



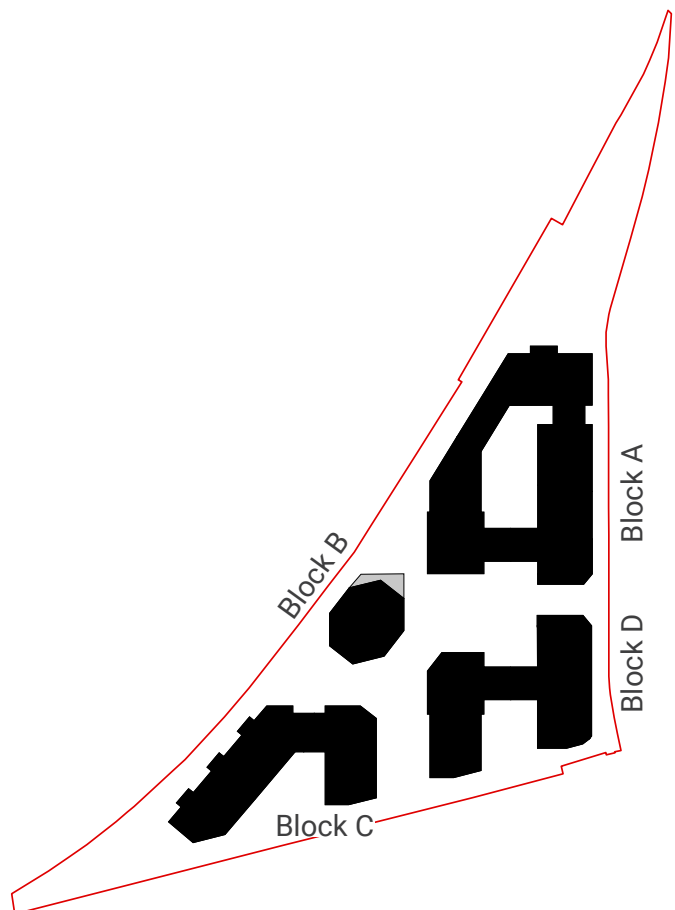
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## **Manor Road / Richmond** Area schedule: Proposed amended development

## 1.1 The purpose of this document

This Area Schedule has been prepared by Assael Architecture on behalf of the Avanton (the 'Applicant') for the proposed development of their property on the western side of Manor Road (the 'Site') in the London Borough of Richmond upon Thames.

This document should be read in conjunction with the proposed plans MNR AA ALL ZZ DR A 2000 series and the Design and Access statement addendum.





PROJECT TITLE:

SCHEDULE TITLE:

MEASURED FROM DIMENSIONS:

ISSUE DATE:

A3004 Manor Road

MNR AA ALL ZC A 7010 P3

July 30, 2020



NOTES:

Definition of Areas for Schedule of Areas
Floor areas are generally calculated in accordance with the current Code of Measuring Practices published by the RICS with the exception of residential property where the following definitions are used:
Net Internal Area (NIA)
Net internal area shall be the sum of all habitable areas within the dwellings, and measured within the internal face of any enclosing walls. Habitable areas occupied by parlours, corridors, chimney breasts, internal structural walls, internal service ducts, cupboards, kitchen units and sanitaryware within the habitable space. Internal doors where they are to be included in the lower floor only. Excludes balconies, terraces, verandas, garages and parking areas.
Circulation
Total area of all enclosed common or shared spaces forming entrance halls, corridors, staircases, lift wells, connecting links and the like.

Ancillary
Total area of all enclosed common or shared spaces for sanitary accommodation, cloakrooms, kitchens, cloakroom rooms, lift, plant, bank rooms and storage rooms etc.
Internal Division
The area occupied by partitions, columns, chimney breasts, internal structural or party walls, service ducts, not within the Net Internal, Circulation, and Ancillary Areas defined above.
Gross Internal Area (GIA)
The sum of the areas falling into the categories defined as Net Internal Area, Circulation, Ancillary, and Internal Divisions will equal the Gross Internal Area (GIA).
Excluded balconies, terraces, verandas, garages, parking areas and areas which are not enclosed spaces (e.g.) open ground floors, open covered ways and the like). These should each be shown separately.

Internal Face
This means the surface of plasterwork applied to the masonry or studwork construction and not the surface of internal linings installed for or by the occupier, for example ceramic tiling or timber paneling.
Areas
These are measured 1.2m above finished floor level (FFL). This is the top of the screed or floorboards not underlays, carpets, ceramic tiles or vinyl coverings. All dimensions must be checked on site.
This drawing must not be used for land transfer purposes.
Calculated areas in accordance with Assael Architecture's Definition of Areas for Schedule of Areas. Subject to survey, consultation and approval from all statutory authorities.
Revision Status: P = Planning T = Tender

Table with columns: DESCRIPTION, Floor, Flat No, Type, Tenure, Unit Type, NIA (sq m), NIA (sq ft), Tenure (GROSS), GIA (sq m), GIA (sq ft), Gross Area (sq m), Gross Area (sq ft), UNIT MIX (Studio, 1 Bed 2p, 2 Bed 2p, 2 Bed 4p, 3 Bed 4p, 3 Bed 5p, 3 Bed 6p), ASPECT, OCCUPANCY, Hab Rooms, M4Q3 UNIT, PRIVATE AMENITY (sq m). Includes rows for Building A Core C and CORE AC TOTALS.

Table with columns: DESCRIPTION, Floor, Flat No, Type, Tenure, Unit Type, NIA (sq m), NIA (sq ft), Tenure (GROSS), GIA (sq m), GIA (sq ft), Gross Area (sq m), Gross Area (sq ft), UNIT MIX (Studio, 1 Bed 2p, 2 Bed 2p, 2 Bed 4p, 3 Bed 4p, 3 Bed 5p, 3 Bed 6p), ASPECT, OCCUPANCY, Hab Rooms, M4Q3 UNIT, PRIVATE AMENITY (sq m). Includes rows for Building A Core D and CORE AD TOTALS.











# Totals and Ancillary

PROJECT TITLE: A3004 Manor Road  
 SCHEDULE TITLE: MNR AA ALL ZC A 7010 P3  
 MEASURED FROM DRAWING:  
 ISSUE DATE: July 30, 2020



**NOTES:**  
**Definition of Areas for Schedule of Areas**  
 Floor areas are generally calculated in accordance with the current Code of Measuring Practice published by the RICS with the exception of residential property where the following definitions are used:  
**Net Internal Area (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 parking, columns, chimney breasts, internal structural walls, internal service ducts, cupboards, kitchen units and sanitaryware within the habitable space. Internal open areas within duplex area to be included on the lower floor only. Excludes balconies, terraces, verandas, gangways and parking areas.  
**Circulation**  
 Total area of all enclosed common or shared spaces forming entrance halls, corridors, staircases, lift wells, connecting links and the like.

**Ancillary**  
 Total area of all enclosed common or shared spaces for sanitary accommodation, cloakrooms, kitchens, cleaners' rooms, lift, plant, bank rooms and storage rooms etc.  
**Internal Division**  
 The area occupied by partitions, columns, chimney breasts, internal structural or party walls, service ducts, within the Net Internal Area, Circulation, and Ancillary Areas defined above.  
**Gross Internal Area (GIA)**  
 The sum of the areas falling into the categories defined as Net Internal Area, Circulation, Ancillary, and Internal Divisions and equal the Gross Internal Area (GIA).  
 Excludes balconies, terraces, verandas, gangways, parking areas and areas which are not enclosed spaces (e.g.) open ground floors, open covered ways and the like). These should each be shown separately.

**Internal Face**  
 This means the surface of plasterwork applied to the masonry or studwork construction and not the surface of internal linings installed for or by the occupier, for example ceramic tiling or timber panelling.  
**Areas**  
 These are measured 1.2m above finished floor level (FFL). This is the top of the access 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.  
 This drawing is in accordance with Assael Architecture's Definition of Areas for Schedule of Areas. Subject to survey, consultation and approval from all statutory authorities.  
 Revision Status: P = Planning T = Tender

DESCRIPTION					NET AREA			GROSS AREA		GROSS AREA		UNIT MIX						ASPECT	OCCUPANCY		M4(3) UNIT	PRIVATE AMENITY	
Floor	Flat No	Type	Tenure	Unit Type	NIA (sq.m)	NIA (sq.ft)	Tenure (GROSS)	GIA (sq.m)	GIA (sq.ft)	GEA (sq.m)	GEA (sq.ft)	Studio	1 Bed 2p	2 Bed 2p	2 Bed 4p	3 Bed 4p	3 Bed 5p	3 Bed 6p	ASPECT	Total Units	Hab Rooms		sq.m
<b>TOWNHOUSES</b>																							
G	TH-G-01	3.06.PR	Private	3 Bed - 5p	134.0	1,442		136.3	1,462	176.3	1,893	0	0	0	0	0	0	0	Dual	1	4	No	0
G	TH-G-02	3.06.PR	Private	3 Bed - 5p	134.0	1,442		136.3	1,462	176.3	1,893	0	0	0	0	0	0	0	Dual	1	4	No	0
G	TH-G-03	3.06.PR	Private	3 Bed - 5p	134.0	1,442		136.3	1,462	176.3	1,893	0	0	0	0	0	0	0	Dual	1	4	No	0
G			Private		402.0	4,327.0		418.9	4,466.0	528.9	5,699.0	0	0	0	0	0	0	0		3	12		27
<b>CORE TH TOTALS</b>					<b>402.0</b>	<b>4,327.0</b>		<b>418.9</b>	<b>4,466.0</b>	<b>528.9</b>	<b>5,699.0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>		<b>3</b>	<b>12</b>		<b>27</b>

NET AREA					GROSS AREA		GROSS AREA		UNIT MIX						OCCUPANCY		M4(3) UNITS	PRIVATE AMENITY	
NIA (sq.m)	NIA (sq.ft)				GIA (sq.m)	GIA (sq.ft)	GEA (sq.m)	GEA (sq.ft)	Studio	1 Bed 2p	2 Bed 2p	2 Bed 4p	3 Bed 4p	3 Bed 5p	3 Bed 6p	Total Units	Hab Rooms	Total Units	sq.m
<b>28,846.1</b>	<b>311,583.2</b>				<b>37,248.7</b>	<b>400,924.9</b>	<b>40,056.6</b>	<b>430,009.3</b>	<b>30</b>	<b>143</b>	<b>123</b>	<b>120</b>	<b>2</b>	<b>32</b>	<b>0</b>	<b>453</b>	<b>1,380</b>	<b>46</b>	<b>2,992</b>
									6.6%	31.6%	27.2%	27.2%	0.4%	7.1%	0.0%				
									6.6%	31.6%	54.9%			7.5%					

Aspect	Amount	Part M4(3)	Amount
Storage	178	Adaptable	23.8%
Dual	268	Accessible	17.4%
Triple	7		

NET AREA					GROSS AREA		GROSS AREA		UNIT MIX						OCCUPANCY		M4(3) UNITS	M4(3) UNITS		
NIA (sq.m)	NIA (sq.ft)				GIA (sq.m)	GIA (sq.ft)	GEA (sq.m)	GEA (sq.ft)	Studio	1 Bed 2p	2 Bed 2p	2 Bed 4p	3 Bed 4p	3 Bed 5p	3 Bed 6p	Total Units	Hab Rooms	Adaptable	Accessible	
Shared Ownership	2,317.2	24,942.9			2,590.2	27,796.7	2,211.1	23,865.1	0	1	6	27	0	0	0	34	107	0	0	
London Living Rent	3,036.8	33,334.7			3,961.3	42,640.3	4,288.7	46,164.7	0	36	11	8	0	0	0	53	129	0	0	
<b>INTERMEDIATE TOTALS</b>					<b>5,414.0</b>	<b>58,277.6</b>		<b>6,911.5</b>	<b>74,999.8</b>	<b>0</b>	<b>37</b>	<b>17</b>	<b>35</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>87</b>	<b>236</b>	<b>0</b>	<b>0</b>
									0.0%	41.6%	19.1%	39.8%	0.0%	0.0%	0.0%	19.6%	19.2%	0.0%	0.0%	
									0.0%	41.6%	21.7%	32.0%	0.0%	0.0%	0.0%					

NET AREA					GROSS AREA		GROSS AREA		UNIT MIX						OCCUPANCY		M4(3) UNITS	M4(3) UNITS	
NIA (sq.m)	NIA (sq.ft)				GIA (sq.m)	GIA (sq.ft)	GEA (sq.m)	GEA (sq.ft)	Studio	1 Bed 2p	2 Bed 2p	2 Bed 4p	3 Bed 4p	3 Bed 5p	3 Bed 6p	Total Units	Hab Rooms	Adaptable	Accessible
London Affordable Rent	5,777.3	62,188.3			7,776.7	83,742.7	6,433.2	69,781.3	0	29	36	14	2	19	0	84	247	0	17
									0.0%	23.8%	41.7%	16.7%	2.4%	15.5%	0.0%	18.5%	20.8%	0.0%	6.9%
									0.0%	23.8%	38.3%			17.8%					
									0.0%	23.4%	27.1%	28.8%		10.2%	8.5%				

NET AREA					GROSS AREA		GROSS AREA		UNIT MIX						OCCUPANCY		M4(3) UNITS	M4(3) UNITS	
NIA (sq.m)	NIA (sq.ft)				GIA (sq.m)	GIA (sq.ft)	GEA (sq.m)	GEA (sq.ft)	Studio	1 Bed 2p	2 Bed 2p	2 Bed 4p	3 Bed 4p	3 Bed 5p	3 Bed 6p	Total Units	Hab Rooms	Adaptable	Accessible
PRIVATE TOTALS	17,754.9	191,117.3			22,557.5	242,814.9	24,483.2	265,158.2	30	96	71	74	0	19	0	286	713	29	0
									10.7%	30.7%	29.4%	29.4%	0.0%	5.9%	0.0%	61.8%	62.2%	10.4%	0.0%
									10.7%	30.7%	51.8%			6.8%					
									10.0%	35.0%	20.0%	28.0%	7.0%	7.0%	0.0%				

		GROSS AREA		GROSS AREA	
		GIA (sq.m)	GIA (sq.ft)	GEA (sq.m)	GEA (sq.ft)
G	Block A	136.0	1,461.0	149.0	1,603.9
G	Block D	338.0	3,631.7	384.0	4,147.7
<b>COMMERCIAL TOTALS</b>		<b>474.0</b>	<b>5,092.7</b>	<b>533.0</b>	<b>5,751.6</b>

		GROSS AREA		GROSS AREA	
		GIA (sq.m)	GIA (sq.ft)	GEA (sq.m)	GEA (sq.ft)
G	Bike/Plant	1,631.0	17,552.3	1,779.3	19,122.9

NET AREA					GROSS AREA		GROSS AREA		UNIT MIX						OCCUPANCY		
NIA (sq.m)	NIA (sq.ft)				GIA (sq.m)	GIA (sq.ft)	GEA (sq.m)	GEA (sq.ft)	Studio	1 Bed 2p	2 Bed 2p	2 Bed 4p	3 Bed 4p	3 Bed 5p	3 Bed 6p	Total Units	Hab Rooms
<b>28,846.1</b>	<b>311,583.2</b>				<b>39,374.3</b>	<b>423,835.3</b>	<b>42,868.8</b>	<b>461,667.4</b>	<b>30</b>	<b>143</b>	<b>123</b>	<b>123</b>	<b>2</b>	<b>32</b>	<b>0</b>	<b>453</b>	<b>1,390</b>
									6.6%	31.6%	27.2%	27.2%	0.4%	7.1%	0.0%		
									6.6%	31.6%	54.9%			7.5%			

# Ancillary

PROJECT TITLE:

A3004 Manor Road

SCHEDULE TITLE: MEASURED FROM DRAWINGS:

MNR AA ALL ZZ SC A 7001 P18

ISSUE DATE:

November 27, 2019

**NOTES:**

**Definition of Areas for Schedule of Areas**

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

**Net Internal Areas (NIA)**

Net internal area shall be the sum of all habitable areas within the dwellings, and measured within the internal faces of the enclosing walls. Includes areas occupied by partitions, columns, chimney breasts, internal structural walls, internal service ducts, cupboards, kitchen units and sanitaryware within the habitable space. Internal staircases within duplexes are to be included in the lower floor only. Excludes balconies, terraces, verandas, garages and parking areas.

**Circulation**

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

**Ancillary**

Total area of all enclosed common or shared spaces for sanitary accommodation, cloakrooms, kitchens, cloakroom, stairs, lift plant, tank rooms and storage rooms etc.

**Internal Divisions**

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

**Gross Internal Area (GIA)**

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

**Excluded balconies, terraces, verandas, garages, parking areas and areas which are not enclosed spaces**

(e.g.) open ground floors, open covered ways and the like). These should each be shown separately.

**Internal Face**

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

**Areas**

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

This drawing must not be used for land transfer purposes.

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


Revision Status: P = Planning T = Tender

LOCATION	REFUSE					PLANT								
	No. required	GIA (sq.m)	GIA (sq.ft)	GEA (sq.m)	GEA (sq.ft)	No. provided <sup>2</sup>	GIA (sq.m) <sup>2</sup>	GIA (sq.ft) <sup>2</sup>	GEA (sq.m) <sup>2</sup>	GEA (sq.ft) <sup>2</sup>	GIA (sq.m) <sup>3</sup>	GIA (sq.ft) <sup>3</sup>	GEA (sq.m) <sup>3</sup>	GEA (sq.ft) <sup>3</sup>
<b>BLOCK A</b>														
CORE A TOTALS		46.9	504.8	52.3	563.0	92	75.3	810.5	80.7	868.7	106.5	1,146.4	115.7	1,245.4
CORE B TOTALS		22.9	246.5	23.8	256.2	36	36.8	396.1	44.4	477.9	20.0	215.3	21.3	229.3
CORE C TOTALS		36.1	388.6	36.1	388.6	64	70.6	760.0	78.7	847.1	0.0	0.0	0.0	0.0
CORE D TOTALS		48.5	522.1	53.4	574.8	116	94.0	1,011.8	100.5	1,081.8	0.0	0.0	0.0	0.0
TOWNHOUSES		0.0	0.0	0.0	0.0	6	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
BASEMENT		0.0	0.0	0.0	0.0	0	0.0	0.0	0.0	0.0	202.2	2,176.5	236.5	2,545.7
<b>BLOCK A TOTALS</b>		<b>154.4</b>	<b>1,662.0</b>	<b>165.6</b>	<b>1,782.6</b>	<b>314</b>	<b>276.7</b>	<b>2,978.5</b>	<b>304.3</b>	<b>3,275.6</b>	<b>126.5</b>	<b>1,361.7</b>	<b>137.0</b>	<b>1,474.7</b>
<b>BLOCK B</b>														
CORE A TOTALS		41.4	445.6	44.7	481.2	118	100.9	1,086.7	111.4	1,199.7	98.7	1,062.4	111.9	1,204.5
<b>BLOCK B TOTALS</b>		<b>41.4</b>	<b>445.6</b>	<b>44.7</b>	<b>481.2</b>	<b>118</b>	<b>100.9</b>	<b>1,086.7</b>	<b>111.4</b>	<b>1,199.7</b>	<b>98.7</b>	<b>1,062.4</b>	<b>111.9</b>	<b>1,204.5</b>
<b>BLOCK C</b>														
CORE A TOTALS		31.5	339.1	34.2	368.1	104	103.0	1,108.7	109.7	1,180.8	0.0	0.0	0.0	0.0
CORE B & C TOTALS		51.6	555.4	55.4	596.3	104	83.8	902.0	89.5	963.4	67.8	729.8	72.5	780.4
<b>BLOCK C TOTALS</b>		<b>83.1</b>	<b>894.5</b>	<b>89.6</b>	<b>964.5</b>	<b>208</b>	<b>186.8</b>	<b>2,010.8</b>	<b>199.2</b>	<b>2,144.2</b>	<b>67.8</b>	<b>729.8</b>	<b>72.5</b>	<b>780.4</b>
<b>BLOCK D</b>														
CORE A TOTALS		26.8	288.5	26.8	288.5	72	77.6	835.3	80.4	865.4	73.2	787.9	77.5	834.2
CORE B TOTALS		42.9	461.8	44.7	481.2	98	72.0	775.0	77.2	831.0	0.0	0.0	0.0	0.0
<b>BLOCK D TOTALS</b>		<b>69.7</b>	<b>750.3</b>	<b>71.5</b>	<b>769.6</b>	<b>170</b>	<b>149.6</b>	<b>1,610.3</b>	<b>157.6</b>	<b>1,696.4</b>	<b>73.2</b>	<b>787.9</b>	<b>77.5</b>	<b>834.2</b>
<b>OVERALL TOTALS</b>		<b>349</b>	<b>3,752</b>	<b>371</b>	<b>3,998</b>	<b>810</b>	<b>714</b>	<b>7,686</b>	<b>773</b>	<b>8,315</b>	<b>568</b>	<b>6,118</b>	<b>635</b>	<b>6,840</b>

**KEY**

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

**Assael Architecture Limited**  
123 Upper Richmond Road  
London SW15 2TL

 +44 (0)207 736 7744

 info@assael.co.uk

 www.assael.co.uk

## Document Control Form

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Project title	Manor Road, Richmond
Document title	Area Schedule: Proposed amended development
Client	Avanton
Document status	Revision P1
Date of issue	30 July 2020
Prepared by	Holly Barker, Senior Architect
Checked by	John Lynch, Associate Director

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Status	Revision	Date issued	Prepared by	Checked by
P1	For Planning	30/07/2020	HB	JL

