						0	0	0	1	0	0	N/A	1	3
2	AD-2-04	P.2.3	Private	2 Bed - 4p	74.6	803						0	0	0	1	0	0	N/A	1	3
2	AD-2-05	P.1.3	Private	1 Bed - 2p	50.0	538						0	1	0	0	0	0	N/A	1	2
2	AD-2-06	P.1.9	Private	1 Bed - 2p	51.3	552						0	1	0	0	0	0	N/A	1	2
2	AD-2-07	P.3.4	Private	3 Bed - 5p	92.4	995						0	0	0	0	1	0	N/A	1	4
2	AD-2-08	P.2.7	Private	2 Bed - 4p	70.7	761						0	0	0	1	0	0	N/A	1	3
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			Private		625.9	6,737.4	768.2	8,269	830.4	8,939	0	3	0	4	2	0	0		9	26
3	AD-3-01	P.3.3	Private	3 Bed - 5p	87.5	942						0	0	0	0	1	0	N/A	1	4
3	AD-3-02	P.1.7	Private	1 Bed - 2p	52.2	562						0	1	0	0	0	0	N/A	1	2
3	AD-3-03	P.2.6	Private	2 Bed - 4p	71.6	771						0	0	0	1	0	0	N/A	1	3
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	P.1.3	Private	1 Bed - 2p	50.0	538						0	1	0	0	0	0	N/A	1	2
3	AD-3-06	P.1.9	Private	1 Bed - 2p	51.3	552						0	1	0	0	0	0	N/A	1	2
3	AD-3-07	P.3.4	Private	3 Bed - 5p	92.4	995						0	0	0	0	1	0	N/A	1	4
3	AD-3-08	P.2.7	Private	2 Bed - 4p	70.7	761						0	0	0	1	0	0	N/A	1	3
3	AD-3-09	P.2.4	Private	2 Bed - 4p	75.6	814						0	0	0	1	0	0	N/A	1	3
3			Private		625.9	6,737.4	768.2	8,269	830.4	8,939	0	3	0	4	2	0	0		9	26
4	AD-4-01	P.1.8</																		

# Block B

PROJECT TITLE:

A3004 Manor Road

SCHEDULE TITLE: MEASURED FROM DRAWINGS

MNR AA ALL ZZ SC A 7001 P16

ISSUE DATE:

November 21, 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, 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

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	
<b>Building B</b>																				
<b>Core A</b>																				
G	BA-G-01	P.1.12	Private	1 Bed - 2p	52.1	561					0	1	0	0	0	0	N/A	1	2	
G	BA-G-02	P.2.24	Private	2 Bed - 4p	74.3	800					0	0	0	1	0	0	N/A	1	3	
<b>Private</b>																				
1	BA-1-01	P.1.12	Private	1 Bed - 2p	52.1	561	128.4	1,360.6	302.1	3,252	328.8	3,539	0	1	0	0	N/A	2	5	
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	
<b>Private</b>																				
1					401.4	4,320.8	493.1	5,308	537.3	5,784	0	2	0	4	0	0	N/A	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					0	0	0	1	0	0	N/A	1	3	
<b>Private</b>																				
2					401.4	4,320.8	493.1	5,308	537.3	5,784	0	2	0	4	0	0	N/A	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	Private	2 Bed - 4p	74.3	800					0	0	0	1	0	0	N/A	1	3	
3	BA-3-03	P.2.24	Private	2 Bed - 4p	74.3	800					0	0	0	1	0	0	N/A	1	3	
3	BA-3-04	P.1.12	Private	1 Bed - 2p	52.1	561					0	1	0	0	0	0	N/A	1	2	
3	BA-3-05	P.2.24	Private	2 Bed - 4p	74.3	800					0	0	0	1	0	0	N/A	1	3	
3	BA-3-06	P.2.24	Private	2 Bed - 4p	74.3	800					0	0	0	1	0	0	N/A	1	3	
<b>Private</b>																				
3					401.4	4,320.8	493.1	5,308	537.3	5,784	0	2	0	4	0	0	N/A	6	16	
4	BA-4-01	P.1.12	Private	1 Bed - 2p	52.1	561					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	
<b>Private</b>																				
4					401.4	4,320.8	493.1	5,308	537.3	5,784	0	2	0	4	0	0	N/A	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	800					0	0	0	1	0	0	N/A	1	3	
<b>Private</b>																				
5					401.4	4,320.8	493.1	5,308	537.3	5,784	0	2	0	4	0	0	N/A	6	16	
6	BA-6-01	P.1.12	Private	1 Bed - 2p	52.1	561					0	1	0	0	0	0	N/A	1	2	
6	BA-6-02	P.2.24	Private	2 Bed - 4p	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	
<b>Private</b>																				
6					401.4	4,320.8	493.1	5,308	537.3	5,784	0	2	0	4	0	0	N/A	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 Bed - 4p	74.3	800					0	0	0	1	0	0	N/A	1	3	
<b>Private</b>																				
7					401.4	4,320.8	493.1	5,308	537.3	5,784	0	2	0	4	0	0	N/A	6	16	
8	BA-8-01	P.1.12	Private	1 Bed - 2p	52.1	561					0	1	0	0	0	0	N/A	1	2	
8	BA-8-02	P.2.24	Private	2 Bed - 4p	74.3	800					0	0	0	1	0	0	N/A	1	3	
8	BA-8-03	P.2.24	Private	2 Bed - 4p	74.3	800					0	0	0	1	0	0	N/A	1	3	
8	BA-8-04	P.1.12	Private	1 Bed - 2p	52.1	561					0	1	0	0	0	0	N/A	1	2	
8	BA-8-05	P.2.24	Private	2 Bed - 4p	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					0	0	0	1	0	0	N/A	1	3	
<b>Private</b>																				
8					401.4	4,320.8	493.1	5,308	537.3	5,784	0	2	0	4	0	0	N/A	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	
<b>Private</b> </																				

# Block C

PROJECT TITLE:

A3004 Manor Road

SCHEDULE TITLE: MEASURED FROM DRAWINGS

MNR AA ALL ZZ SC A 7001 P16

ISSUE DATE:

November 21, 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 where the following definitions are used:

**Net Internal Areas (NIA)**

Net Internal Areas 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, etc. 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.

**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.

**Floor**

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

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
<b>Building C Core A</b>																			
G	CA-G-01	1.2,3	Intermediate	2 Bed - 4p	72.8	784					0	0	0	1	0	0	London Living Rent	1	3
G	CA-G-02	1.1,2	Intermediate	1 Bed - 2p	51.8	556					0	1	0	0	0	0	London Living Rent	1	2
G	CA-G-03	1.1,8	Intermediate	1 Bed - 2p	50.2	540					0	1	0	0	0	0	London Living Rent	1	2
G	CA-G-04	1.1,7	Intermediate	1 Bed - 2p	50.4	543					0	1	0	0	0	0	London Living Rent	1	2
G	CA-G-05	1.1,15	Intermediate	1 Bed - 2p	50.4	543					0	1	0	0	0	0	London Living Rent	1	2
G	CA-G-06	1.1,15	Intermediate	2 Bed - 3p	62.7	675					0	0	1	0	0	0	London Living Rent	1	3
G	CA-G-07	1.2,10	Intermediate	Intermediate	449.5	4,838.5	564.0	6,071	612.9	6,597	0	5	2	1	0	0	Shared Ownership	8	19
G	CA-1-01	1.2,7	Intermediate	2 Bed - 3p	61.6	663					0	0	1	0	0	0	London Living Rent	1	3
1	CA-1-02	1.1,2	Intermediate	1 Bed - 2p	52.5	565					0	1	0	0	0	0	London Living Rent	1	2
1	CA-1-03	1.1,6	Intermediate	1 Bed - 2p	51.8	556					0	1	0	0	0	0	London Living Rent	1	2
1	CA-1-04	1.1,8	Intermediate	1 Bed - 2p	51.8	556					0	1	0	0	0	0	London Living Rent	1	2
1	CA-1-05	1.1,8	Intermediate	1 Bed - 2p	50.2	540					0	1	0	0	0	0	London Living Rent	1	2
1	CA-1-06	1.1,7	Intermediate	1 Bed - 2p	50.4	543					0	1	0	0	0	0	London Living Rent	1	2
1	CA-1-07	1.2,18	Intermediate	2 Bed - 4p	70.0	753					0	0	1	0	0	0	London Living Rent	1	3
1	CA-1-08	1.2,1	Intermediate	2 Bed - 3p	61.2	659					0	0	1	0	0	0	London Living Rent	1	3
1	CA-2-01	1.2,7	Intermediate	Intermediate	449.5	4,838.5	564.0	6,071	612.9	6,597	0	5	2	1	0	0	Shared Ownership	8	19
2	CA-2-01	1.2,7	Intermediate	2 Bed - 3p	61.6	663					0	0	1	0	0	0	London Living Rent	1	3
2	CA-2-02	1.1,2	Intermediate	1 Bed - 2p	52.5	565					0	1	0	0	0	0	London Living Rent	1	2
2	CA-2-03	1.1,6	Intermediate	1 Bed - 2p	51.8	556					0	1	0	0	0	0	London Living Rent	1	2
2	CA-2-04	1.1,8	Intermediate	1 Bed - 2p	51.8	556					0	1	0	0	0	0	London Living Rent	1	2
2	CA-2-05	1.1,8	Intermediate	1 Bed - 2p	50.2	540					0	1	0	0	0	0	London Living Rent	1	2
2	CA-2-06	1.1,7	Intermediate	1 Bed - 2p	50.4	543					0	1	0	0	0	0	London Living Rent	1	2
2	CA-2-07	1.2,18	Intermediate	2 Bed - 4p	70.0	753					0	0	1	0	0	0	London Living Rent	1	3
2	CA-2-08	1.2,1	Intermediate	2 Bed - 3p	61.2	659					0	0	1	0	0	0	London Living Rent	1	3
2	CA-3-01	1.2,7	Intermediate	Intermediate	449.5	4,838.5	564.0	6,071	612.9	6,597	0	5	2	1	0	0	Shared Ownership	8	19
3	CA-3-01	1.2,7	Intermediate	2 Bed - 3p	61.6	663					0	0	1	0	0	0	Shared Ownership	1	3
3	CA-3-02	1.1,2	Intermediate	1 Bed - 2p	52.5	565					0	1	0	0	0	0	Shared Ownership	1	2
3	CA-3-03	1.1,6	Intermediate	1 Bed - 2p	51.8	556					0	1	0	0	0	0	Shared Ownership	1	2
3	CA-3-04	1.1,8	Intermediate	1 Bed - 2p	51.8	556					0	1	0	0	0	0	Shared Ownership	1	2
3	CA-3-05	1.1,8	Intermediate	1 Bed - 2p	50.2	540					0	1	0	0	0	0	Shared Ownership	1	2
3	CA-3-06	1.1,7	Intermediate	1 Bed - 2p	50.4	543					0	1	0	0	0	0	Shared Ownership	1	2
3	CA-3-07	1.2,18	Intermediate	2 Bed - 4p	70.0	753					0	0	1	0	0	0	Shared Ownership	1	3
3	CA-3-08	1.2,1	Intermediate	2 Bed - 3p	61.2	659					0	0	1	0	0	0	Shared Ownership	1	3
3	CA-4-01	1.2,7	Intermediate	Intermediate	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-4-01	1.2,7	Intermediate	2 Bed - 3p	61.6	663					0	0	1	0	0	0	Shared Ownership	1	3
4	CA-4-02	1.1,2	Intermediate	1 Bed - 2p	52.5	565					0	1	0	0	0	0	Shared Ownership	1	2
4	CA-4-03	1.1,6	Intermediate	1 Bed - 2p	51.8	556					0	1	0	0	0	0	Shared Ownership	1	2
4	CA-4-04	1.1,8	Intermediate	1 Bed - 2p	51.8	556					0	1	0	0	0	0	Shared Ownership	1	2
4	CA-4-05	1.1,8	Intermediate	1 Bed - 2p	50.2	540					0	1	0	0	0	0	Shared Ownership	1	2
4	CA-4-06	1.1,7	Intermediate	1 Bed - 2p	50.4	543					0	1	0	0	0	0	Shared Ownership	1	2
4	CA-4-07	1.2,18	Intermediate	2 Bed - 4p	70.0	753					0	0	1	0	0	0	Shared Ownership	1	3
4	CA-4-08	1.2,1	Intermediate	2 Bed - 3p	61.2	659					0	0	1	0	0	0	Shared Ownership	1	3
4	CA-5-01	1.2,7	Intermediate	Intermediate	449.5	4,838.5	564.0	6,071	612.9	6,597	0	5	2	1	0	0	Shared Ownership	8	19
5	CA-5-01	1.2,7	Intermediate	2 Bed - 3p	61.6	663					0	0	1	0	0	0	Shared Ownership	1	3
5	CA-5-02	1.1,2	Intermediate	1 Bed - 2p	52.5	565					0	1	0	0	0	0	Shared Ownership	1	2
5	CA-5-03	1.1,6	Intermediate	1 Bed - 2p	51.8	556					0	1	0	0	0	0	Shared Ownership	1	2
5	CA-5-04	1.1,8	Intermediate	1 Bed - 2p	51.8	556					0	1	0	0	0	0	Shared Ownership	1	2
5	CA-5-05	1.1,8	Intermediate	1 Bed - 2p	50.2	540					0	1	0	0	0	0	Shared Ownership	1	2
5	CA-5-06	1.1,7	Intermediate	1 Bed - 2p	50.4	543					0	1	0	0	0	0	Shared Ownership	1	2
5	CA-5-07	1.2,18	Intermediate	2 Bed - 4p	70.0	753					0	0	1	0	0	0	Shared Ownership	1	3
5	CA-5-08	1.2,1	Intermediate	2 Bed - 3p	61.2	659					0	0	1	0	0	0	Shared Ownership	1	3
5	CA-6-01	1.2,7	Intermediate	Intermediate	449.5	4,838.5	564.0	6,071	612.9	6,597	0	5	2	1	0	0	Shared Ownership	8	19
6	CA-6-01	1.2,7	Intermediate	2 Bed - 3p	61.6	663					0	0	1	0	0	0	Shared Ownership	1	3
6	CA-6-02	1.1,2	Intermediate	1 Bed - 2p	52.5	565					0	1	0	0	0	0	Shared Ownership	1	2
6	CA-6-03	1.1,6	Intermediate	1 Bed - 2p	51.8	556					0	1	0	0	0	0	Shared Ownership	1	2
6	CA-6-04	1.1,8	Intermediate	1 Bed - 2p	51.8	556					0	1	0	0	0	0	Shared Ownership	1	2
6	CA-6-05	1.1,8	Intermediate	1 Bed - 2p	50.2	540					0	1	0	0	0	0	Shared Ownership	1	2
6	CA-6-06	1.1,7	Intermediate	1 Bed - 2p	50.4	543					0	1	0	0	0	0	Shared Ownership	1	2
6	CA-6-07	1.2,1	Intermediate	2 Bed - 4p	70.0	753					0	0	1	0	0	0	Shared Ownership	1	3
6	CA-7-01	1.1,11	Intermediate	Intermediate	388.6	4,183.0	498.9	5,349	543.7	5,853	0	5	1	1	0	0	Shared Ownership	7	16
7	CA-7-01	1.1,11	Intermediate	2 Bed - 2p	54.7	589					0	1	0	0	0	0	Shared Ownership	1	2
7	CA-7-02	1.2,15	Intermediate	1 Bed - 2p	65.4	704					0	0	1	0	0	0	Shared Ownership	1	3
7	CA-7-03	1.2,16	Intermediate	2 Bed - 4p	74.2	799					0	0	1	0	0	0	Shared Ownership	1	3
7	CA-7-04	1.1,14	Intermediate	1 Bed - 2p	53.8	579					0	1	0	0	0	0	Shared Ownership	1	2
7	CA-7-05	1.1,13	Intermediate	1 Bed -															

PROJECT TITLE:

SCHEDULE TITLE: MEASURED FROM DRAWINGS:

ISSUE DATE:

A3004 Manor Road

MNR AA ALL ZZ SC A 7001 P16

November 21, 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

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
<b>Building C</b>																			
<b>Core C</b>																			
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	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
<b>CORE CC TOTALS</b>					<b>1,876</b>	<b>21,265</b>	<b>2,637</b>	<b>28,382</b>	<b>2,869</b>	<b>30,878</b>	<b>0</b>	<b>7</b>	<b>1</b>	<b>11</b>	<b>3</b>	<b>5</b>		<b>27</b>	<b>82</b>

# Block D

PROJECT TITLE:

SCHEDULE TITLE: MEASURED FROM DRAWINGS

ISSUE DATE:

## A3004 Manor Road

MNR AA ALL ZZ SC A 7001 P16

November 21, 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, cloakrooms, etc., plant, staircases 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

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	
<b>Building D Core A</b>																					
G	DA-G-01	P.2.15	Private		2 Bed - 4p	71.7	772					0	0	0	1	0	0		N/A	1	3
G	DA-G-02	P.1.5	Private		1 Bed - 2p	50.4	543					0	1	0	0	0	0		N/A	1	2
G					Private	122.1	1,314.3	248.9	2,658	270.4	2,911	0	1	0	0	0	0				5
1	DA-1-01	S.1.1	Private		Studio	39.4	424					1	0	0	0	0	0		N/A	1	1
1	DA-1-02	P.2.2	Private		2 Bed - 3p	63.7	686					0	0	1	0	0	0		N/A	1	3
1	DA-1-03	P.2.36	Private		2 Bed - 4p	73.1	787					0	0	0	1	0	0		N/A	1	3
1	DA-1-04	P.1.1	Private		1 Bed - 2p	51.9	559					0	1	0	0	0	0		N/A	1	2
1	DA-1-05	F.1.1	Private		1 Bed - 2p	51.9	559					0	1	0	0	0	0		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	P.3.1	Private		3 Bed - 5p	87.2	939					0	0	0	0	1	0		N/A	1	4
1	DA-1-08	P.1.4	Private		1 Bed - 2p	50.4	543					0	1	0	0	0	0		N/A	1	2
1	DA-1-09	P.3.3	Private		3 Bed - 5p	87.5	942					0	0	0	0	1	0		N/A	1	4
1					Private	576.5	6,205.6	705.0	7,589	772.9	8,320	1	3	1	2	2	0			9	24
2	DA-2-01	S.1.1	Private		Studio	39.4	424					1	0	0	0	0	0		N/A	1	1
2	DA-2-02	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-2-05	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	P.3.1	Private		3 Bed - 5p	87.2	939					0	0	0	0	1	0		N/A	1	4
2	DA-2-08	P.1.4	Private		1 Bed - 2p	50.4	543					0	1	0	0	0	0		N/A	1	2
2	DA-2-09	P.3.3	Private		3 Bed - 5p	87.5	942					0	0	0	0	1	0		N/A	1	4
2					Private	576.5	6,205.6	705.0	7,589	772.9	8,320	1	3	1	2	2	0			9	24
3	DA-3-01	S.1.1	Private		Studio	39.4	424					1	0	0	0	0	0		N/A	1	1
3	DA-3-02	P.2.2	Private		2 Bed - 3p	63.7	686					0	0	1	0	0	0		N/A	1	3
3	DA-3-03	P.2.37	Private		2 Bed - 3p	61.7	664					0	0	1	0	0	0		N/A	1	3
3	DA-3-04	P.2.19	Private		2 Bed - 4p	72.6	781					0	0	0	1	0	0		N/A	1	3
3	DA-3-05	P.2.18	Private		2 Bed - 4p	70.4	758					0	0	0	1	0	0		N/A	1	3
3	DA-3-06	P.2.17	Private		2 Bed - 4p	70.1	755					0	0	0	0	1	0		N/A	1	3
3	DA-3-07	P.1.4	Private		1 Bed - 2p	50.4	543					0	1	0	0	0	0		N/A	1	2
3	DA-3-08	P.3.3	Private		3 Bed - 5p	87.5	942					0	0	0	0	1	0		N/A	1	4
3					Private	514.0	5,532.6	640.3	6,892	701.5	7,557	1	1	2	3	1	0			8	22
<b>CORE DA TOTALS</b>						<b>1,789</b>	<b>19,258</b>	<b>2,297</b>	<b>24,728</b>	<b>2,518</b>	<b>27,101</b>	<b>3</b>	<b>8</b>	<b>4</b>	<b>8</b>	<b>5</b>	<b>0</b>			<b>28</b>	<b>75</b>

<b>Building D Core B</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	P.1.6	Private		1 Bed - 2p	52.3	563					0	1	0	0	0	0		N/A	1	2
G	DB-G-03	P.2.1	Private		2 Bed - 4p	71.4	761					0	0	0	1	0	0		N/A	1	3
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	S.1.2	Private		Studio	39.8	428					1	0	0	0	0	0		N/A	1	1
G	DB-G-06	P.2.14	Private		2 Bed - 4p	75.1	808					0	0	0	0	0	0		N/A	1	3
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					Private	435.6	4,689	604.2	6,504	658.1	7,084	1	2	1	3	0	0			7	17
1	DB-1-01	P.3.3	Private		3 Bed - 5p	87.5	942					0	0	0	0	1	0		N/A	1	4
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	P.1.6	Private		1 Bed - 2p	52.3	563					0	1	0	0	0	0		N/A	1	2
1	DB-1-04	P.2.1	Private		2 Bed - 4p	71.4	761					0	0	0	1	0	0		N/A	1	3
1	DB-1-05	P.2.31	Private		2 Bed - 3p	68.8	741					0	0	1	0	0	0		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-1-07	P.2.20	Private		2 Bed - 4p	71.6	771					0	0	0	1	0	0		N/A	1	3
1	DB-1-08	P.3.5	Private		3 Bed - 5p	94.2	1,014					0	0	0	0	1	0		N/A	1	4
1	DB-1-09	P.1.17	Private		1 Bed - 2p	52.6	566					0	1	0	0	0	0		N/A	1	2
1					Private	626.3	6,741.7	763.6	8,220	826.2	8,893	0	3	1	3	2	0			9	26
2	DB-2-01	P.3.3	Private		3 Bed - 5p	87.5	942					0	0	0	0	1	0		N/A	1	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-2-03	P.1.6	Private		1 Bed - 2p	52.3	563					0	1	0	0	0	0		N/A	1	2
2	DB-2-04	P.2.1	Private		2 Bed - 4p	71.4	761					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-2-06	P.1.6	Private		1 Bed - 2p	52.3	563					0	1	0	0	0	0		N/A	1	2
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	P.3.5	Private		3 Bed - 5p	94.2	1,014					0	0	0	0	1	0		N/A	1	4
2	DB-2-09	P.1.17	Private		1 Bed - 2p	52.6	566					0	1	0	0	0	0		N/A	1	2
2					Private	626.3	6,741.7	763.6	8,220	826.2	8,893	0	3	1	3	2	0			9	26
3	DB-3-01	P.3.3	Private		3 Bed - 5p	87.5	942														



# Block E & Totals and Ancillary

PROJECT TITLE:

SCHEDULE TITLE: MEASURED FROM DRAWINGS

ISSUE DATE:

A3004 Manor Road

MNR AA ALL ZZ SC A 7001 P16

November 21, 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, tanks 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 paneling.

**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 Asseaf 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	Floor	Flat No	Type	Tenure	Unit Type	NET AREA		GROSS AREA		GROSS AREA		UNIT MIX						AFF		OCCUPANCY	
						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	
<b>Building E Core A</b>																					
G EA-G-03			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-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	
M EA-M-07			A.1.2	Aff Rent	1 Bed - 2p	52.8	568	234.9	2,529	265.2	2,855	0	0	0	0	0	3	London Affordable Rent	3	12	
M EA-M-07			A.1.2	Aff Rent	1 Bed - 2p	52.8	568	234.9	2,529	265.2	2,855	0	1	0	0	0	0	London Affordable Rent	1	2	
1 EA-1-01			A3.3	Aff Rent	3 Bed - 5p	88.7	955	348.7	3,753	410.5	4,419	0	1	0	0	0	0	London Affordable Rent	1	2	
1 EA-1-02			A3.3	Aff Rent	3 Bed - 5p	88.7	955					0	0	0	0	0	1	London Affordable Rent	1	4	
1 EA-1-03			A3.3	Aff Rent	3 Bed - 5p	88.7	955					0	0	0	0	0	1	London Affordable Rent	1	4	
1 EA-1-04			A3.3	Aff Rent	3 Bed - 5p	88.7	955					0	0	0	0	0	1	London Affordable Rent	1	4	
1 EA-1-05			A.2.3	Aff Rent	2 Bed - 3p	62.5	673					0	0	1	0	0	0	London Affordable Rent	1	3	
1 EA-1-06			A.2.3	Aff Rent	2 Bed - 3p	62.5	673					0	0	1	0	0	0	London Affordable Rent	1	3	
1 EA-1-07			A.1.2	Aff Rent	1 Bed - 2p	52.8	568					0	1	0	0	0	0	London Affordable Rent	1	2	
1 EA-2-01			A3.3	Aff Rent	3 Bed - 5p	88.7	955	604.0	6,502	679.7	7,316	0	1	2	0	4	0	London Affordable Rent	7	24	
2 EA-2-02			A3.3	Aff 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 Rent	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 Rent	1	3	
2 EA-2-05			A.2.3	Aff Rent	2 Bed - 3p	62.5	673					0	0	1	0	0	0	London Affordable Rent	1	3	
2 EA-2-06			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 EA-3-01			A3.3	Aff Rent	3 Bed - 5p	88.7	955	604.0	6,502	679.7	7,316	0	1	3	0	3	0	London Affordable Rent	7	23	
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	
4 EA-4-01			A3.3	Aff Rent	3 Bed - 5p	88.7	955	604.0	6,502	679.7	7,316	0	1	3	0	3	0	London Affordable Rent	7	23	
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					0	0	1	0	0	0	London Affordable Rent	1	3	
4 EA-4-04			A.1.2	Aff Rent	1 Bed - 2p	52.8	568					0	0	2	0	3	0	London Affordable Rent	4	15	
<b>CORE EA TOTALS</b>						<b>2,146</b>	<b>20,741</b>	<b>2,790</b>	<b>30,034</b>	<b>3,160</b>	<b>34,010</b>	<b>0</b>	<b>4</b>	<b>9</b>	<b>0</b>	<b>13</b>	<b>3</b>		<b>29</b>	<b>99</b>	

<b>TOWNHOUSES</b>																				
DESCRIPTION	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
G TH-G-01			TP3.1	Private	3 Bed - 6p	134.3	1,446	138.3	1,488	176.3	1,893	0	0	0	0	0	1	London Affordable Rent	1	4
G TH-G-02			TP3.1	Private	3 Bed - 6p	134.3	1,446	138.3	1,488	176.3	1,893	0	0	0	0	0	1	London Affordable Rent	1	4
G TH-G-03			TP3.1	Private	3 Bed - 6p	134.3	1,446	138.3	1,488	176.3	1,893	0	0	0	0	0	1	London Affordable Rent	1	4
<b>CORE TH TOTALS</b>						<b>402.9</b>	<b>4,337</b>	<b>415</b>	<b>4,466</b>	<b>508.9</b>	<b>5,484</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3</b>		<b>3</b>	<b>12</b>

<b>RESIDENTIAL TOTALS</b>																				
NET AREA		GROSS AREA		GROSS AREA		UNIT MIX						OCCUPANCY								
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							
28,947	311,593	36,926	397,483	40,296	433,756	10	138	63	161	48	13	433	1,202							
						2.3%	31.9%	14.5%	37.2%	11.1%	3.0%									
						2.3%	32%	52%	14%											

<b>INTERMEDIATE TOTALS</b>																				
NET AREA		GROSS AREA		GROSS AREA		UNIT MIX						OCCUPANCY								
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							
5,735	61,733	7,801	83,975	8,476	91,240	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%												

<b>LONDON AFFORDABLE RENT</b>																				
NET AREA		GROSS AREA		GROSS AREA		UNIT MIX						OCCUPANCY								
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							
5,544	59,677	6,963	74,950	7,676	82,623	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%											


<b>PRIVATE TOTALS</b>																				
NET AREA		GROSS AREA		GROSS AREA		UNIT MIX						OCCUPANCY								
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							
17,668	190,183	22,162	238,558	24,144	259,892	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%	62.3%	13.0%											

<b>COMMERCIAL TOTALS (BLOCKS A + D)</b>																				
GROSS AREA		GROSS AREA		GROSS AREA		UNIT MIX						OCCUPANCY								
GIA (sq.m)	GIA (sq.ft)	GEA (sq.m)	GEA (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							
480	5,171	526	5,688																	
G POLICE FACILITY (Sui Generis Use)		26	278	31	336															
G BUS DRIVER FACILITIES (B1 Use)		14	155	19	206															
<b>POLICE + TFL TOTALS (BLOCK E)</b>		<b>40</b>	<b>433</b>	<b>50</b>	<b>541</b>															


<b>BINS/BIKES/PLANT</b>																				
GROSS AREA		GROSS AREA		GROSS AREA		UNIT MIX						OCCUPANCY								
GIA (sq.m)	GIA (sq.ft)	GEA (sq.m)	GEA (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							
G+B		1,536	16,529	1,683	18,121															
						2.3%	31.9%	14.5%	37.2%	11.1%	3.0%	433	1,202							
						2.3%	31.9%	51.7%	14.1%											

<b>OVERALL TOTALS</b>																				
NET AREA		GROSS AREA		GROSS AREA		UNIT MIX						OCCUPANC								

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## Document Control Form

Project number	A3004
Project title	Manor Road, Richmond
Document title	Area Schedule
Client	Avanton
Document status	Revision P6
Date of issue	21 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

