PROJECT TITLE:

SCHEDULE TITLE: Greggs Bakery, Twickenham A2871 700

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 areas shall be the sum of all habitable areas within the dwellings, and measured within the internal face of the enclosing walls. Includes areas occupied by partitions, columns, chinney breasts, internal structural walls, internal service ducts, cupboacds, kitchen units and sanitaryare within the habitable space. 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.

Gross External Area (GEA)

Summary schedule - showing affordable A2871 200 Series Plans

SUBTITLE:

Ancillary
Total area of all enclosed common or shared spaces for sanitary accommodation, cloakrooms, kitchens, cleaners' rooms, lift, staircases, plant, bike stores, 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 Ancillary Areas defined above.

Gross Internal Area (GIA)

The sum of the areas falling into the categories defined as Net Internal Area, Circulation, Ancillary, integrated parages, and Internal Divisions will equal the Gross Internal Area (GIA). Half of the neighbouring party walls has been included.

Excluded balconies, terraces, verandas, parking areas, seperate bin and bike stores and areas which are not enclosed spaces (e.g.) open ground floors, open covered ways and the like). These should Revision Status: P = Planning T = Tender each be shown experately.

ISSUE DATE:

R35 - Planning Addendum Revised Affordable

30/06/2020

Assael

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

These are measured 1.5m above finished floor level (FFL). Storage areas within eves are counted to 1.2m. This is the top of the screed or floorboards not underlays, carpets, ceramic tiled or vinyl coverings. All diffensions 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.

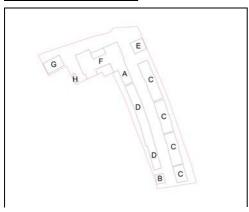
*denotes a handed house type
" denotes wheelchair M4(3) unit

Gross External Area (GEA) Garages, bin stores and bike stores have been includualless stated seperately	ded in the GEA of	ftownhouses	Includes all sepa more.An addition	rate living rooms	, offices and bedr been counted if t				" denotes wh	eelchair M4(3	3) unit				
DESCRIPTION	NET	AREA	AMENIT	SPACE		GROS	AREA				UNIT MIX			occu	PANCY
Unit Type	NIA (sq.m)	NIA (sq.ft)	(sq.m)	(sq.ft)	GIA (sq.m)	GIA (sq.ft)	GEA (sq.m)	GEA (sq.ft)	1 Bed	2 Bed	3 Bed	4 Bed	Total Units	Hab Rooms	Occupant
Building C (Townhouses)	2,961	31,873	793	8,536	3,166	34,080	3,663	39,429			26		26	105	15
Building D (Townhouses)	2,004	21,572	493	5,307	2,460	26,480	2,788	30,011			12	4	16	84	10
Building F (Apartments)	1,597	17,191	292	3,143	2,000	20,043	2,162	23,272	12	8	4		24	64	
Building G (Townhouses)	324	3,488	36	388	342	3,681	392	4,220		4			4	12	
Private Residential Summary (C3)	6,886	74,123	1,614	17,374	7,968	84,284	9,005	96,932		12			70	265	34
									17%	17%	60%	6%	J		
Private Ancillary - Residential					235	2530	262	2820							
Below Podium Car Park	0.000	74400		47.074	221	2,379	228	2,454		- 10			70	207	
Private Total	6,886	74,123	1,614	17,374	8,424	89,193	9,495	102,207	12	12	42	4	70	265	34
Building C (Townhouses)	216	2,325	48	517	232	2,497	266	2,863			2		2	8	
Intermediate Residential Summary (C			48	517	232	2,497	266	2,863	0	0	2	0	2	. 8	
									0%	0%	100%	0%			
Intermediate Rent Ancillary - Residen	tial				7	75									
Below Podium Car Park					0	0	0	_							
Intermediate Rent Total	216	2,325	48	517	239	2,573	276	2,971	-	-	2	-	2	8	1
Building F (Apartments)	1,752	18,859	215	2,314	2,215	23,800	2,380	25,576	15	14			29	72	
Shared Ownership Residential Summ	1,752	18,859	215	2,314	2,215	23,800	2,380	25,576		14	0	0	29	72	
Shared Ownership Ancillary - Resider	ntial		l		123	1324	127	1367	52%	48%	0%	0%	j		
Below Podium Car Park	luai				243	2,616	252	2,713							
Shared Ownership Total	1,752	18,859	215	2,314	2,581	27,740	2,759	29,656		14			29	72	
onared ownership rotal	1,732	10,000	210	2,014	2,001	21,140	2,100	20,000	10	1-7			23	12	
Building A (Apartments)	369	3,972	115	1,238	467	5,027	529	5,694	3	3			6	15	1
Building C (Townhouses)	216	2,325	48	517	232	2,497	266	2,863			2		2	8	
Building E (Apartments)	390	4,198	53	571	503	5,414	570	6,136	2	4			6	16	2
Building H (Townhouse - existing)	73	786	30	323	75	807	85	915		1			1	4	
Affordable Rent Residential Summary	1,048	11,281	246	2,648	1,277	13,746	1,450	15,608	5	8		0	15	43	į į
Affordable Ancillary - Residential					52	560	65	700	33%	53%	13%	0%	J		
					0	0	0	700							
Below Podium Car Park Affordable Total	1.048	11.281	246	2.648	1,329	14.306	1,515	16.308		8	2	_	15	43	5
Allordable Total	1,040	11,201	240	2,040	1,329	14,500	1,313	10,500	, ,	0		_	13	40	
Building B - Commercial (B1)					175	1,884	208	2,239							
Building B Ancillary - Commercial					20	215	25	269							
Bulluling B Alichiary - Collintercial					20	215	25	209	1						
Commercial (B1)	0	-	0	-	195	2,099	233	2,508	-	-	-	-	-	0	-
Private Residential Summary (C3)	6,886		1,614	17,374	7,968	84,284	9,005	96,932		12			70		
Intermediate Residential Summary (C			48	517	232	2,497	266	2,863		0			_		
Shared Ownership Residential Summ	1,752		215	2,314	2,215	23,800	2,380	25,576		14		0			
Affordable Rent Residential Summary	1,048	11,281	246	2,648	1,277	13,746	1,450	15,608	5	8	2	0	15	43	į
Building B - Commercial (B1)					175	1,884	208	2,239	000/	F00/	400/	00/	1		
Below Podium Car Park					464	4,995	480	5,167	33%	53%	13%	0%	j		
Substation					464	4,995	480	248							
					437	4704	489								
					437	4704	489	5264	I					1	
Site Wide Ancillary									1						
Site Wide Ancillary Site Wide Total	9,902	106,588	2,123	22,853	12,783	136,071	14,301	153,897	32	34	46	4	116	388	4:

Parking Su	mmary
Parking Space Type	Number
Private Driveway	29
Intergrated Garage	16
Allocated Below Podium	20
Allocated surface	35
Commercial	1
Car Club - on edwin road	1* (not included)
Total	101.00

	TOTAL DEI	NSITY	
		Area HA	Density
Hab Rooms	388	1.13	343
UNITS	116	1 13	103

Key Plan:	



AFFOR	DABLE A	LLOCATION	
	By Unit	By Hab Room	By Area
Private Residential	60%	68%	70%
Intermediate Rent	2%	2%	2%
Shared Ownership	25%	19%	18%
Affordable Rent	1 20/.	119/.	119/.

PROJECT TITLE: SCHEDULE TITLE: Greggs Bakery, Twickenham A2871 701

MEASURED FROM DRAWINGS: Building A - Residential A2871 200 Series Plans ISSUE DATE:

R35 - Planning Addendum 30/06/2020 ASSAE

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 areas shall be the sum of all habitable areas within the dwellings, and measured within the internal face of the enclosing walls. Includes areas occupied by partitions, columns, chimmely breashs, internal structural walls, internal serviced words, partitions, columns, chimmely breashs, internal structural walls, internal serviced words, cupboards, kitchen units and sanitaryware within the habitable space. Excludes balconies, terraces, verandas, garages and parking areas.

The area occupied by partitions, columns, chimmely breashs, internal survey.

Gross Internal Area (GIA)

The sum of the areas falling into the categories defined as Net Internal Area (Circulation, Ancillary, integrated garages, and Internal Divisions will equal the Gross Internal Area (GIA). Half of the neighbouring party walls has been included.

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

Gross External Area (GEA)
Garages, bin stores and bike stores have been included in the GEA of townhouses unless stated seperately

Apartments - Affordable

SUBTITLE:

Ancillary

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

Internal Divisions

Excluded balconies, terraces, verandas, parking areas, seperate bin and bike stores and areas which are not enclosed spaces (e.g.) open ground floors, open covered ways and the like). These should each be shown separately.

Habitable Rooms Includes all separate living rooms, offices and bedrooms, plus kitchens with a floor area of 13sqm or more. An additional hab room has been counted if the living/kitchen/dining room is over 30 sqm.

Revised Affordable

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 panellin

These are measured 1.5m above finished floor level (FFL). Storage areas within eves are counted to 1.2m. 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.



	DES	CRIPTION	NET A	AREA	AMENIT	SPACE		GROS	SAREA				UNIT MIX			occui	PANCY
Floor	Flat No	Unit Type	NIA (sq.m)	NIA (sq.ft)	(sq.m)	(sq.ft)	GIA (sq.m)	GIA (sq.ft)	GEA (sq.m)	GEA (sq.ft)	1 Bed	2 Bed	3 Bed	4 Bed	Total Units	Hab Rooms	Occupants
G		Entrance / Core (C3)	-	-												-	-
G	A0-1	1 Bed	50	538	42	452					1				1	2	2
G	A0-2	2 Bed	61	657	49	527						1			1	3	3
			111	1,195	91	980	149	1,604	167	1,798	1	1	-		2	5	5
1	A1-1	1 Bed		614	5	54					1				1	2	2
1	A1-2	2 Bed	72	775	7	75						1			1	3	4
			129	1,389	12	129	159	1,712	181	1,948	1	1	-		2	5	6
2	A2-1	1 Bed	57	614	5	54					1				1	2	2
2	A2-2	2 Bed	72	775	7	75						1			1	3	4
			129	1,389	12	129	159	1,712	181	1,948	1	1	-		2	5	6
Resid	lential (C3	3)	369	3,972	115	1,238	467	5,027	529	5,694	3	3	-	-	6	15	17
C	maraial /D	1 (0 (0)															
Comi	nercial (B	1/2/8)	-	-	-	-	-	-	-	•							
Car F	ark		-	-	-	-	-	-	-	-							
A 'I							04.0	000	07.0	004							
Ancil	iary						21.0	226	27.0	291							
Build	ing A Tota	al	369	3,972	115	1,238	488	5,253	556	5,985	3	3	-	-	6	15	17
Duna	ing A Toll	A1	003	0,572	110	1,200	400	0,200	330	3,300	50%		0%			10	

Building B - Commercial (B1)

MEASURED FROM DRAWINGS:

A2871 200 Series DI Greggs Bakery, Twickenham A2871.702 ISSUE DATE: R35 - Planning Addendum 30/06/2020
Revised Affordable Assael A2871 200 Series Plans Definition of Areas for Schedule of Areas

Ancillary

Floor areas are generally calculated in accordance with the current Code of Total area of all enclosed common or shared spaces for sanitary accommodation, cloakrooms, Measuring Practice published by the RICS with the exception of residential property kitchens, cleaners' rooms, lift, staircases, plant, blike stores, tank rooms and storage rooms etc. when the following definitions are used: 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 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. Areas
These are measured 1.5m above finished floor level (FFL). Storage areas within eves are counted to 1.2m. This is the top of the screed or floorboards not underlays, carpets, ceramic tiled or viryl coverings All dimensions must be checked on site. Net Internal Areas (NIA)

Net Internal Areas (NIA)

Net Internal area shall be the sum of all habitable areas within the dwellings, and measured within the internal face of the enclosing walls. Includes areas occupied by partitions, columns, chimney preasts, internal stanction and an internal face of the enclosing walls. Includes areas occupied by partitions, columns, chimney preasts, internal stanction and an internal face of the enclosing walls. Includes areas occupied by partitions, columns, chimney preasas, internal area.

The area occupied by partitions, columns, chimney preasas, internal area.

The area occupied by partitions, columns, chimney preasas, internal area.

The area occupied by partitions, columns, chimney preasas, internal area.

The area occupied by partitions, columns, chimney preasas, internal area.

The area occupied by partitions, columns, chimney preasas, internal area.

The area occupied by partitions, columns, chimney preasas, internal area.

The area occupied by partitions, columns, chimney preasas, internal area.

The area occupied by partitions, columns, chimney preasas, internal area.

The area occupied by partitions, columns, chimney preasas, internal area.

The area occupied by partitions, columns, chimney preasas, internal area.

The area occupied by partitions, columns, chimney preasas, internal area.

The area occupied by partitions, columns, chimney preasas, internal area.

The area occupied by partitions, columns, chimney preasas, internal area.

The area occupied by partitions, columns, chimney preasas, internal area.

The area occupied by partitions, columns, chimney preasas, internal area.

The area occupied by partitions, columns, chimney preasas, internal area.

The area occupied by partitions, columns, chimney preasas, internal area.

The area occupied by partitions, columns, chimney preasas, internal area.

The area occupied by partitions, columns, chimney preasas, internal area.

The area occupied by partitions, columns, chimney preasas, internal area.

The area occu 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. Circulation
Total area of all enclosed common or shared spaces forming entrance halls, corridors, staircases, lift wells, connecting links and the like. Excluded balconies, terraces, verandas, parking areas, seperate bin and bike stores and areas which are not enclosed spaces (e.g.) open ground floors, open covered ways and the like). These should each be shown separately.

Garages	External Area s, bin stores a stated seperat	ind bike stores have been i	ncluded in the GEA	of townhouses		arate living rooms	s, offices and bedi been counted if t				*denotes a handed house type " denotes wheelchair M4(3) unit
	DES	CRIPTION	NET .	AREA	AMENIT	Y SPACE		GROS	S AREA		
Floor	Unit No	Unit Type	NIA (sq.m)	NIA (sq.ft)	(sq.m)	(sq.ft)	GIA (sq.m)	GIA (sq.ft)	GEA (sq.m)	GEA (sq.ft)	
	•										
Comn	nercial (B	1/2/8)	-	-	-	-	175.0	1,884	208.0	2,239	
Car P	ark - 1 Ac	cesible Space	-		-	-					
Ancill	lary / Plan	it	-	-	-	-	20.0	215	25.0	269	
Buildi	ing B Tota	al	-	-	-	-	195	2,099	233	2,508	

PROJECT TITLE:

Greggs Bakery, Twickenham A2871 703

Building C - Residential A2871 200 Series Plans
Townhouses - PRIVATE

ISSUE DATE:

R35 - Planning Addendum 30/06/2020 ASSAE Revised Affordable

Definition of Areas for Schedule of Areas

Ancillary
Floor areas are generally calculated in accordance with the current Code of Measuring Practice published by the FIICs with the exception of residential properly when the following definitions are used:

**Total area of all enclosed common or shared spaces for sanitary accommodation, cloakrooms, witchess, cleaners' rooms, lift, staircases, plant, bike stores, tank rooms and storage rooms etc.

Net Internal Areas (NIA)

Net Internal Areas (NIA)

Net Internal area shall be the sum of all habitable areas within the dwellings, and measured within the internal face of the enclosing walls. Includes areas occupied by partitions, columns, chimney preasts, internal stanction and an internal face of the enclosing walls. Includes areas occupied by partitions, columns, chimney preasts, internal stanction and an internal face of the enclosing walls. Includes areas occupied by partitions, columns, chimney preasas, internal area.

The area occupied by partitions, columns, chimney preasas, internal area.

The area occupied by partitions, columns, chimney preasas, internal area.

The area occupied by partitions, columns, chimney preasas, internal area.

The area occupied by partitions, columns, chimney preasas, internal area.

The area occupied by partitions, columns, chimney preasas, internal area.

The area occupied by partitions, columns, chimney preasas, internal area.

The area occupied by partitions, columns, chimney preasas, internal area.

The area occupied by partitions, columns, chimney preasas, internal area.

The area occupied by partitions, columns, chimney preasas, internal area.

The area occupied by partitions, columns, chimney preasas, internal area.

The area occupied by partitions, columns, chimney preasas, internal area.

The area occupied by partitions, columns, chimney preasas, internal area.

The area occupied by partitions, columns, chimney preasas, internal area.

The area occupied by partitions, columns, chimney preasas, internal area.

The area occupied by partitions, columns, chimney preasas, internal area.

The area occupied by partitions, columns, chimney preasas, internal area.

The area occupied by partitions, columns, chimney preasas, internal area.

The area occupied by partitions, columns, chimney preasas, internal area.

The area occupied by partitions, columns, chimney preasas, internal area.

The area occupied by partitions, columns, chimney preasas, internal area.

The area occu

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

SUBTITLE:

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.

Excluded balconies, terraces, verandas, parking areas, seperate bin and bike stores and areas which are not enclosed spaces (e.g.) open ground floors, open covered ways and the like). These should each be shown separately.

Grace External Area (GEA)

Garages, bin stores and bitse stores have been included in the GEA of townshoeses includes all separate living rooms, offices and bedrooms, plus kitchens with a floor area of 13sm or denotes a handed house type includes all separate living rooms, offices and bedrooms, plus kitchens with a floor area of 13sm or denotes a handed house type includes all separate living rooms, offices and bedrooms, plus kitchens with a floor area of 13sm or denotes a handed house type includes all separate living rooms, offices and bedrooms, plus kitchens with a floor area of 13sm or denotes a handed house type includes a handed house type

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). Storage areas within eves are counted to 1.2m. This is the top of the screed or floorboards not underlays, carpets, ceramic tiled or viryl 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.

	DES	CRIPTION		NET	AREA	AMENITY	SPACE		GROS	S AREA				UNIT MIX			occui	PANCY
Floor	Unit No	Unit	Туре	NIA (sq.m)	NIA (sq.ft)	(sq.m)	(sq.ft)	GIA (sq.m)	GIA (sq.ft)	GEA (sq.m)	GEA (sq.ft)	1 Bed	2 Bed	3 Bed	4 Bed	Total Units	Hab Rooms	Occupants
	C-1	HT 2a	3 Bed	113	1,216	54	581	116	1,249	146	1,572			1		1	5	6
	C-2	HT 2	3 Bed	108	1,163	39	420	114	1,227	137	1,475			1		1	4	6
	C-3	HT 2	3 Bed	108	1,163	40	431	114	1,227	137	1,475			1		1	4	6
		HT 2	3 Bed	108	1,163	44	474	114	1,227	137	1,475			1		1	4	6
		HT 3	3 Bed	113	1,216	43	463	121	1,302	140	1,507			1		1	4	6
		HT 3*	3 Bed	113	1,216	36	388	121	1,302	140	1,507			1		1	4	6
		HT 3	3 Bed	113		35	377	121	1,302	140	1,507			1		1	4	6
		HT 3*	3 Bed	113	1,216	32	344	121	1,302	140	1,507			1		1	4	6
		HT 4"	3 Bed	130	1,399	27	291	140	1,507	157	1,690			1		1	4	5
		HT 4*"	3 Bed	130	1,399	26	280	140	1,507	157	1,690			1		1	4	5
		HT 3	3 Bed	113	1,216	29	312	121	1,302	140	1,507			1		1	4	6
		HT 3*	3 Bed	113		34	366	121	1,302	140	1,507			1		1	4	6
		HT 3	3 Bed	113	1,216	32	344	121	1,302	140	1,507			1		1	4	6
		HT 3*	3 Bed	113		25	269	121	1,302	140	1,507			1		1	4	6
		HT 4"	3 Bed	130	1,399	20	215	140	1,507	157	1,690			1		1	4	5
		HT 4*"	3 Bed	130		19	205	140	1,507	157	1,690			1		1	4	5
		HT 3	3 Bed	113		23	248	121	1,302	140	1,507			1		1	4	6
		HT 3*	3 Bed	113	1,216	24	258	121	1,302	140	1,507			1		1	4	6
		HT 3	3 Bed	113		23	248	121	1,302	140	1,507			1		1	4	6
		HT 3*	3 Bed	113		31	334	121	1,302	140	1,507			1		1	4	6
		HT 8	3 Bed	108	1,163	31	334	116	1,249	133	1,432			1		1	4	6
		HT 8*	3 Bed	108	1,163	25	269	116	1,249	133	1,432			1		1	4	6
	C-23		3 Bed	108	1,163	25	269	116	1,249	133	1,432			1		1	4	6
		HT 8*	3 Bed	108	1,163	26	280	116	1,249	133	1,432			1		1	4	6
		HT 8	3 Bed	108	1,163	26	280	116	1,249	133	1,432			1		1	4	6
	C-26	HT 8*	3 Bed	108	1,163	24	258	116	1,249	133	1,432			1		1	4	6
Resid	ential (C3	3)		2.961	31.873	793	8.536	3.166	34.080	3,663	39.429	_	_	26	_	26	105	152

Commercial (B1/2/8)	-	-	-	-	-	-	-	-							
Car Park	-	-	-		-	-	-	-							
Bike and Refuse Stores	-	-	-		103.0	1,109	125.0	1,346							
Building C Total	2,961	31,873	793	8,536	3,269	35,188	3,788	40,775	-	-	26	-	26	105	152
									Nº/-	Nº/-	100%				

Greggs Bakery, Twickenham A2871 704

8

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 prowhen the following definitions are used:

Net internal areas (NIA)

Net internal areas shall be the sum of all habitable areas within the diveilings, and measured within the internal face of the enclosing walls. Includes areas occupied by apritions, occurrent, schimenal faces, internal structured utalls, internal serviced utalls, curpopards, kitchen units and sanitaryware within the habitable space. Excludes balconies, terraces, verandas, garages and parking areas.

The area occupied by partitions, outcurrent, cliculation, and Ancillary Areas defined above.

Odos Internal Area (GIA)

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

corridors, staircases, lift wells, connecting links and the like

Gross External Area (GEA)

Building D Total

Building C - Residential A2871 200 Series Plans
Townhouses (Intermediate Rent)

Ancillary
Total area of all enclosed common or shared spaces for sanitary accommodation, cloakrooms, kitchens, cleaners' rooms, lift, staircases, plant, bike stores, 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 Ancillary Areas defined above.

Excluded balconies, terraces, verandas, parking areas, seperate bin and bike stores and areas which are not enclosed spaces (e.g.) open ground floors, open covered ways and the like). These should each be shown separately.

Habitable Rooms

48 517

216 2,325

R35 - Planning Addendum Revised Affordableble

ASSAE

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). Storage areas within eves are counted to 1.2m. This is the top of the screed or floorboards not underlays, carpets, ceramic tilled or viruyl 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

*denotes a handed house type

	s, bin stores a stated seperat		stores have been in	cluded in the GEA						ens with a floor ar dining room is ove			heelchair M4(8 C
	DES	CRIP.	TION	NET	AREA	AMENIT	Y SPACE		GROS	S AREA				UNIT MIX			OCCU	PANCY
Floor	Unit No		Unit Type	NIA (sq.m)	NIA (sq.ft)	(sq.m)	(sq.ft)	GIA (sq.m)	GIA (sq.ft)	GEA (sq.m)	GEA (sq.ft)	1 Bed	2 Bed	3 Bed	4 Bed	Total Units	Hab Rooms	Occupants
	C-27	HT 8	3 Bed	108	1,163	24	258	116	1,249	133	1,432			1		1	4	6
	C-28	HT 8	* 3 Bed	108	1,163	24	258	116	1,249	133	1,432			1		1	4	6
Resid	lential (C3	3)		216	2325	48	517	232	2497	266	2,863	-	-	2	-	2	8	12
Comr	mercial (B	1/2/8)		-	-	-	-											
Car P	ark			-	-	-	-											
Ancil	lary / Plan	ıt		-	-	-	-	7.0	75	10.0	108	1						

239 2,573

276 2,971

PROJECT TITLE: SCHEDULE TITLE: SUBTITLE: MEASURED FROM DRAWINGS: ISSUE DATE: Building C - Residential A2871 200 Series Plans
Townhouses - Affordable Rent R35 - Planning Addendum 30/06/2020 ASSAE Greggs Bakery, Twickenham A2871 705 Revised Affordable

Definition of Areas for Schedule of Areas
Floor areas are generally calculated in accordance with the current Code of Total area of all enclosed common or shared spaces for sanitary accommodation, cloakrooms, Measuring Practice published by the RICS with the exception of residential property kitchens, cleaners' rooms, lift, staircases, plant, bike stores, tank rooms and storage rooms etc. 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 face of the enclosing walls. Includes areas occupied by partitions, columns, chimmer preasas, internal several dusts, not within the Net Internal, Circulation, and Ancillary Areas defined above.

The area occupied by partitions, columns, chimmer preasass, internal several dusts, not within the Net Internal, Circulation, and Ancillary Areas defined above.

The same occupied by partitions, columns, chimmer preasass, internal accounts of the color, chimmer

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

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.

Excluded balconies, terraces, verandas, parking areas, seperate bin and bike stores and areas which are not enclosed spaces (e.g.) open ground floors, open covered ways and the like). These should each be shown separately.

Grace External Area (GEA)

Garages, bin stores and bitse stores have been included in the GEA of townshoeses includes all separate living rooms, offices and bedrooms, plus kitchens with a floor area of 13sm or denotes a handed house type includes all separate living rooms, offices and bedrooms, plus kitchens with a floor area of 13sm or denotes a handed house type includes all separate living rooms, offices and bedrooms, plus kitchens with a floor area of 13sm or denotes a handed house type includes all separate living rooms, offices and bedrooms, plus kitchens with a floor area of 13sm or denotes a handed house type includes a handed house type

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). Storage areas within eves are counted to 1.2m. This is the top of the screed or floorboards not underlays, carpets, ceramic tiled or viryl 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.

	DES	CRIPT	TION	NET .	AREA	AMENITY	SPACE		GROS	S AREA				UNIT MIX			occu	PANCY
Floor	Unit No		Unit Type	NIA (sq.m)	NIA (sq.ft)	(sq.m)	(sq.ft)	GIA (sq.m)	GIA (sq.ft)	GEA (sq.m)	GEA (sq.ft)	1 Bed	2 Bed	3 Bed	4 Bed	Total Units	Hab Rooms	Occupants
	C-29	HT 8	3 Bed	108	1,163	24	258	116	1,249	133	1,432			1		1	4	6
	C-30	HT 8	* 3 Bed	108	1,163	24	258	116	1,249	133	1,432			1		1	4	6
Resid	ential (C3)		216	2,325	48	517	232	2,497	266	2,863	-	-	2	-	2	8	12
						•												•
Comn	nercial (B	1/2/8)		-	-	-	-	-	-	-	-							
Car P	ark			-	-	-	-	-	-	-	-							
Bike a	and Refus	e Sto	res	-	-	-	-	7.0	75	10.0	108							
Buildi	ing C Tota	al		216	2,325	48	517	239	2,573	276	2,971	-	-	2	-	2	8	12
												0%	0%	100%				

Greggs Bakery, Twickenham A2871 706

Building D - Residential A2871 200 Series Plans Townhouses - PRIVATE

Net internal area shall be the sum of all habitable areas within the dwellings, and measured within the internal face of the erclosing walls. Includes areas occupied by partitions, columns, chimney treats, internal structural walls, internal service ducts, not within the Net Internal Circulation, and Ancillary Areas defined above.

All dimensions must be checked on site.

Gross Internal Area (GIA)

The sum of the areas falling into the categories defined as Net Internal Area, Circulation, Ancillary, and of the areas falling into the categories defined as Net Internal Area (GIA). Hall of the neighbouring party walls has been included.

This drawing must not be used for land transfer purposes. Internal Area (GIA)

The sum of the areas falling into the categories defined as Net Internal Area (GIA). Hall of the neighbouring party walls has been included.

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

Definition of Areas for Schedule of Areas

Ancillary

Floor areas are generally calculated in accordance with the current Code of Measuring Practice published by the RICS with the exception of residential property kitchens, cleaners' rooms, lift, staircases, plant, bike stores, tank rooms and storage rooms etc. when the following definitions are used:

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.

Excluded belaconies, terraces, verandas, parking areas, seperate bin and bite stores and areas which are not enclosed spaces (e.g.) open ground floors, open covered ways and the like). These should be shown separately.

Habitable Rooms
Includes all separate living rooms, offices and bedroome where the services of the

Gross External Area (GEA)

Garages, bin stores and bike stores have been included in the GEA of townhouses unless stated separately

Habitable Rooms

*denotes a handed house type norm, offices and bedrooms, plus kitchens with a floor area of 13sqm or more An additional hab room has been counted if the living/kitchen/dining room is over 30 sqm.

*denotes a handed house type norm, offices and bedrooms, plus kitchens with a floor area of 13sqm or more An additional hab room has been counted if the living/kitchen/dining room is over 30 sqm.

R35 - Planning Addendum Revised Affordable

ASSAE

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). Storage areas within eves are counted to 1.2m. This is the top of the screed or floorboards not underlays, carpets, ceramic tilled or viruyl coverings. All dimensions must be checked on site.



	DES	CRIPTION		NET A	AREA	AMENITY	SPACE		GROS	SAREA				UNIT MIX			occui	PANCY
Floor	Unit No	Unit Typ	е	NIA (sq.m)	NIA (sq.ft)	(sq.m)	(sq.ft)	GIA (sq.m)	GIA (sq.ft)	GEA (sq.m)	GEA (sq.ft)	1 Bed	2 Bed	3 Bed	4 Bed	Total Units	Hab Rooms	Occupants
	D-1	HT 7	4 Bed	126	1356	22	237	153	1647	175	1,884				1	1	6	7
	D-2	HT 7	4 Bed	126	1356	26	280	153	1647	175	1,884				1	1	6	7
	D-3	HT 7	4 Bed	126	1356	30	323	153	1647	175	1,884				1	1	6	7
	D-4	HT 7	4 Bed	126	1356	33	355	153	1647	175	1,884				1	1	6	7
	D-5	HT 6	3 Bed	125	1346	21	226	154	1658	174	1,873			1		1	5	6
	D-6	HT 6	3 Bed	125	1346	25	269	154	1658	174	1,873			1		1	5	6
	D-7	HT 6	3 Bed	125	1346	29	312	154	1658	174	1,873			1		1	5	6
	D-8	HT 6	3 Bed	125	1346	32	344	154	1658	174	1,873			1		1	5	6
	D-9	HT 6	3 Bed	125	1346	33	355	154	1658	174	1,873			1		1	5	6
	D-10	HT 6	3 Bed	125	1346	35	377	154	1658	174	1,873			1		1	5	6
	D-11	HT 6	3 Bed	125	1346	35	377	154	1658	174	1,873			1		1	5	6
	D-12	HT 6	3 Bed	125	1346	35	377	154	1658	174	1,873			1		1	5	6
	D-13	HT 6	3 Bed	125	1346	33	355	154	1658	174	1,873			1		1	5	6
	D-14	HT 6	3 Bed	125	1346	33	355	154	1658	174	1,873			1		1	5	6
	D-15	HT 6	3 Bed	125	1346	35	377	154	1658	174	1,873			1		1	5	6
	D-16	HT 6	3 Bed	125	1346	36	388	154	1658	174	1,873			1		1	5	6
Resid	ential (C3	3)		2004	21572	493	5307	2460	26480	2788	30,011	-	-	12	4	16	84	100
Comn	nercial (B	1/2/8)		-	-	-	-											
Car Pa	ark				-	-	-											
Ancill	ary / Plan	t		-	-	-	-											
Buildi	na D Tota	al		2.004	21.572	493	5.307	2.460	26,480	2.788	30.011	-	_	12	4	16	84	100
Dullul	119 0 1016	A1		2,004	21,572	433	3,307	2,400	20,400	2,700	55,011	0%		75%	25%	10	04	100

PROJECT TITLE: SCHEDULE TITLE:

Greggs Bakery, Twickenham A2871 707

Definition of Areas for Schedule of Areas
Floor areas are generally calculated in accordance with the current Code of
Measuring Practice published by the RISC with the exception of residential property
when 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 face of the enclosing walls. Includes areas occupied by partitions, columns, crimming threads, internal structural walls, internal service ducts, cupboards, kitchen units and sanitaryware within the habitable space. Excludes balconies, terraces, verandas, garages and parking areas.

The area occupied by partitions, columns, crimming threads, nemment of units, not within the Net Internal, Circulation, and Ancillary Areas defined above.

Gross Internal Area (GIA)

The area occupied by partitions, columns, crimming threads, nemment of units, not within the Net Internal, Circulation, and Ancillary Areas defined above.

Gross Internal Area (GIA)

The area occupied by partitions, columns, crimming threads, nemment of units, nemment

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

Gross External Area (GEA)
Garages, bin stores and bike stores have been included in the GEA of townhouses unless stated seperately

Building E - Residential A2871 200 Series Plans

Apartments - Affordable Rent

Ancillary

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

MEASURED FROM DRAWINGS:

Internal Divisions

SUBTITLE:

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.

Excluded balconies, terraces, verandas, parking areas, seperate bin and bike stores and areas which are not enclosed spaces (e.g.) open ground floors, open covered ways and the like). These should each be shown separately.

Habitable Rooms Includes all separate living rooms, offices and bedrooms, plus kitchens with a floor area of 13sqm or or more. An additional hab room has been counted if the living/kitchen/dining room is over 30 sqm.

ISSUE DATE:

R35 - Planning Addendum 30/06/2020 ASSAE Revised Affordable

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

These are measured 1.5m above finished floor level (FFL). Storage areas within eves are counted to 1.2m. 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.



	DES	CRIPTION	NET A	AREA	AMENITY	SPACE		GROSS	AREA				UNIT MIX			occui	PANCY
Floor	Flat No	Unit Type	NIA (sq.m)	NIA (sq.ft)	(sq.m)	(sq.ft)	GIA (sq.m)	GIA (sq.ft)	GEA (sq.m)	GEA (sq.ft)	1 Bed	2 Bed	3 Bed	4 Bed	Total Units	Hab Rooms	Occupants
G		Entrance / Core (C3)			-											-	-
G	E0-1"	1 Bed	55	592	12.0	129					1				1	2	2
G	E0-2"	1 Bed	55	592	9.0	97					1				1	2	2
			110	1,184	21.0	226	149	1,604	170	1,830	2	-	-		2	4	4
1	E1-1	2 Bed	70	753	8.0	86						1			1	3	4
1	E1-2	2 Bed	70	753	8.0	86						1			1	3	4
			140	1,507	16.0	172	177	1,905	200	2,153	-	2	-		2	6	8
2	E2-1	2 Bed	70	753	8.0	86						1			1	3	4
2	E2-2	2 Bed	70	753	8.0	86						1			1	3	4
			140	1,507	16.0	172	177	1,905	200	2,153	-	2	-		2	6	8
Resid	ential (C3)	390	4,198	53.0	571	503	5,414	570	6,136	2	4	-	-	6	16	20
Comn	nercial (B	1/2/8)	0	-	-	-											
		,															
Car Pa	ark		0	-	-	-											
Ancill	ary / Plan	t	0	-	-		24	258	28	301							
Buildi	ng E Tota	ıl	390	4,198	53	571	527	5,673	598	6,437	2	4	-	-	6	16	20
	-										33%	67%	0%				

PROJECT TITLE: SCHEDULE TITLE: Greggs Bakery, Twickenham A2871 708

SUBTITLE: MEASURED FROM DRAWINGS

Building F - Residential A2871 200 Series Plans

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

ISSUE DATE:



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:

When true outcomes within the number of all habitable areas within the dwellings, and measured within the internal face of the enclosing walls. Includes areas occupied by partitions, outcomes, chimney breasts, internal structural walls, internal service ducts, cotyboards, kitchen units and sanitaryware within the habitable space. Evcludes balconies, terraces, verandas, garages and parking areas.

The area occupied by partitions, outcomes.

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

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

The sum of the areas falling into the categories defined as Net Internal Area, Circulation, Ancillary, the sum of the areas falling into the categories defined as Net Internal Area, Circulation, Ancillary, and the likely of the neighbouring party walls has been included. 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.

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

Gross External Area (GEA)
Garages, bin stores and bike stores have been included in the GEA of townhouses unless stated seperately

Excluded balconies, terraces, verandas, parking areas, seperate bin and bike stores and areas which are not enclosed spaces (e.g.) open ground floors, open covered ways and the like). These should each be shown separately.

Apartments - PRVIATE

Habitable Rooms
Includes all separate living rooms, offices and bedrooms, plus kitchens with a floor area of 13sqm or more An additional hab room has been counted if the living/kitchen/dining room is over 30 sqm.

*denotes a handed house type *denotes wheelchair M4(3) unit

Internal Face
This means the surface of plasterwork applied to the masonry or studwork construction and not the surface of internal finings installed for or by the occupier, for example ceramic tiling or timber panelling

Areas

These are measured 1.5m above finished floor level (FFL). Storage areas within eves are counted to 1.2m. This is the top of the screed or floorboards not underlays, carpets, ceramic tiled or vinyl covering Al 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.



	DES	CRIPTION	NET /	AREA	AMENIT	Y SPACE		GROS	SAREA				UNIT MIX			occu	PANCY
Floor	Flat No	Unit Type & Access Core	NIA (sq.m)	NIA (sq.ft)	(sq.m)	(sq.ft)	GIA (sq.m)	GIA (sq.ft)	GEA (sq.m)	GEA (sq.ft)	1 Bed	2 Bed	3 Bed	4 Bed	Total Units	Hab Rooms	Occupants
ALL	Α	II cores and corridors	-	-	-	-	181	1,948	182	1,959						-	-
							319	1,948	326	1,959							
G	F0-5"	B 3 Bed	100	1,076	32	344							1		1	4	4
			100	1,076	32	344	103	1,109	114	1,227	-	-	1	-	1	4	4
1	F1-2	A 2 Bed	70	753	17	183						1			1	3	4
1	F1-3	A 3 Bed		1,066	51	549							1		1	4	6
1	F1-4	A 1 Bed		592	15	161					1				1	2	2
1	F1-8"	B 1 Bed		581	14	151					1				1	2	2
1	F1-14	B 1 Bed		538	9	97					1				1	2	2
1	F1-15	B 2 Bed		775	34	366						1			1	3	4
			400	4,306	140	1,507	423	4,553	459	4,941	3	2	1	-	6	16	20
2	F2-3	A 3 Bed		1,066	9	97							1		1	4	6
2	F2-11	B 1 Bed		538	5						1				1	2	2
2	F2-12	B 1 Bed		538	5	54					1				1	2	2
			199	2,142	19			2,250	224	2,411	2	-	1	-	3	8	10
3	F3-1	A 2 Bed		764	7	75						1			1	3	4
3	F3-2	A 2 Bed		753	7	75						1			1	3	4
3	F3-3	A 2 Bed		807	9	97						1			1	3	4
3	F3-4	A 1 Bed		614	7	75					1				1	2	2
3	F3-6	A 1 Bed		538	0						1				1	2	2
3	F3-7"	B 1 Bed		581	5	54					1				1	2	2
3	F3-8	B 2 Bed		764	9	97						1			1	3	4
3	F3-9	B 1 Bed		538	5						1				1	2	2
3	F3-10	B 1 Bed		538	5	54					1				1	2	2
3	F3-11	B 3 Bed		1,023	13	140							1		1	4	6
			643	6,921	67	721	679	7,309	742	7,987	5	4	1	-	10	26	32
4	F4-1"	B 1 Bed		581	5						1				1	2	2
4	F4-2	B 2 Bed		764	12	129						1			1	3	4
4	F4-3	B 1 Bed		538	5	54					1				1	2	2
4	F4-4"	B 2 Bed		861	12	129						1			1	3	4
			255	2,745	34	366		2,874	297	3,197	2	2	-	-	4	10	12
Resid	ential (C3)	1,597	17,191	292	3,143	2,000	20,043	2,162	21,722	12	8	4	0	24	64	78
Comn	nercial (B	1/2/8)	-	-	-	-	-	-	-	-							
Car D	ark		-			-	221	2,379	228.0	2,454							
Car Pa	Car Park		-			•	221	2,3/9	220.0	2,434							
Ancill	ary / Plan	t	-	-	-	-	112	1,206	115	1,238							
Buildi	ng F Tota	I	1,597	17,191	292	3,143	2,333	23,628	2,505	25,414	12	8	4	-	24	64	78
				, , , , , ,			, , , , , , , , , , , , , , , , , , , ,			-,-	50%	33%	17%	0%			

PROJECT TITLE: SCHEDULE TITLE: SUBTITLE: Greggs Bakery, Twickenham A2871 709

Building F - Residential A2871 200 Series Plans
Apartments (Shared Ownership)

ISSUE DATE:

R35 - Planning Addendum 30/06/2020 ASSAE



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 properly
when the following definitions are used:

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

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.

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

MEASURED FROM DRAWINGS

Gross External Area (GEA)

Habitable Rooms

Garages, bin stores and bike stores have been included in the GEA of townhouses includes all separate living rooms, offices and bedrooms, plus kitchens with a floor area of 13sqn or "denotes a handed house type "denotes wheelchair M4(3) unit

Internal Face
This means the surface of plasterwork applied to the masonry or studwork construction and not the surface of internal finings installed for or by the occupier, for example ceramic tiling or timber panelling

Areas

These are measured 1.5m above finished floor level (FFL). Storage areas within eves are counted to 1.2m. This is the top of the screed or floorboards not underlays, carpets, ceramic tiled or vinyl covering Al 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.

	DES	CRIPTIO	N	NET /	AREA	AMENITY	SPACE		GROSS	SAREA				UNIT MIX			occu	PANCY
Floor	Flat No		oe & Access Core	NIA (sq.m)	NIA (sq.ft)	(sq.m)	(sq.ft)	GIA (sq.m)	GIA (sq.ft)	GEA (sq.m)	GEA (sq.ft)	1 Bed	2 Bed	3 Bed	4 Bed	Total Units	Hab Rooms	Occupan
ALL	All co	res and	corridors					352	3,789	354	3,811							
								356	3,789	358	3,811							
G	F0-1	Α	2 Bed	71	764	7	75						1			1	3	
G	F0-2	Α	1 Bed	54	581	14	151					1				1	2	
G	F0-3	Α	2 Bed	72	775	11	118						1			1	3	
G	F0-4	Α	1 Bed	50	538	10	108					1				1	2	
G	F0-6	В	1 Bed	50	538	5	54					1				1	2	
G	F0-7	В	1 Bed	50	538	13	140					1				1	2	
G	F0-8	В	2 Bed	67	721	28	301						1			1	3	
				414	4,456	88	947	442	4,758	479	5,156	4	3	-	-	7	17	
1	F1-1	Α	2 Bed	71	764	7	75						1			1	3	
1	F1-5	Α	2 Bed	72	775	7	75						1			1	3	
1	F1-6	Α	1 Bed	50	538	0	0					1				1	2	
1	F1-7	Α	1 Bed	50	538	0	0					1				1	2	
1	F1-9	В	2 Bed	71	764	9	97						1			1	3	
1	F1-10	В	1 Bed	50	538	5	54					1				1	2	
1	F1-11	В	1 Bed	50	538	5	54					1				1	2	
1	F1-12	В	1 Bed	50	538	5	54					1				1	2	
1	F1-13	В	2 Bed	67	721	16	172 581		2 274		0.500	-	1			1	3	
2	F0.4	A	0.0.4	531	5,716 764	54	581 75	564	6,071	612	6,588	5	<u>4</u>	-	-	9	22	2
2	F2-1 F2-2	A	2 Bed 2 Bed	71 70	753	7	75 75						1			1	3	
2	F2-2	A	1 Bed	55	592	5	54					1	- 1			1	2	
2	F2-4	A	2 Bed	72	775	7	75						1			1	3	
2	F2-6	A	1 Bed	50	538	0	0					1				1	2	
2	F2-7	A	1 Bed	50	538	0	0					1				1	2	
2	F2-8"	В	1 Bed	54	581	5	54					1				1	2	
2	F2-9	В	2 Bed	71	764	12	129						1			1	3	
2	F2-10	В	1 Bed	50	538	5	54					1				1	2	
2	F2-13	В	2 Bed	67	721	6	65						1			1	3	
2	F2-14	В	1 Bed	50	538	5	54					1				1	2	
2	F2-15	В	2 Bed	72	775	7	75						1			1	3	
				732	7,879	66	710	775	8,342	846	9,107	6	6	-	-	12	30	3
3	F3-5	Α	2 Bed	75	807	7	75						1			1	3	
				75	807	7	75	78	840	85	915	-	1	-	-	1	3	
Resid	ential (C3)		1,752	18,859	215	2,314	2,215	23,800	2,380	25,576	15	14	0	0	29	72	
omn	nercial (B	1/2/8)		-	-	-		-	-	-	-							
Car Pa	r Park			-	-	-	-	243	2,616	252.0	2,713							
Ancill	ncillary / Plant				-	-	-	123	1,324	127	1,367							

PROJECT TITLE: SCHEDULE TITLE: Greggs Bakery, Twickenham A2871 710

SUBTITLE: Building G - Residential A2871 200 Series Plans Houses - PRIVATE

MEASURED FROM DRAWINGS:

ISSUE DATE:

R35 - Planning Addendum 30/06/2020 ASSAE

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 areas shall be the sum of all habitable areas within the dwellings, and measured within the internal face of the enclosing walls. Includes areas occupied by partitions, columns, chimmely breashs, internal structural walls, internal serviced words, partitions, columns, chimmely breashs, internal structural walls, internal serviced words, cupboards, kitchen units and sanitaryware within the habitable space. Excludes balconies, terraces, verandas, garages and parking areas.

The area occupied by partitions, columns, chimmely breashs, internal survey.

Gross Internal Area (GIA)

The sum of the areas falling into the categories defined as Net Internal Area (Circulation, Ancillary, integrated garages, and Internal Divisions will equal the Gross Internal Area (GIA). Half of the neighbouring party walls has been included.

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

Gross External Area (GEA)
Garages, bin stores and bike stores have been included in the GEA of townhouses unless stated seperately

Internal Divisions

Ancillary

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

Excluded balconies, terraces, verandas, parking areas, seperate bin and bike stores and areas which are not enclosed spaces (e.g.) open ground floors, open covered ways and the like). These should each be shown separately.

Habitable Rooms Includes all separate living rooms, offices and bedrooms, plus kitchens with a floor area of 13sqm or more. An additional hab room has been counted if the living/kitchen/dining room is over 30 sqm.

Revised Affordable

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

ARGES

Areas

Areas

Areas

Areas

Areas

Areas

Areas

Areas

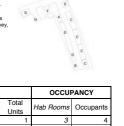
The area occupied by partitions, columns, chimney breasts, internal structural or party walls, services
ducts, not within the Net Internal, Circulation, and Ancillary Areas defined above.

12.m. 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.



	DES	CRIPTI	ON	NET	AREA	AMENITY	SPACE		GROS	SAREA				UNIT MIX			occu	PANCY
Floor	Flat No	L	Jnit Type	NIA (sq.m)	NIA (sq.ft)	(sq.m)	(sq.ft)	GIA (sq.m)	GIA (sq.ft)	GEA (sq.m)	GEA (sq.ft)	1 Bed	2 Bed	3 Bed	4 Bed	Total Units	Hab Rooms	Occupants
G	G-1	HT 1	2 Bed	81	872	9	97	84	904	100	1,076		1			1	3	4
G	G-2	HT 1	2 Bed	81		9	97	87	936	96	1,033		1			1	3	4
G	G-3	HT 1	2 Bed	81	872	9	97	87	936	96	1,033		1			1	3	4
G	G G 1 111 1 E BOX					9	97	84		100	1,076		1			1	3	4
Resid	ential (C3	3)		324	3488	36	388	342	3681	392	4220	-	4	-	-	4	12	16
Comn	nercial (B	1/2/8)		0	0	0	0											
Car Pa	ark			0	0	0	0											
Ancill	ary / Plan	nt		0	0	0	0	20	215	22	237							
Buildi	uilding G Total			324	3488	36	388	362	3897	414	4456	-	4	-	-	4	12	16
												0%	100%	0%				

PROJECT TITLE:

SCHEDULE TITLE: Greggs Bakery, Twickenham A2871 711

Building G - Residential A2871 200 Series Plans
Existing Townhouse (Affordable Rent)

ISSUE DATE:

R35 - Planning Addendum 30/06/2020 Revised Affordable ASSAE

Definition of Areas for Schedule of Areas

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:

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

SUBTITLE:

Ancillary
Total area of all enclosed common or shared spaces for sanitary accommodation, cloakrooms, kitchens, cleaners' rooms, lift, staircases, plant, bike stores, 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 Ancillary Areas defined above.

Net Internal Areas (NIA)

Net internal areas shall be the sum of all habitable areas within the dwellings, and ducts, not within the Net Internal, Circulation, and Ancillary Areas defined above.

The area occupied by partitions, columns, chimney breasts, internal structural walls, internal service ducts, on within the Net Internal, Circulation, and Ancillary Areas defined above.

The area occupied by partitions, columns, chimney breasts, internal service ducts, on within the Net Internal, Circulation, and Ancillary, Areas defined above.

The area occupied by partitions, columns, chimney breasts, itemstal avenue and ucts, not within the Net Internal, Circulation, and Ancillary, Areas defined above.

The area occupied by partitions, columns, chimney breasts, itemstal avenue and accupied by partitions, columns, chimney breasts, itemstal avenue and accupied by partitions, columns, chimney breasts, itemstal avenue and accupied by partitions, columns, chimney breasts, itemstal avenue and accupied by partitions, columns, chimney breasts, itemstal avenue and accupied by partitions, columns, chimney breasts, itemstal avenue and accupied by partitions, columns, chimney breasts, itemstal avenue and accupied by partitions, columns, chimney breasts, itemstal avenue and accupied by partitions, columns, chimney breasts, itemstal avenue and accupied by partitions, columns, chimney breasts, itemstal avenue and accupied by partitions, columns, chimney breasts, itemstal avenue and accupied by partitions, columns, chimney breasts, itemstal avenue and accupied by partitions, columns, chimney breasts, itemstal avenue and accupied by partitions, columns, chimney breasts, itemstal avenue and accupied by partitions, columns, chimney breasts, itemstal avenue and accupied by partitions, columns, chimney breasts, itemstal avenue and accupied by partitions, columns, chimney breasts, itemstal avenue and accupied by partitions, columns, chimney breasts, itemstal avenue and accupied by accupied by partitions, columns, chimney breasts, and acc

Excluded balconies, terraces, verandas, parking areas, seperate bin and bike stores and areas which are not enclosed spaces (e.g.) open ground floors, open covered ways and the like). These should each be shown separately.

Gross External Area (GEA)

Garages, bin stores and bike stores have been included in the GEA of townbousse
includes altal separate living rooms, offices and bedrooms, plus kitchens with a floor area of 13sqm or more. An additional hab room has been counted if the living/ficthen/dining room is over 30 sqm.

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 panelli

Areas
These are measured 1.5m above finished floor level (FFL). Storage areas within eves are counted to 1.2m. This is the top of the screed or floorboards not underlays, carpets, ceramic tiled or viryl 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

*denotes a handed house type

denotes wheelchair M4(3) unit



	DES	CRIPTION	NET	AREA	AMENITY	SPACE		GROSS	AREA				UNIT MIX			occui	PANCY
Floor	Flat No	Unit Type	NIA (sq.m)	NIA (sq.ft)	(sq.m)	(sq.ft)	GIA (sq.m)	GIA (sq.ft)	GEA (sq.m)	GEA (sq.ft)	1 Bed	2 Bed	3 Bed	4 Bed	Total Units	Hab Rooms	Occupants
Н	I-H-1	Existing 2 Bed	73	786	30	323	75	807	85	915		1			1	4	4
			73	786	30	323	75	807	85	915	0	1	0	0	1	4	4
Resid	lential (C	3)	73	786	30	323	75	807	85	915	0	1	0	0	1	4	4
Car P	ark		-	-	-	-											
				700	99	200		207		0.15							
Build	ing G Tot	al	73	786	30	323	75	807	85	915	- 0%	100%	- 0%	- 0%	1	4	4

PROJECT TITLE: SCHEDULE TITLE:

Greggs Bakery, Twickenham A2871 712

Definition of Areas for Schedule of Areas

Ancillary
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:

When the following definitions are used:

Net Internal Areas (NIA)

Net Internal Areas (NIA)

Net Internal area shall be the sum of all habitable areas within the dwellings, and measured within the internal face of the enclosing walls. Includes areas occupied by partitions, columns, cum-way out of the control of the partitions, columns, cum-way out of the control of the contr

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

F4-4"

Building G Total

Gross External Area (GEA)

2 Bed

SUBTITLE:

SUBTITLE: MEASURED FROM DRAWINGS:

Accessible and Adaptable A2871 200 Series Plans Schedule

MEASURED FROM DRAWINGS:

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.

Excluded balconies, terraces, verandas, parking areas, seperate bin and bike stores and areas which contains the containing areas of schedule of Areas. Search are not enclosed spaces (e.g.) open ground floors, open covered ways and the like). These should each be shown separately.

Revision Status: P = Planning T = Tender

ISSUE DATE:

R35 - Planning Addendum 30/06/2020 Revised Affordable

Assael

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). Storage areas within eves are counted to 1.2m. This is the top of the screed or flootboards 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.

*denotes a handed house type

	tated sepera		ores have been inc	cluded in the GEA		Includes all sepa more.An addition						" denotes wh	eelchair M4(3) unit				
	DES	CRIPTI	ON	NET	AREA	AMENITY	SPACE		GROS	SAREA				OCCUPANCY				
Floor				NIA (sq.m)	NIA (sq.ft)	(sq.m)	(sq.ft)	GIA (sq.m)	GIA (sq.ft)	GEA (sq.m)	GEA (sq.ft)	1 Bed	2 Bed	3 Bed	4 Bed	Total Units	Hab Rooms	Occupants
	C-9	HT 4"	3 Bed	130	1,399	27	291							1		1	4	5
	C-10	HT 4*"	3 Bed	130	1,399	26	280	140	1,507	157	1,690			1		1	4	5
	C-15	HT 4"	3 Bed	130	1,399	20	215	140	1,507	157	1,690			1		1	4	5
	C-16	HT 4*"	3 Bed	130	1,399	19	205	140	1,507	157	1,690			1		1	4	5
G	E0-1	"	1 Bed	55	592	12.0	129					1				1	2	2
G	E0-2	"	1 Bed	55	592	9.0	97					1				1	2	2
G	F0-5	"	3 Bed	100	1,076	32.0	344							1		1	4	4
1	F1-8	"	1 Bed	54	581	14	151					1				1	2	2
2	F2-8	"	1 Bed	54	581	5	54					1				1	2	2
3	F3-7	"	1 Bed	54	581	5	54					1				1	2	2