

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 face 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. 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)

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

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 garages, 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, separate 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.

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). Storage areas within eaves 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.

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Revision Status: P = Planning T = Tender

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

DESCRIPTION	NET AREA		AMENITY SPACE		GROSS AREA				UNIT MIX					OCCUPANCY		
	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
Building C (Townhouses)		2,961	31,873	793	8,536	3,166	34,080	3,663	39,429			26		26	105	152
Building D (Townhouses)		2,004	21,572	493	5,307	2,460	26,480	2,788	30,011			12	4	16	84	100
Building F (Apartments)		1,597	17,191	292	3,143	2,000	20,043	2,162	23,272	12	8	4		24	64	78
Building G (Townhouses)		324	3,488	36	388	342	3,681	392	4,220			4		4	12	16
Private Residential Summary (C3)		6,886	74,123	1,614	17,374	7,968	84,284	9,005	96,932	12	12	42	4	70	265	346
Private Ancillary - Residential						235	2,530	262	2,820							
Below Podium Car Park						221	2,379	228	2,454							
Private Total		6,886	74,123	1,614	17,374	8,424	89,193	9,495	102,207	12	12	42	4	70	265	346

Building C (Townhouses)	216	2,325	48	517	232	2,497	266	2,863			2		2	8	12
Intermediate Residential Summary (C)	216	2,325	48	517	232	2,497	266	2,863	0	0	2	0	2	8	12
Intermediate Rent Ancillary - Residential					7	75	10	108							
Below Podium Car Park					0	0	0	0							
Intermediate Rent Total	216	2,325	48	517	239	2,573	276	2,971	-	-	2	-	2	8	12

Building F (Apartments)	1,752	18,859	215	2,314	2,215	23,800	2,380	25,576	15	14			29	72	83
Shared Ownership Residential Summary (S)	1,752	18,859	215	2,314	2,215	23,800	2,380	25,576	15	14	0	0	29	72	83
Shared Ownership Ancillary - Residential					123	1,324	127	1,367							
Below Podium Car Park					243	2,616	252	2,713							
Shared Ownership Total	1,752	18,859	215	2,314	2,581	27,740	2,759	29,656	15	14	-	-	29	72	83

Building A (Apartments)	369	3,972	115	1,238	467	5,027	529	5,694	3	3			6	15	17
Building C (Townhouses)	216	2,325	48	517	232	2,497	266	2,863			2		2	8	12
Building E (Apartments)	390	4,198	53	571	503	5,414	570	6,136	2	4			6	16	20
Building H (Townhouse - existing)	73	786	30	323	75	807	85	915			1		1	4	4
Affordable Rent Residential Summary (AR)	1,048	11,281	246	2,648	1,277	13,746	1,450	15,608	5	8	2	0	15	43	53
Affordable Ancillary - Residential					52	560	65	700							
Below Podium Car Park					0	0	0	0							
Affordable Total	1,048	11,281	246	2,648	1,329	14,306	1,515	16,308	5	8	2	-	15	43	53

Building B - Commercial (B1)					175	1,884	208	2,239							
Building B Ancillary - Commercial					20	215	25	269							
Commercial (B1)	0	-	0	-	195	2,099	233	2,508	-	-	-	-	-	0	-

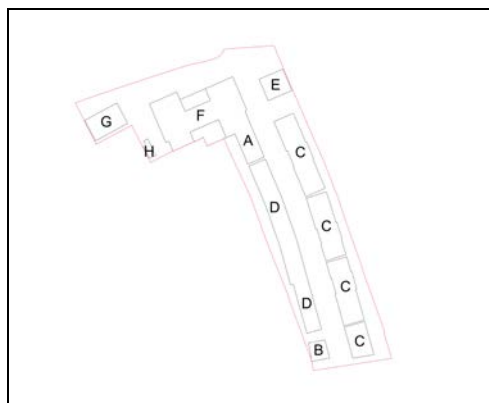
Private Residential Summary (C3)	6,886	74,123	1,614	17,374	7,968	84,284	9,005	96,932	12	12	42	4	70	265	346
Intermediate Residential Summary (C)	216	2,325	48	517	232	2,497	266	2,863	0	0	2	0	2	8	12
Shared Ownership Residential Summary (S)	1,752	18,859	215	2,314	2,215	23,800	2,380	25,576	15	14	0	0	29	72	83
Affordable Rent Residential Summary (AR)	1,048	11,281	246	2,648	1,277	13,746	1,450	15,608	5	8	2	0	15	43	53
Building B - Commercial (B1)					175	1,884	208	2,239							
Below Podium Car Park					464	4,995	480	5,167							
Substation					15	161	23	248							
Site Wide Ancillary					437	4,704	489	5,264							
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	494
									28%	29%	40%	3%			

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

TOTAL DENSITY		
	Area HA	Density
Hab Rooms	388	1.13
UNITS	116	1.13
		103

AFFORDABLE ALLOCATION			
	By Unit	By Hab Room	By Area
Private Residential	60%	68%	70%
Intermediate Rent	2%	2%	2%
Shared Ownership	25%	19%	18%
Affordable Rent	13%	11%	11%

Key Plan:



PROJECT TITLE:

SCHEDULE TITLE:

SUBTITLE:

MEASURED FROM DRAWINGS:

ISSUE DATE:

Greggs Bakery, Twickenham**A2871 701****Building A - Residential
Apartments - Affordable****A2871 200 Series Plans****R35 - Planning Addendum
Revised Affordable****30/06/2020****Assael****Definition of Areas for Schedule of Areas**

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Circulation

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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.

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Habitable Rooms

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Internal Face

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Areas

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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



DESCRIPTION			NET AREA		AMENITY SPACE		GROSS AREA				UNIT MIX					OCCUPANCY		
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	57	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	
Residential (C3)			369	3,972	115	1,238	467	5,027	529	5,694	3	3	-	-	6	15	17	
Commercial (B1/2/8)			-	-	-	-	-	-	-	-								
Car Park			-	-	-	-	-	-	-	-								
Ancillary							21.0	226	27.0	291								
Building A Total			369	3,972	115	1,238	488	5,253	556	5,985	3	3	-	-	6	15	17	
											50%	50%	0%					

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* denotes wheelchair M4(3) unit



DESCRIPTION			NET AREA		AMENITY SPACE		GROSS 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)
Commercial (B1/2/8)			-	-	-	-	175.0	1,884	208.0	2,239
Car Park - 1 Accesible Space			-	-	-	-				
Ancillary / Plant			-	-	-	-	20.0	215	25.0	269
Building B Total			-	-	-	-	195	2,099	233	2,508

PROJECT TITLE:

SCHEDULE TITLE:

SUBTITLE:

MEASURED FROM DRAWINGS:

ISSUE DATE:

Greggs Bakery, Twickenham

A2871 703

Building C - Residential
Townhouses - PRIVATE

A2871 200 Series Plans

R35 - Planning Addendum
Revised Affordable

30/06/2020

Assael

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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)

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Ancillary

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* denotes a handed house type

* denotes wheelchair M4(3) unit



Floor	Unit No	Unit Type	NET AREA		AMENITY SPACE		GROSS AREA				UNIT MIX					OCCUPANCY		
			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
	C-4	HT 2	3 Bed	108	1,163	44	474	114	1,227	137	1,475			1		1	4	6
	C-5	HT 3	3 Bed	113	1,216	43	463	121	1,302	140	1,507			1		1	4	6
	C-6	HT 3*	3 Bed	113	1,216	36	388	121	1,302	140	1,507			1		1	4	6
	C-7	HT 3	3 Bed	113	1,216	35	377	121	1,302	140	1,507			1		1	4	6
	C-8	HT 3*	3 Bed	113	1,216	32	344	121	1,302	140	1,507			1		1	4	6
	C-9	HT 4*	3 Bed	130	1,399	27	291	140	1,507	157	1,690			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-11	HT 3	3 Bed	113	1,216	29	312	121	1,302	140	1,507			1		1	4	6
	C-12	HT 3*	3 Bed	113	1,216	34	366	121	1,302	140	1,507			1		1	4	6
	C-13	HT 3	3 Bed	113	1,216	32	344	121	1,302	140	1,507			1		1	4	6
	C-14	HT 3*	3 Bed	113	1,216	25	269	121	1,302	140	1,507			1		1	4	6
	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
	C-17	HT 3	3 Bed	113	1,216	23	248	121	1,302	140	1,507			1		1	4	6
	C-18	HT 3*	3 Bed	113	1,216	24	258	121	1,302	140	1,507			1		1	4	6
	C-19	HT 3	3 Bed	113	1,216	23	248	121	1,302	140	1,507			1		1	4	6
	C-20	HT 3*	3 Bed	113	1,216	31	334	121	1,302	140	1,507			1		1	4	6
	C-21	HT 8	3 Bed	108	1,163	31	334	116	1,249	133	1,432			1		1	4	6
	C-22	HT 8*	3 Bed	108	1,163	25	269	116	1,249	133	1,432			1		1	4	6
	C-23	HT 8	3 Bed	108	1,163	25	269	116	1,249	133	1,432			1		1	4	6
	C-24	HT 8*	3 Bed	108	1,163	26	280	116	1,249	133	1,432			1		1	4	6
	C-25	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
	Residential (C3)			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
												0%	0%	100%				

PROJECT TITLE:

SCHEDULE TITLE:

SUBTITLE:

MEASURED FROM DRAWINGS:

ISSUE DATE:

Greggs Bakery, Twickenham

A2871 704

Building C - Residential
Townhouses (Intermediate Rent)

A2871 200 Series Plans

R35 - Planning Addendum
Revised Affordable

30/06/2020

Assael

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	C-27	HT 8	108	1,163	24	258	116	1,249	133	1,432			1		1	4	6
	C-28	HT 8*	108	1,163	24	258	116	1,249	133	1,432			1		1	4	6
Residential (C3)			216	2325	48	517	232	2497	266	2,863	-	-	2	-	2	8	12
Commercial (B1/2/8)			-	-	-	-											
Car Park			-	-	-	-											
Ancillary / Plant			-	-	-	-	7.0	75	10.0	108							
Building D Total			216	2,325	48	517	239	2,573	276	2,971	-	-	2	-	2	8	12
											0%	0%	100%	0%			

PROJECT TITLE:

SCHEDULE TITLE:

SUBTITLE:

MEASURED FROM DRAWINGS:

ISSUE DATE:

Greggs Bakery, Twickenham

A2871 705

Building C - Residential
Townhouses - Affordable Rent

A2871 200 Series Plans

R35 - Planning Addendum
Revised Affordable

30/06/2020

Assael

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 face 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. 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)

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

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 garages, 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, separate 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.

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 eaves 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.

Revision Status: P = Planning T = Tender

*denotes a handed house type

* denotes wheelchair M4(S) unit



DESCRIPTION			NET AREA		AMENITY SPACE		GROSS AREA				UNIT MIX					OCCUPANCY	
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	108	1,163	24	258	116	1,249	133	1,432			1		1	4	6
	C-30	HT 8*	108	1,163	24	258	116	1,249	133	1,432			1		1	4	6
Residential (C3)			216	2,325	48	517	232	2,497	266	2,863	-	-	2	-	2	8	12
Commercial (B1/2/8)			-	-	-	-	-	-	-	-							
Car Park			-	-	-	-	-	-	-	-							
Bike and Refuse Stores			-	-	-	-	7.0	75	10.0	108							
Building C Total			216	2,325	48	517	239	2,573	276	2,971	-	-	2	-	2	8	12
											0%	0%	100%				

PROJECT TITLE:

SCHEDULE TITLE:

SUBTITLE:

MEASURED FROM DRAWINGS:

ISSUE DATE:

Greggs Bakery, Twickenham

A2871 706

Building D - Residential
Townhouses - PRIVATE

A2871 200 Series Plans

R35 - Planning Addendum
Revised Affordable

30/06/2020

Assael

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 face 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. 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)

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

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 garages, 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, separate 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.

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 eaves 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.

Revision Status: P = Planning T = Tender

*denotes a handed house type

* denotes wheelchair M4(3) unit



DESCRIPTION			NET AREA		AMENITY SPACE		GROSS AREA				UNIT MIX				OCCUPANCY		
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
	D-1	HT 7	126	1356	22	237	153	1647	175	1,884				1	1	6	7
	D-2	HT 7	126	1356	26	280	153	1647	175	1,884				1	1	6	7
	D-3	HT 7	126	1356	30	323	153	1647	175	1,884				1	1	6	7
	D-4	HT 7	126	1356	33	355	153	1647	175	1,884				1	1	6	7
	D-5	HT 6	125	1346	21	226	154	1658	174	1,873			1		1	5	6
	D-6	HT 6	125	1346	25	269	154	1658	174	1,873			1		1	5	6
	D-7	HT 6	125	1346	29	312	154	1658	174	1,873			1		1	5	6
	D-8	HT 6	125	1346	32	344	154	1658	174	1,873			1		1	5	6
	D-9	HT 6	125	1346	33	355	154	1658	174	1,873			1		1	5	6
	D-10	HT 6	125	1346	35	377	154	1658	174	1,873			1		1	5	6
	D-11	HT 6	125	1346	35	377	154	1658	174	1,873			1		1	5	6
	D-12	HT 6	125	1346	35	377	154	1658	174	1,873			1		1	5	6
	D-13	HT 6	125	1346	33	355	154	1658	174	1,873			1		1	5	6
	D-14	HT 6	125	1346	33	355	154	1658	174	1,873			1		1	5	6
	D-15	HT 6	125	1346	35	377	154	1658	174	1,873			1		1	5	6
	D-16	HT 6	125	1346	36	388	154	1658	174	1,873			1		1	5	6
	Residential (C3)		2004	21572	493	5307	2460	26480	2788	30,011	-	-	12	4	16	84	100
	Commercial (B1/2/8)		-	-	-	-											
	Car Park		-	-	-	-											
	Ancillary / Plant		-	-	-	-											
	Building D Total		2,004	21,572	493	5,307	2,460	26,480	2,788	30,011	-	-	12	4	16	84	100
											0%	0%	75%	25%			

PROJECT TITLE:

SCHEDULE TITLE:

SUBTITLE:

MEASURED FROM DRAWINGS:

ISSUE DATE:

Greggs Bakery, Twickenham

A2871 707

Building E - Residential
Apartments - Affordable Rent

A2871 200 Series Plans

R35 - Planning Addendum
Revised Affordable

30/06/2020

Assael

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 face 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. 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)

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

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 garages, 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, separate 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.

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 eaves 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.

Revision Status: P = Planning T = Tender

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



DESCRIPTION			NET AREA		AMENITY SPACE		GROSS AREA				UNIT MIX					OCCUPANCY	
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
		Entrance / Core (C3)			-	-										-	-
G		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
		Residential (C3)	390	4,198	53.0	571	503	5,414	570	6,136	2	4	-	-	6	16	20
		Commercial (B1/2/8)	0	-	-	-											
		Car Park	0	-	-	-											
		Ancillary / Plant	0	-	-	-	24	258	28	301							
		Building E Total	390	4,198	53	571	527	5,673	598	6,437	2	4	-	-	6	16	20
											33%	67%	0%				

PROJECT TITLE:

SCHEDULE TITLE:

SUBTITLE:

MEASURED FROM DRAWINGS:

ISSUE DATE:

Greggs Bakery, Twickenham

A2871 708

Building F - Residential
Apartments - PRIVATE

A2871 200 Series Plans

R35 - Planning Addendum
Revised Affordable

30/06/2020

Assael

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 face 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. 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)

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

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 garages, 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, separate 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.

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 eaves 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.

Revision Status: P = Planning T = Tender

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



Floor	Flat No	Unit Type & Access Core	NET AREA		AMENITY SPACE		GROSS AREA				UNIT MIX					OCCUPANCY	
			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		All 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	99	1,066	51	549							1		1	4	6
1	F1-4	A 1 Bed	55	592	15	161						1		1	2	2	2
1	F1-8*	B 1 Bed	54	581	14	151						1		1	2	2	2
1	F1-14	B 1 Bed	50	538	9	97						1		1	2	2	2
1	F1-15	B 2 Bed	72	775	34	366						1		1	3	4	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	99	1,066	9	97							1		1	4	6
2	F2-11	B 1 Bed	50	538	5	54					1			1	2	2	2
2	F2-12	B 1 Bed	50	538	5	54					1			1	2	2	2
			199	2,142	19	205	209	2,250	224	2,411	2	-	1	-	3	8	10
3	F3-1	A 2 Bed	71	764	7	75							1		1	3	4
3	F3-2	A 2 Bed	70	753	7	75							1		1	3	4
3	F3-3	A 2 Bed	75	807	9	97							1		1	3	4
3	F3-4	A 1 Bed	57	614	7	75					1			1	2	2	2
3	F3-6	A 1 Bed	50	538	0	0					1			1	2	2	2
3	F3-7*	B 1 Bed	54	581	5	54					1			1	2	2	2
3	F3-8	B 2 Bed	71	764	9	97						1	1		1	3	4
3	F3-9	B 1 Bed	50	538	5	54					1			1	2	2	2
3	F3-10	B 1 Bed	50	538	5	54					1			1	2	2	2
3	F3-11	B 3 Bed	95	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	54	581	5	54					1			1	2	2	2
4	F4-2	B 2 Bed	71	764	12	129						1		1	3	4	4
4	F4-3	B 1 Bed	50	538	5	54					1			1	2	2	2
4	F4-4*	B 2 Bed	80	861	12	129						1		1	3	4	4
			255	2,745	34	366	267	2,874	297	3,197	2	2	-	-	4	10	12
Residential (C3)			1,597	17,191	292	3,143	2,000	20,043	2,162	21,722	12	8	4	0	24	64	78
Commercial (B1/2/8)			-	-	-	-	-	-	-	-							
Car Park			-	-	-	-	221	2,379	228.0	2,454							
Ancillary / Plant			-	-	-	-	112	1,206	115	1,238							
Building F Total			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:

MEASURED FROM DRAWINGS:

ISSUE DATE:

Greggs Bakery, Twickenham

A2871 709

Building F - Residential
Apartments (Shared Ownership)

A2871 200 Series Plans

R35 - Planning Addendum
Revised Affordable

30/06/2020

Assael

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 face 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. 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)

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

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 garages, 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, separate 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.

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 eaves 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.

Revision Status: P = Planning T = Tender

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



Floor	Flat No	Unit Type & Access Core	NET AREA		AMENITY SPACE		GROSS AREA				UNIT MIX					OCCUPANCY		
			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	All cores and corridors						352	3,789	354	3,811								
							356	3,789	358	3,811								
G	F0-1	A 2 Bed	71	764	7	75									1		3	4
G	F0-2	A 1 Bed	54	581	14	151									1		2	2
G	F0-3	A 2 Bed	72	775	11	118									1		3	4
G	F0-4	A 1 Bed	50	538	10	108									1		2	2
G	F0-6	B 1 Bed	50	538	5	54									1		2	2
G	F0-7	B 1 Bed	50	538	13	140									1		2	2
G	F0-8	B 2 Bed	67	721	28	301									1		3	3
			414	4,456	88	947	442	4,758	479	5,156	4	3	-	-	7	17	19	
1	F1-1	A 2 Bed	71	764	7	75									1		3	4
1	F1-5	A 2 Bed	72	775	7	75									1		3	4
1	F1-6	A 1 Bed	50	538	0	0									1		2	2
1	F1-7	A 1 Bed	50	538	0	0									1		2	2
1	F1-9	B 2 Bed	71	764	9	97									1		3	4
1	F1-10	B 1 Bed	50	538	5	54									1		2	2
1	F1-11	B 1 Bed	50	538	5	54									1		2	2
1	F1-12	B 1 Bed	50	538	5	54									1		2	2
1	F1-13	B 2 Bed	67	721	16	172									1		3	3
			531	5,716	54	581	564	6,071	612	6,588	5	4	-	-	9	22	25	
2	F2-1	A 2 Bed	71	764	7	75									1		3	4
2	F2-2	A 2 Bed	70	753	7	75									1		3	4
2	F2-4	A 1 Bed	55	592	5	54									1		2	2
2	F2-5	A 2 Bed	72	775	7	75									1		3	4
2	F2-6	A 1 Bed	50	538	0	0									1		2	2
2	F2-7	A 1 Bed	50	538	0	0									1		2	2
2	F2-8*	B 1 Bed	54	581	5	54									1		2	2
2	F2-9	B 2 Bed	71	764	12	129									1		3	4
2	F2-10	B 1 Bed	50	538	5	54									1		2	2
2	F2-13	B 2 Bed	67	721	6	65									1		3	3
2	F2-14	B 1 Bed	50	538	5	54									1		2	2
2	F2-15	B 2 Bed	72	775	7	75									1		3	4
			732	7,879	66	710	775	8,342	846	9,107	6	6	-	-	12	30	35	
3	F3-5	A 2 Bed	75	807	7	75									1		3	4
			75	807	7	75	78	840	85	915	-	1	-	-	1	3	4	
Residential (C3)			1,752	18,859	215	2,314	2,215	23,800	2,380	25,576	15	14	0	0	29	72	83	
Commercial (B1/2/8)			-	-	-	-	-	-	-	-								
Car Park			-	-	-	-	243	2,616	252.0	2,713								
Ancillary / Plant			-	-	-	-	123	1,324	127	1,367								
Building F Total			1,752	18,859	215	2,314	2,581	27,740	2,759	29,656	15	14	-	-	29	72	83	
											52%	48%	0%	0%				

PROJECT TITLE:

SCHEDULE TITLE:

SUBTITLE:

MEASURED FROM DRAWINGS:

ISSUE DATE:

Greggs Bakery, Twickenham**A2871 710****Building G - Residential
Houses - PRIVATE****A2871 200 Series Plans****R35 - Planning Addendum
Revised Affordable****30/06/2020****Assael****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 face 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. 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)

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

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 garages, 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, separate 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.

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 eaves 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.

Revision Status: P = Planning T = Tender

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



DESCRIPTION				NET AREA		AMENITY SPACE		GROSS AREA				UNIT MIX					OCCUPANCY	
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	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	872	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-4	HT 1	2 Bed	81	872	9	97	84	904	100	1,076		1			1	3	4
Residential (C3)				324	3488	36	388	342	3681	392	4220	-	4	-	-	4	12	16
Commercial (B1/2/8)				0	0	0	0											
Car Park				0	0	0	0											
Ancillary / Plant				0	0	0	0	20	215	22	237							
Building G Total				324	3488	36	388	362	3897	414	4456	-	4	-	-	4	12	16
												0%	100%	0%				

PROJECT TITLE:

SCHEDULE TITLE:

SUBTITLE:

MEASURED FROM DRAWINGS:

ISSUE DATE:

Greggs Bakery, Twickenham

A2871 711

Building G - Residential
Existing Townhouse (Affordable Rent)

A2871 200 Series Plans

R35 - Planning Addendum
Revised Affordable

30/06/2020

Assael

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 face 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. 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)

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

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 garages, 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, separate 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.

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 eaves 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.

Revision Status: P = Planning T = Tender

*denotes a handed house type

* denotes wheelchair M4(3) unit



DESCRIPTION			NET AREA		AMENITY SPACE		GROSS AREA				UNIT MIX					OCCUPANCY	
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
H	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
		Residential (C3)	73	786	30	323	75	807	85	915	0	1	0	0	1	4	4
		Car Park	-	-	-	-											
		Building G Total	73	786	30	323	75	807	85	915	-	1	-	-	1	4	4
											0%	100%	0%	0%			

PROJECT TITLE:

Greggs Bakery, Twickenham

SCHEDULE TITLE:

A2871 712

SUBTITLE:

Accessible and Adaptable
Schedule

MEASURED FROM DRAWINGS:

A2871 200 Series Plans

ISSUE DATE:

R35 - Planning Addendum
Revised Affordable

30/06/2020

Assael

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)

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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 separately

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 garages, 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, separate 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.

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 eaves 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.

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Revision Status: P = Planning T = Tender

*denotes a handed house type

* denotes wheelchair M4(3) unit



DESCRIPTION			NET AREA		AMENITY SPACE		GROSS AREA				UNIT MIX				OCCUPANCY		
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
	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
4	F4-1*	1 Bed	54	581	5	54					1				1	2	2
4	F4-4*	2 Bed	80	861	12	129						1			1	3	4
Building G Total			1,026	11,044	186	2,002					6	1	5	-	12	35	40
											50%	8%	42%	0%			