

General notes  
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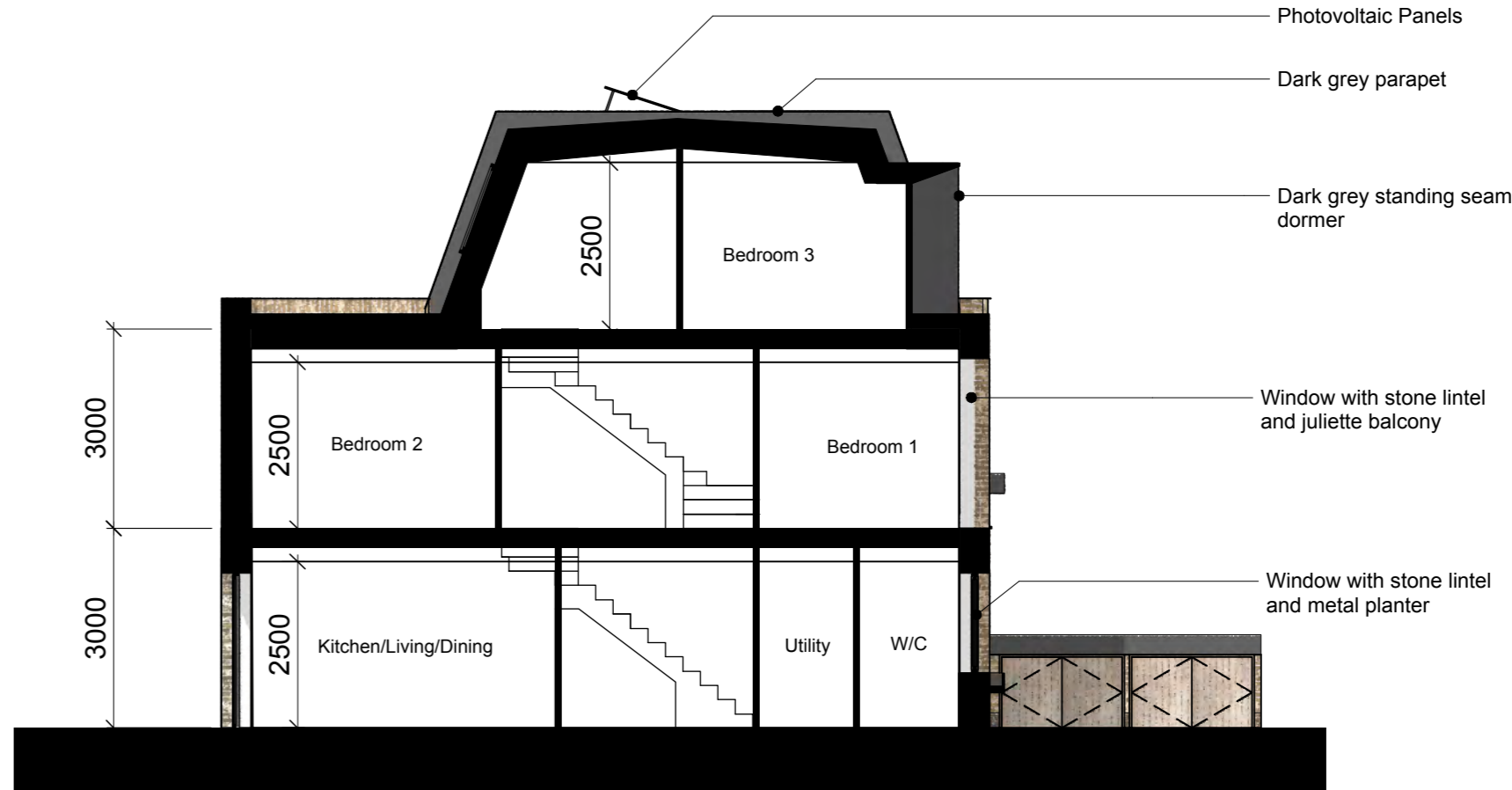
**A** Front Elevation A  
 Scale: 1:100



**A1** Front Elevation Pink Buff brickwork  
 Scale: 1:100



**A2** Front Elevation White painted brickwork  
 Scale: 1:100



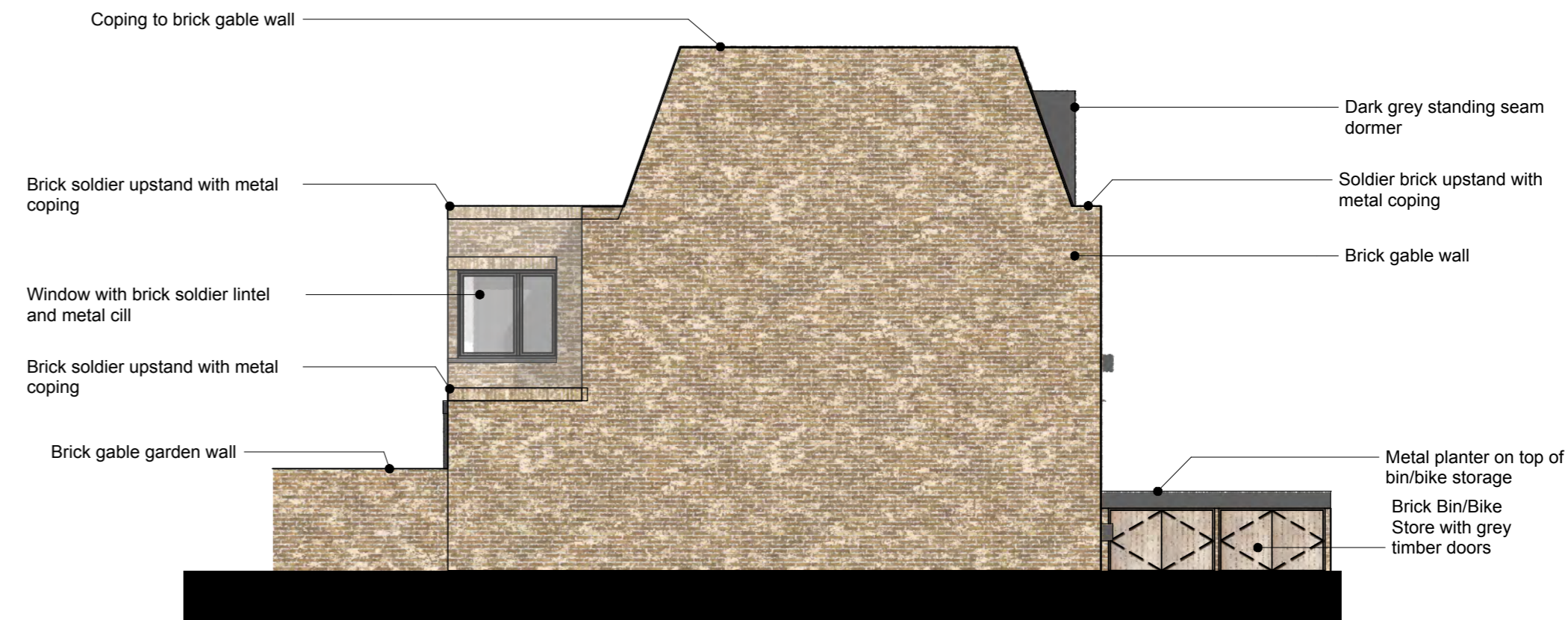
**AA** Section AA  
 Scale: 1:100



**B** Rear Elevation B  
 Scale: 1:100



**A3** Front Elevation brown buff brickwork  
 Scale: 1:100



**C** End of Terrace Elevation C  
 Scale: 1:100

**Material Key:**

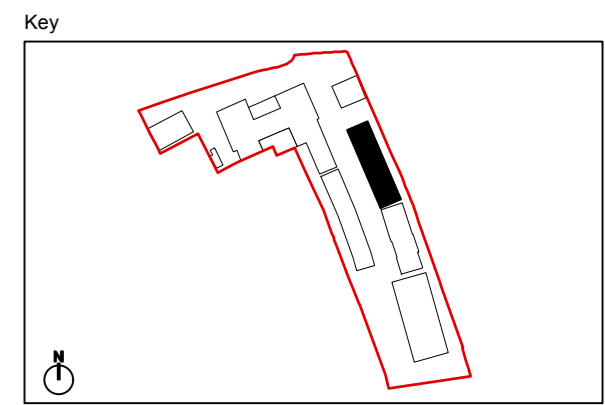
- Brown Buff Brick
- London Stock/ Multi Buff Brick
- Pink Buff Brick
- White Painted Brick
- Dark Red Brick
- Charred Timber Effect Cladding
- Grey Metal

**Purpose of Information**

The purpose of the information on this drawing is for:

Planning	<input checked="" type="checkbox"/>
Information	<input type="checkbox"/>
Comment	<input type="checkbox"/>
Client approval	<input type="checkbox"/>
Construction	<input type="checkbox"/>

All information on this drawing is not for construction unless it is marked for construction.



Client  
**London Square**

Project title  
**Greggs Bakery Twickenham**

Drawing title  
**Proposed House Type 8 3B6P House (Building C)**

Scale @ A1 size  
**1:100**

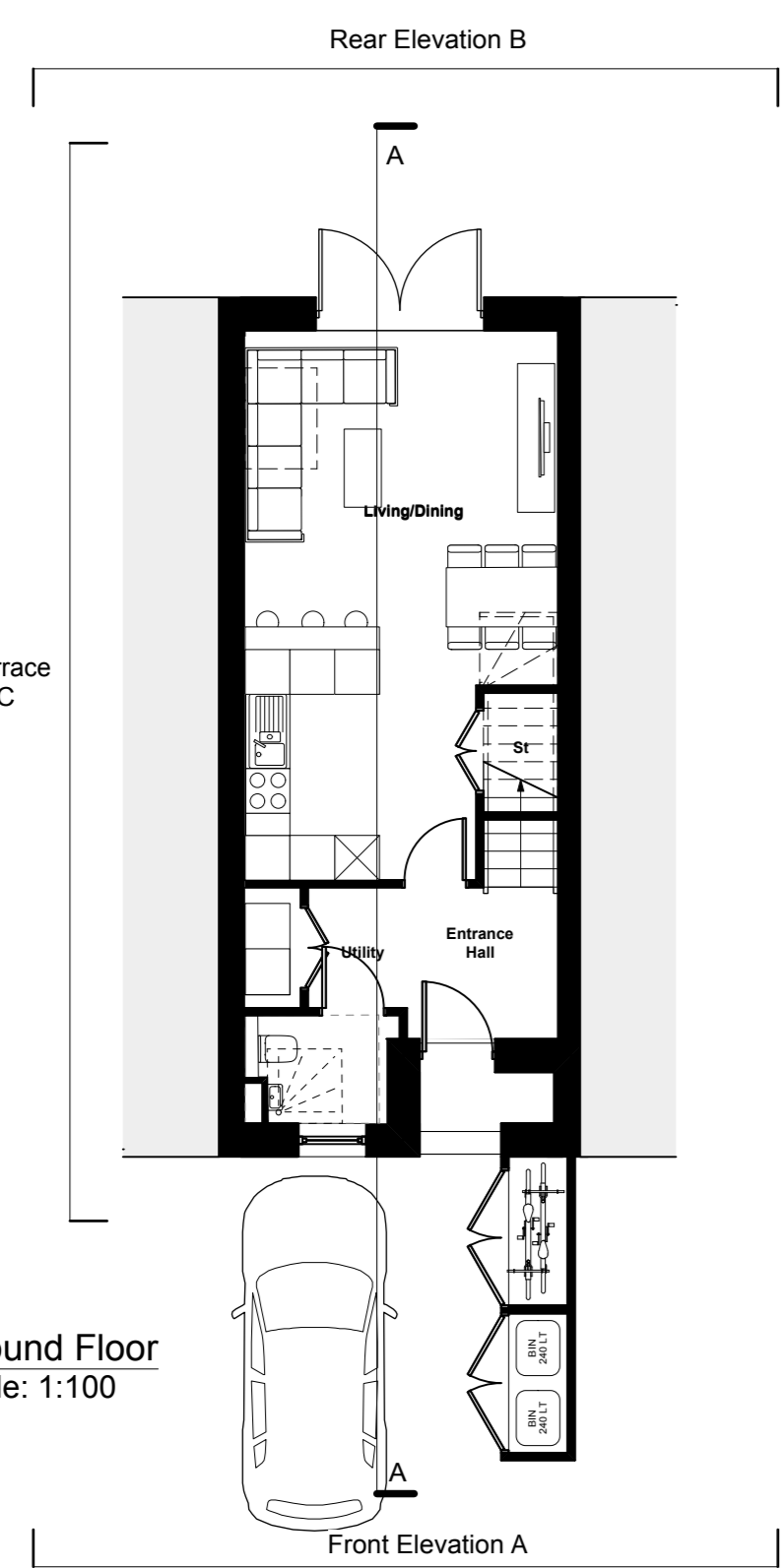
Date  
**08/04/22**

Drawing N°  
**GBT-ASA-BC-ZZ-DR-A-0555**

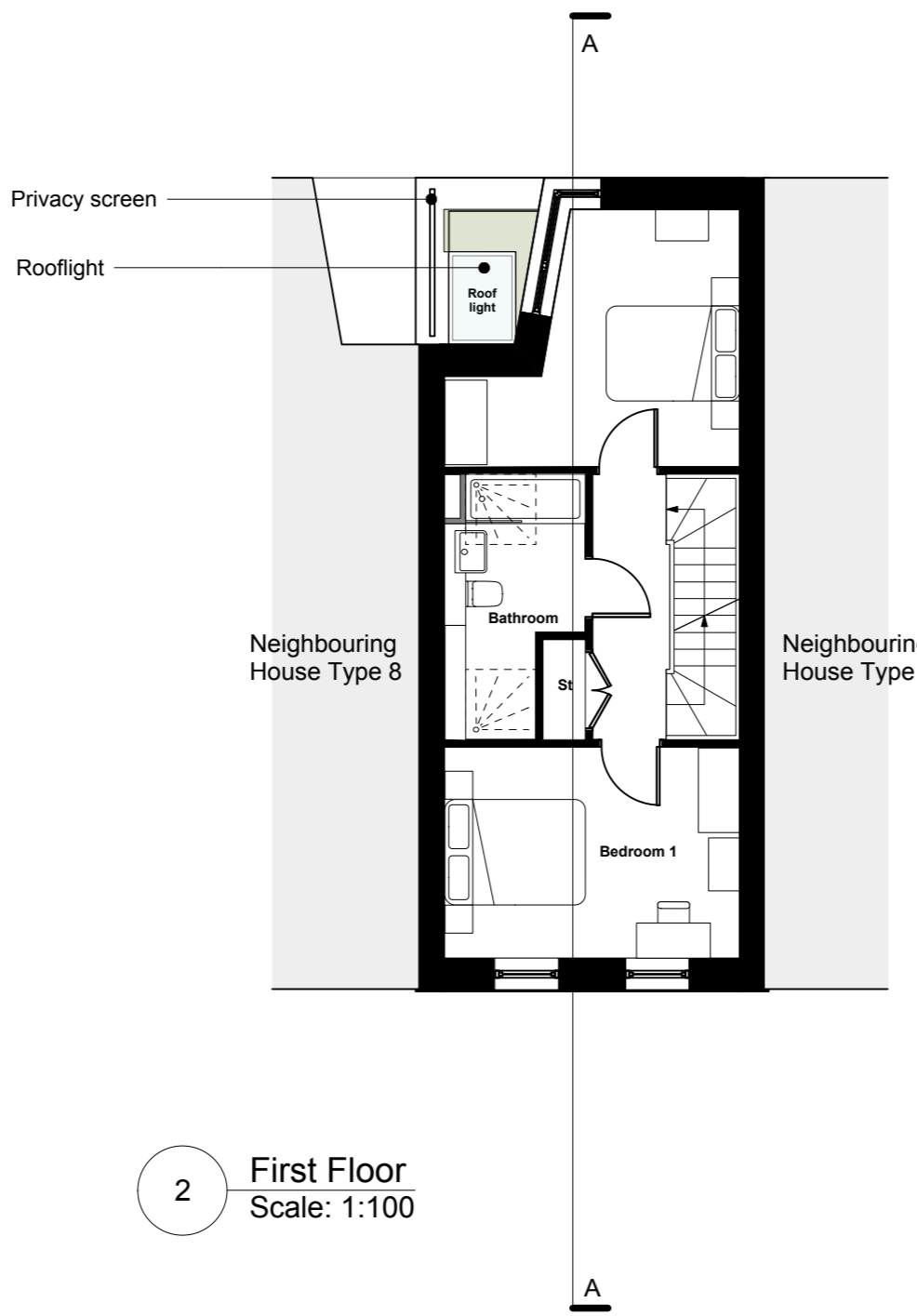
Status & Revision  
**R50**



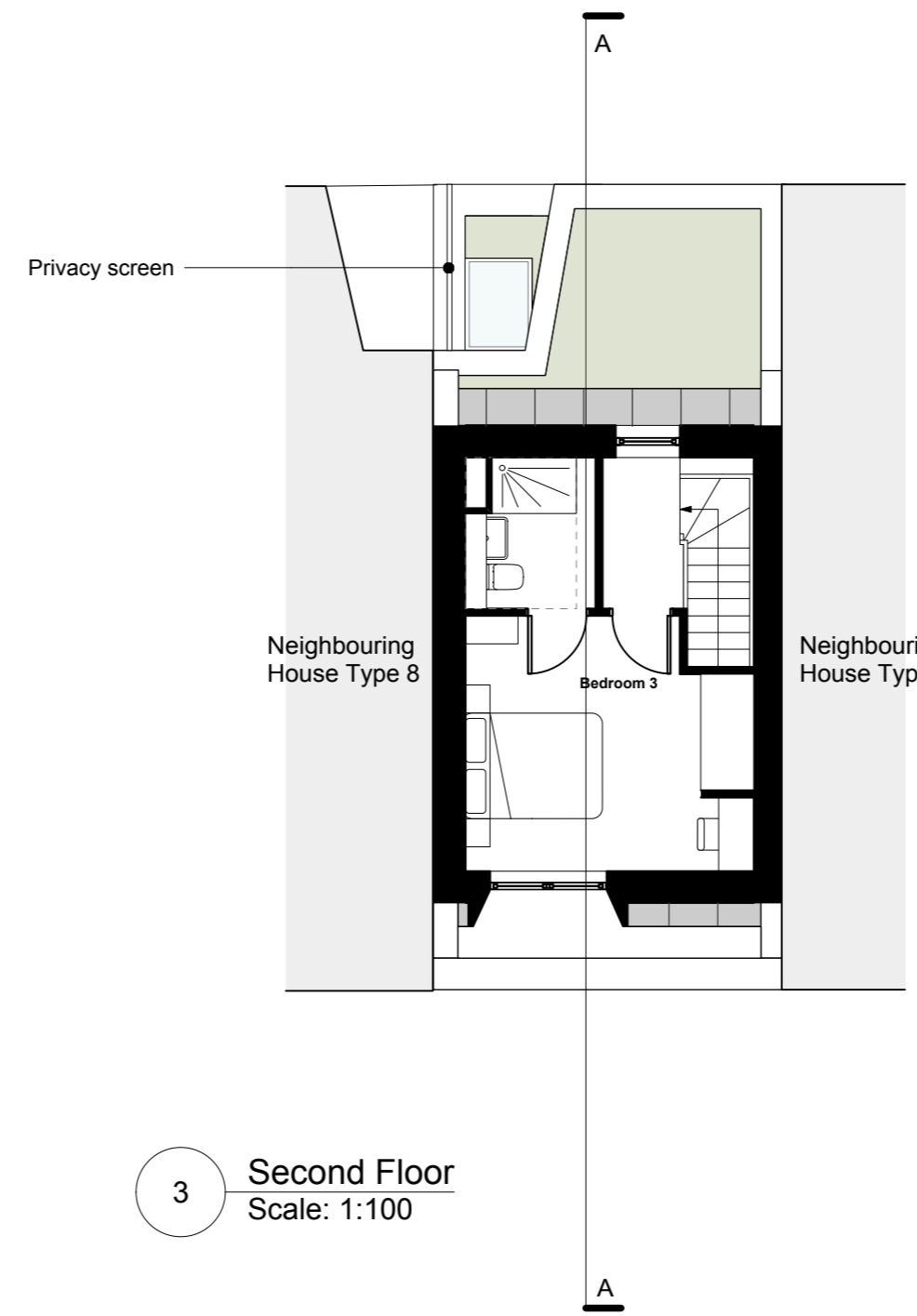
Assael Architecture Limited  
 123 Upper Richmond Road  
 London SW15 2TL  
 +44 (0)20 7736 7744  
 info@assael.co.uk  
 www.assael.co.uk



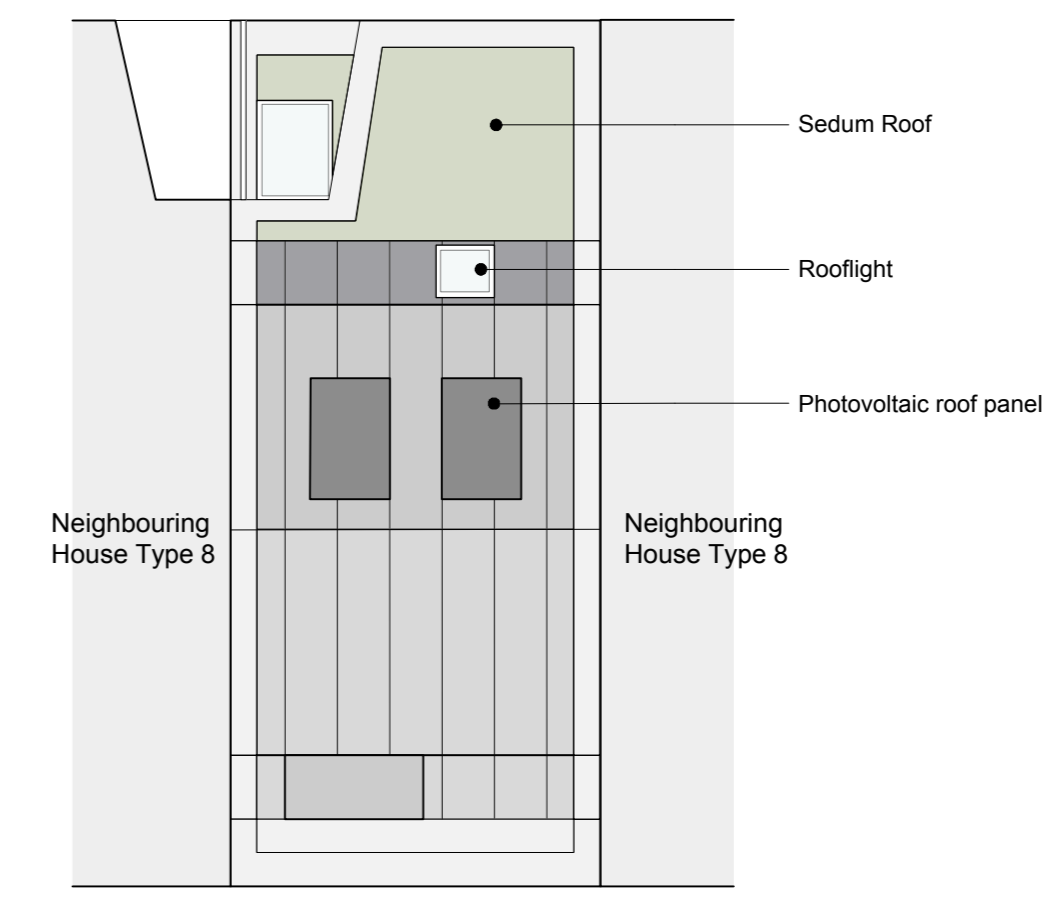
**1** Ground Floor  
 Scale: 1:100



**2** First Floor  
 Scale: 1:100

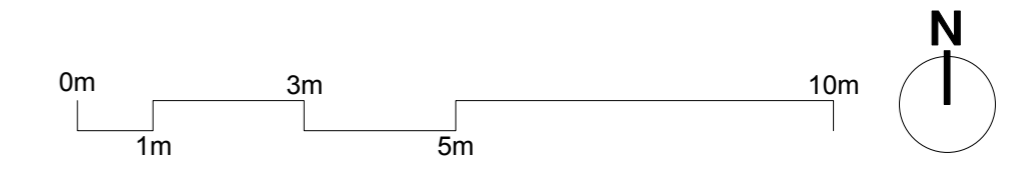


**3** Second Floor  
 Scale: 1:100



**4** Roof Plan  
 Scale: 1:100

Note: For locations of different brick finishes, please refer to drawings A2871 401 (R21), 402 (R21) and the Design and Access Statement.



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**Drawing notes**

Electronic file reference

Status	R	Revision	Date	DRN	CHK	CDM
51	Planning Submission	08/04/22	CS	ES		



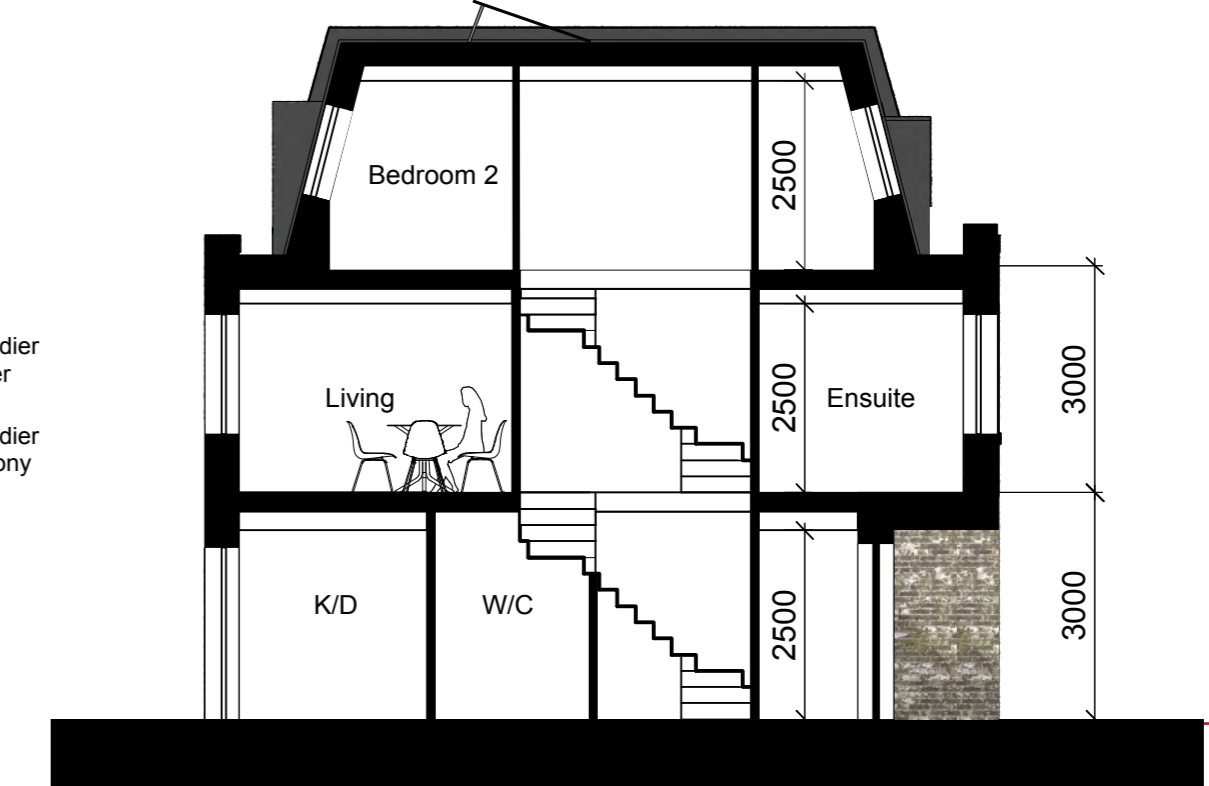
**A Front Elevation A**  
Scale: 1:100



**A1 Front Elevation Pink Buff Brick**  
Scale: 1:100



**A2 Front Elevation White Painted Brick**  
Scale: 1:100



**AA Section AA**  
Scale: 1:100

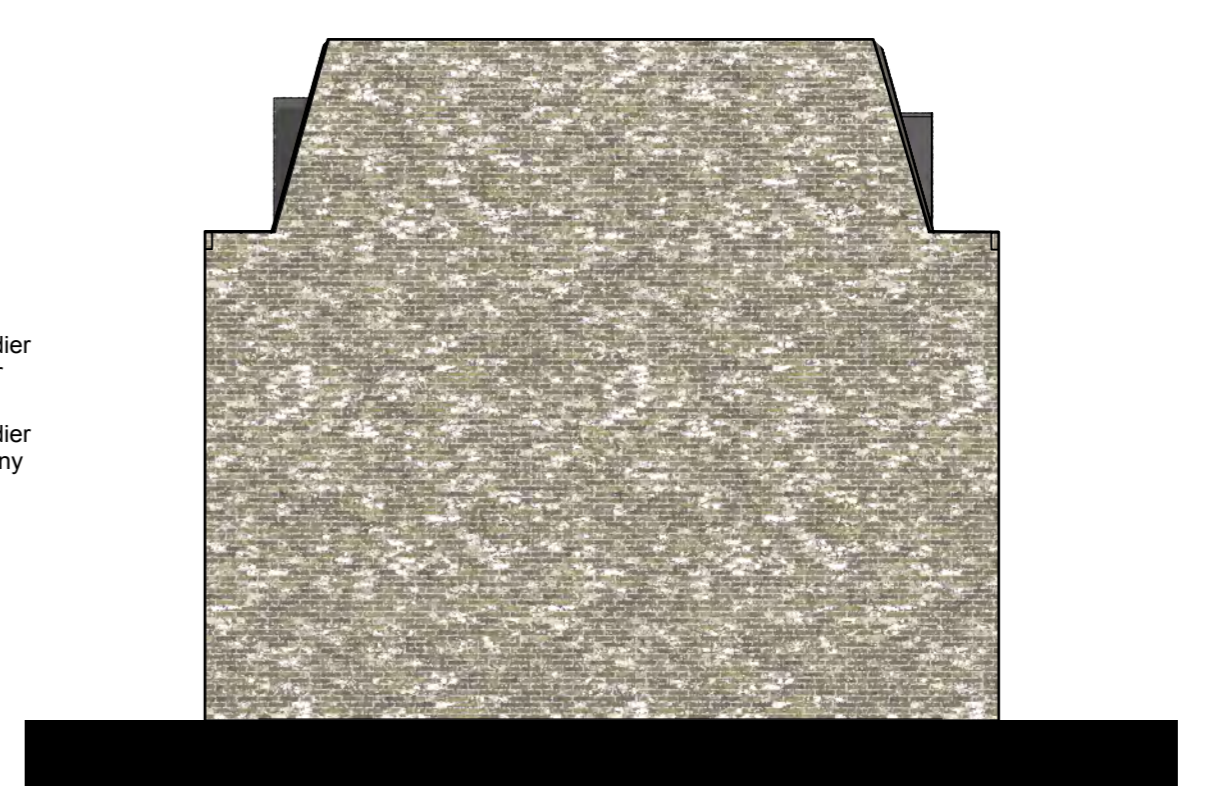
Note: For locations of different brick finishes, please refer to drawings A2871 401 (R21), 402 (R21) and the Design and Access Statement.



**B Rear Elevation B**  
Scale: 1:100



**A3 Front Elevation London Stock/Multi Buff Brick**  
Scale: 1:100



**C End of Terrace Elevation C**  
Scale: 1:100

**Material Key:**

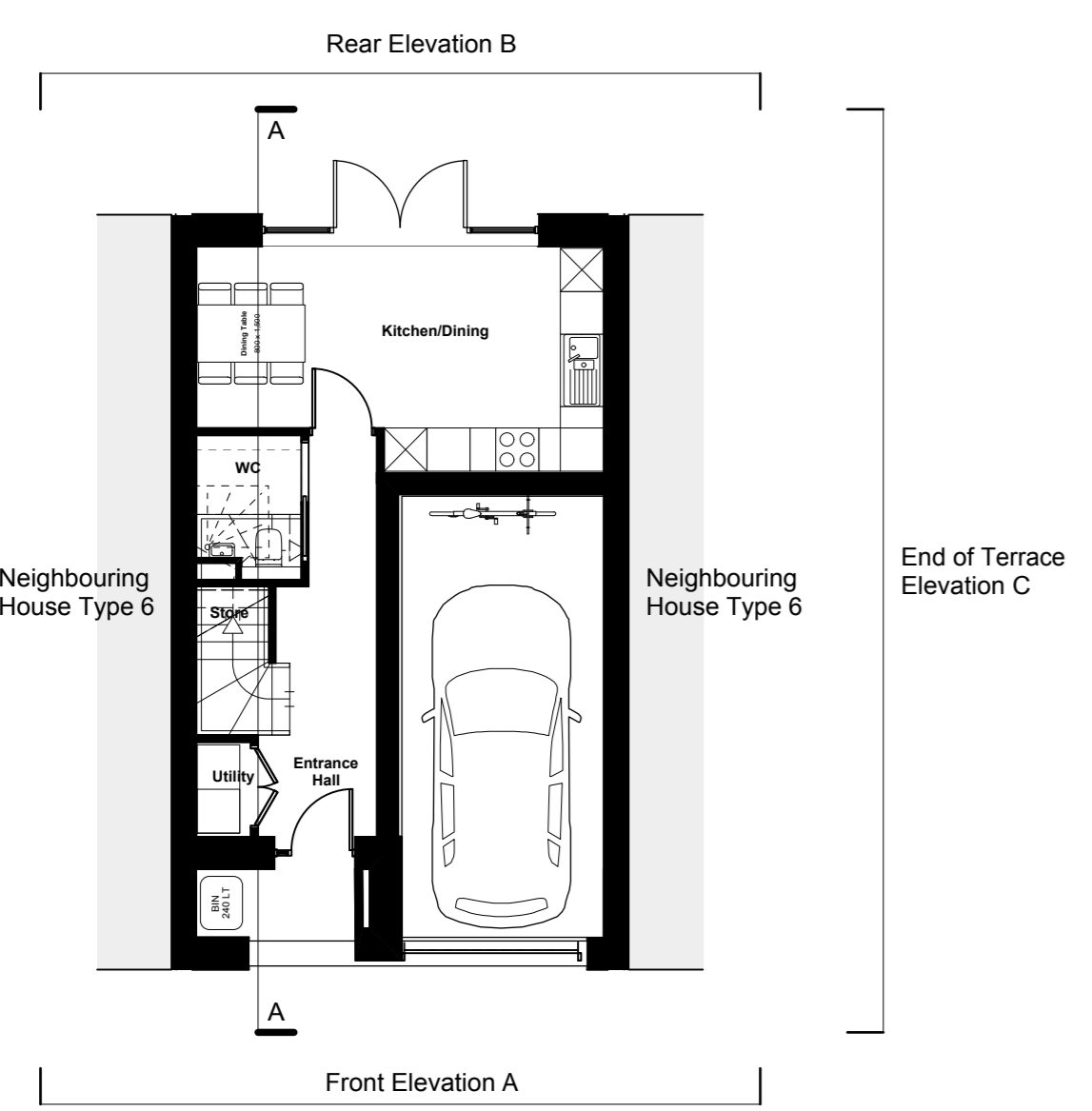
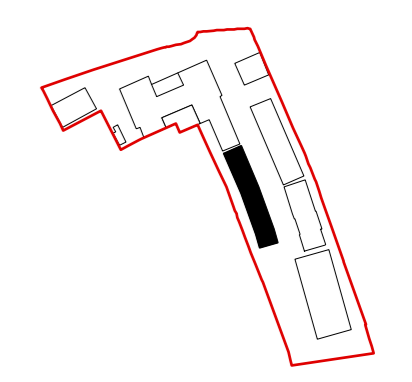
- Brown Buff Brick
- London Stock/ Multi Buff Brick
- Pink Buff Brick
- White Painted Brick
- Dark Red Brick
- Standing Seam Metal

**Purpose of information**

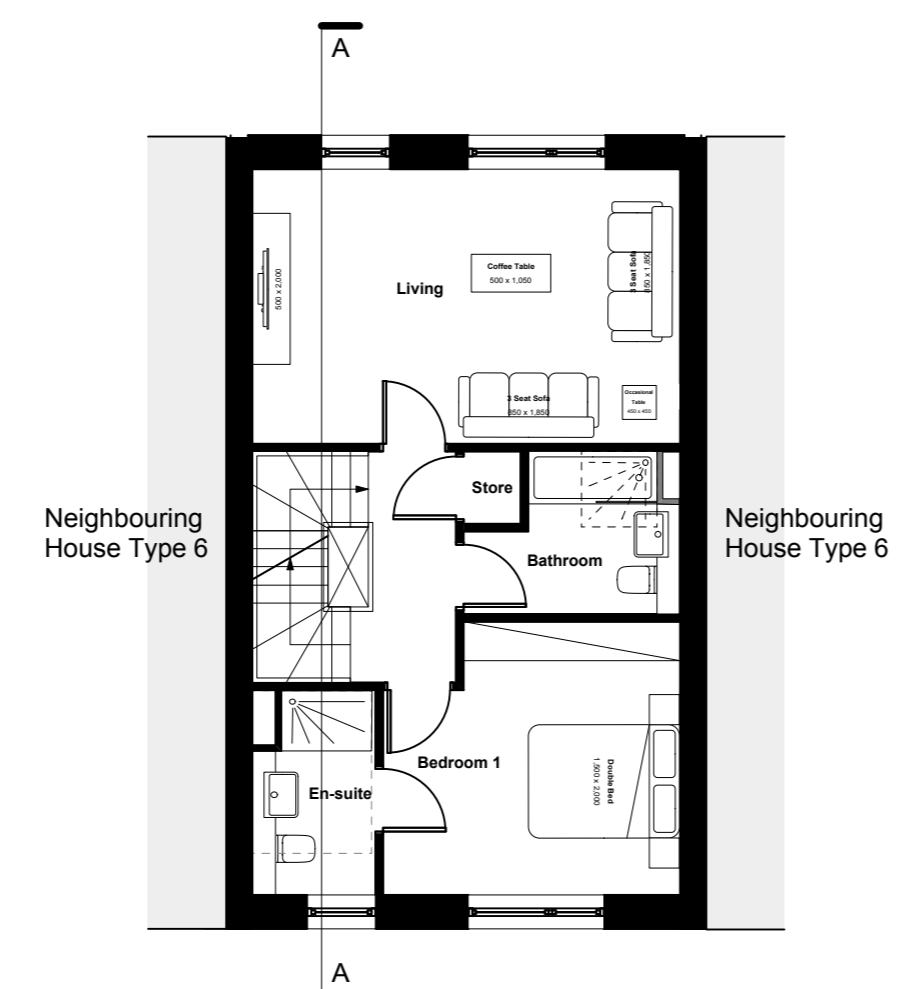
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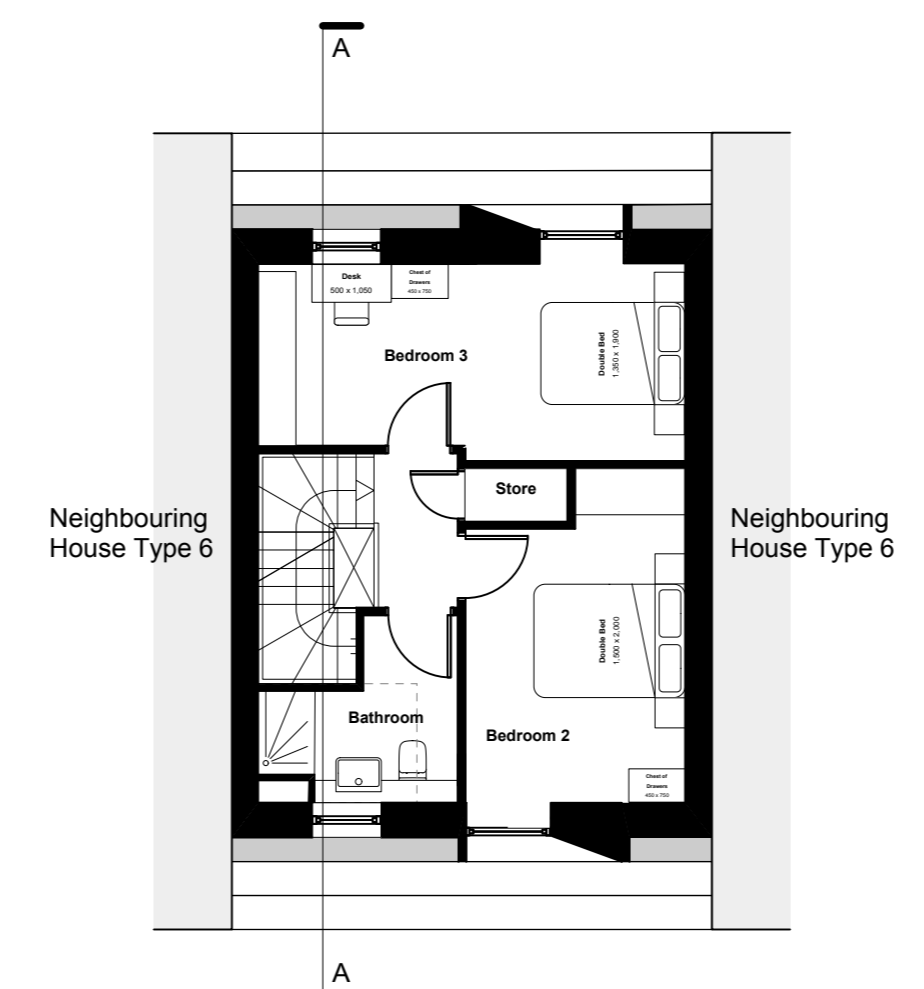
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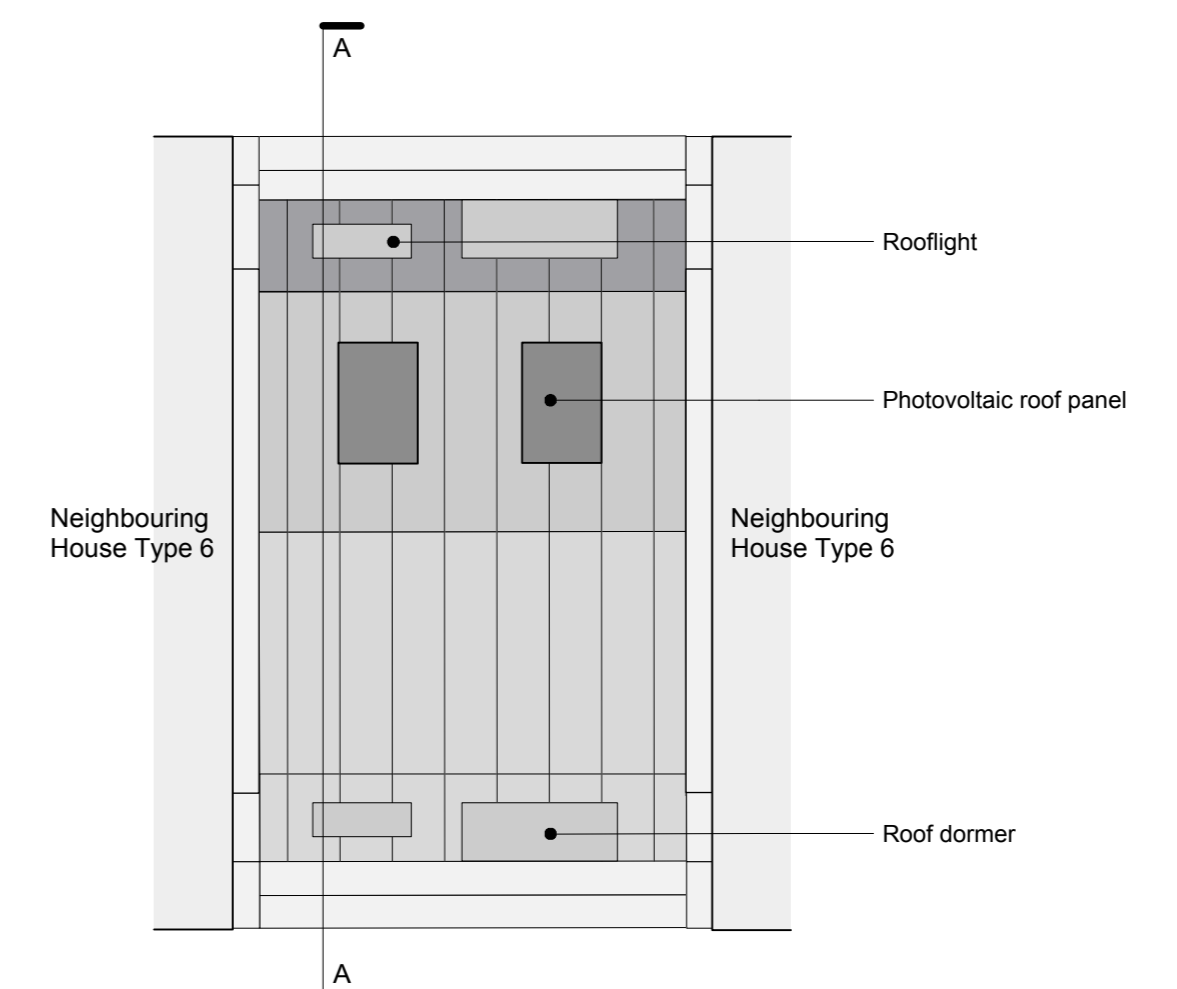
**1 Ground Floor**  
Scale: 1:100



**2 First Floor**  
Scale: 1:100



**3 Second Floor**  
Scale: 1:100



**4 Roof Plan**  
Scale: 1:100

Client

**London Square**

Project title

**Greggs Bakery Twickenham**

Drawing title

**Proposed House Type 6 3B6P House (Building D)**

Scale @ A1 size      Date

**1:100                      08/04/22**

Drawing N°

**GBT-ASA-BD-ZZ-DR-A-0554**

Status & Revision

**R51**



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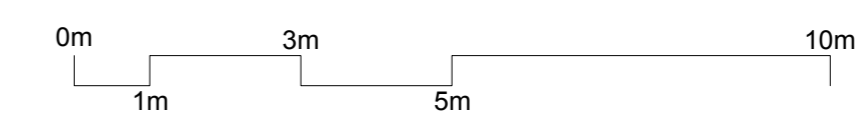
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**A** Elevation A  
Scale: 1:100

- Brick on edge detail
- Charred timber effect side panel
- Projecting oriel window with charred timber effect cladding
- Recessed dark grey metal rain water pipe
- Metal framed glazed balcony doors with fixed side light
- Canopy over residential entry
- Charred timber effect panelling to bin stores

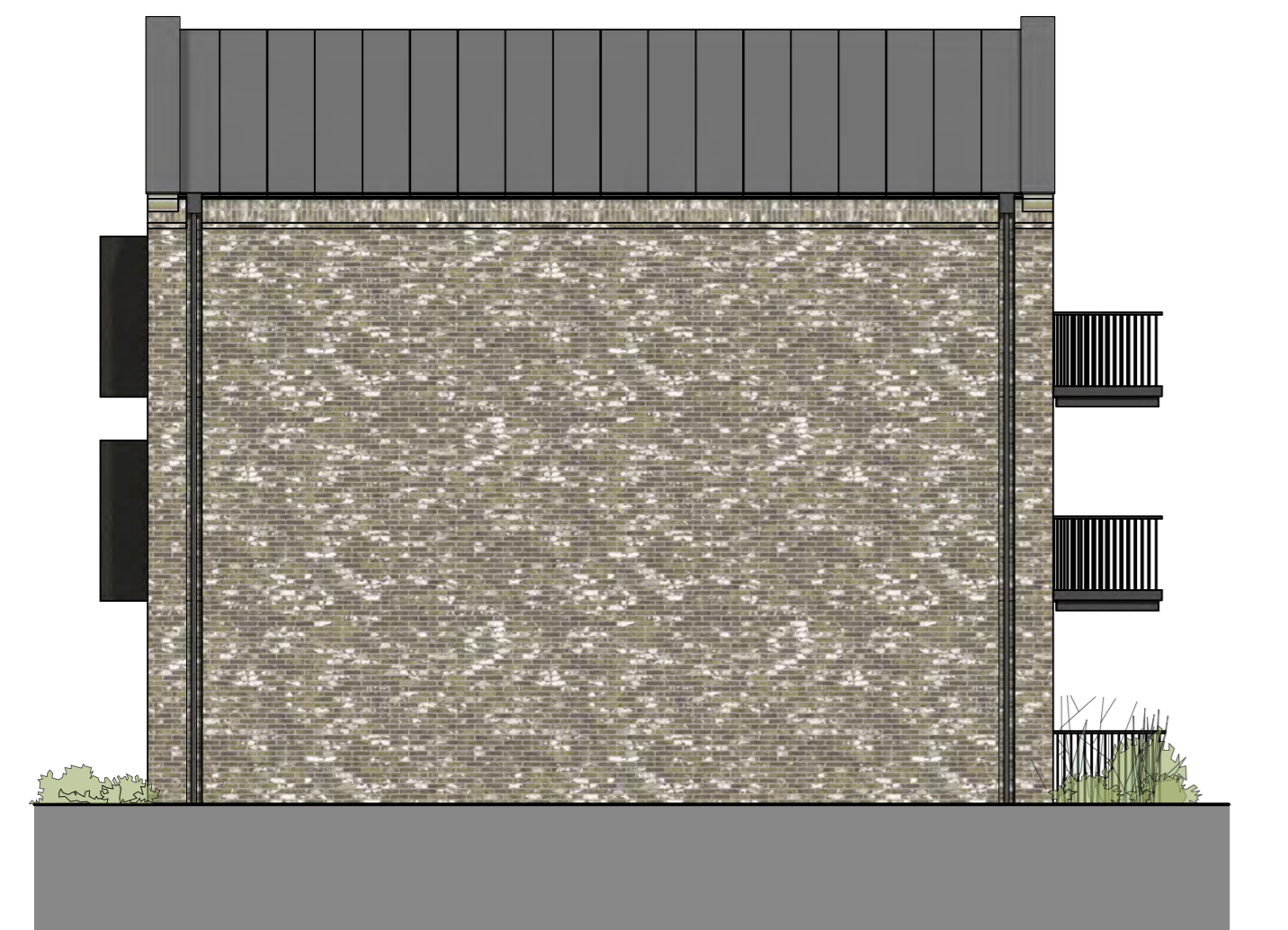


**B** Elevation B  
Scale: 1:100

- Dark grey metal balcony railings
- Dark grey metal balcony deck
- Charred timber effect blind arcade panelling
- Soft landscaping to ground floor perimeter



**AA** Section AA  
Scale: 1:100



**C** Elevation C  
Scale: 1:100



**D** Elevation D  
Scale: 1:100

- Dark grey standing seam roof
- Brown buff brick
- Soft landscaping to ground floor private amenity space
- Photovoltaic Panels
- Soldier course detail
- Recessed grey metal rain water pipe



**BB** Section BB  
Scale: 1:100

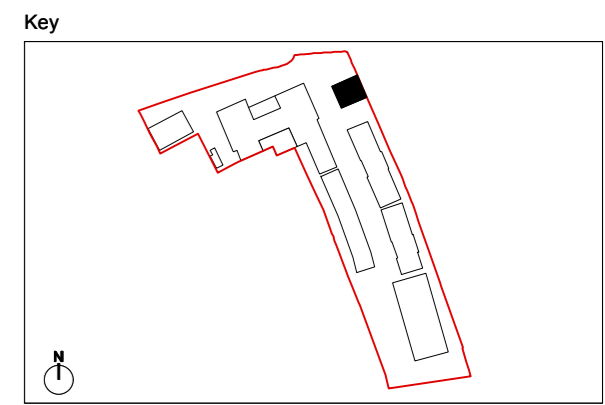
- Material key:**
- Brown Buff Brick
  - London Stock/Multi Buff Brick
  - Pink Buff Brick
  - White Painted Brick
  - Dark Red Brick
  - Charred Timber Effect
  - Grey Metal

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Client approval	<input type="checkbox"/>
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Client  
**London Square**

Project title  
**Greggs Bakery Twickenham**

Drawing title  
**Proposed Building E**

Scale @ A1 size  
**1:100**

Date  
**08/04/22**

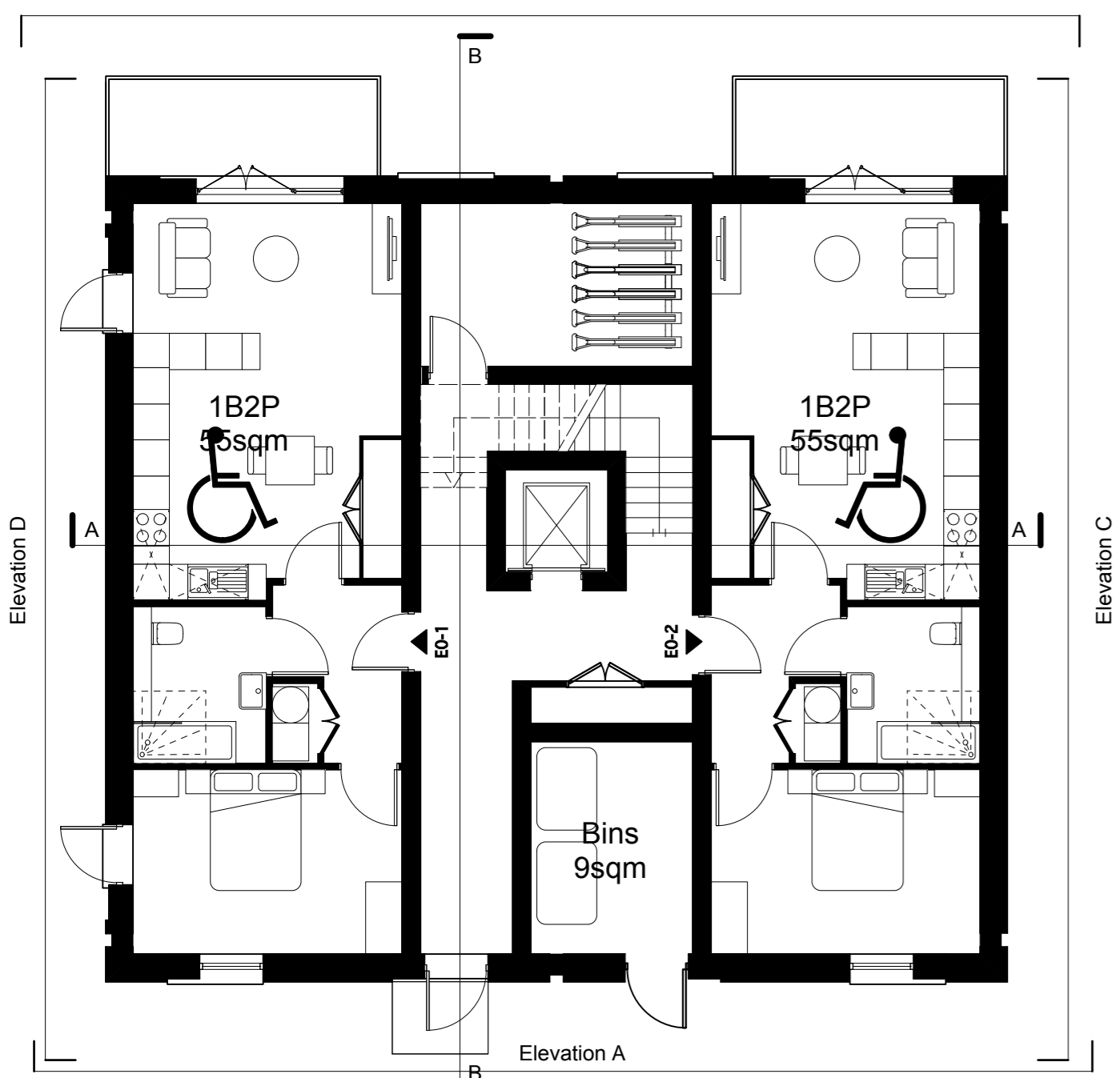
Drawing N°  
**GBT-ASA-BE-ZZ-DR-A-0560**

Status & Revision  
**R51**

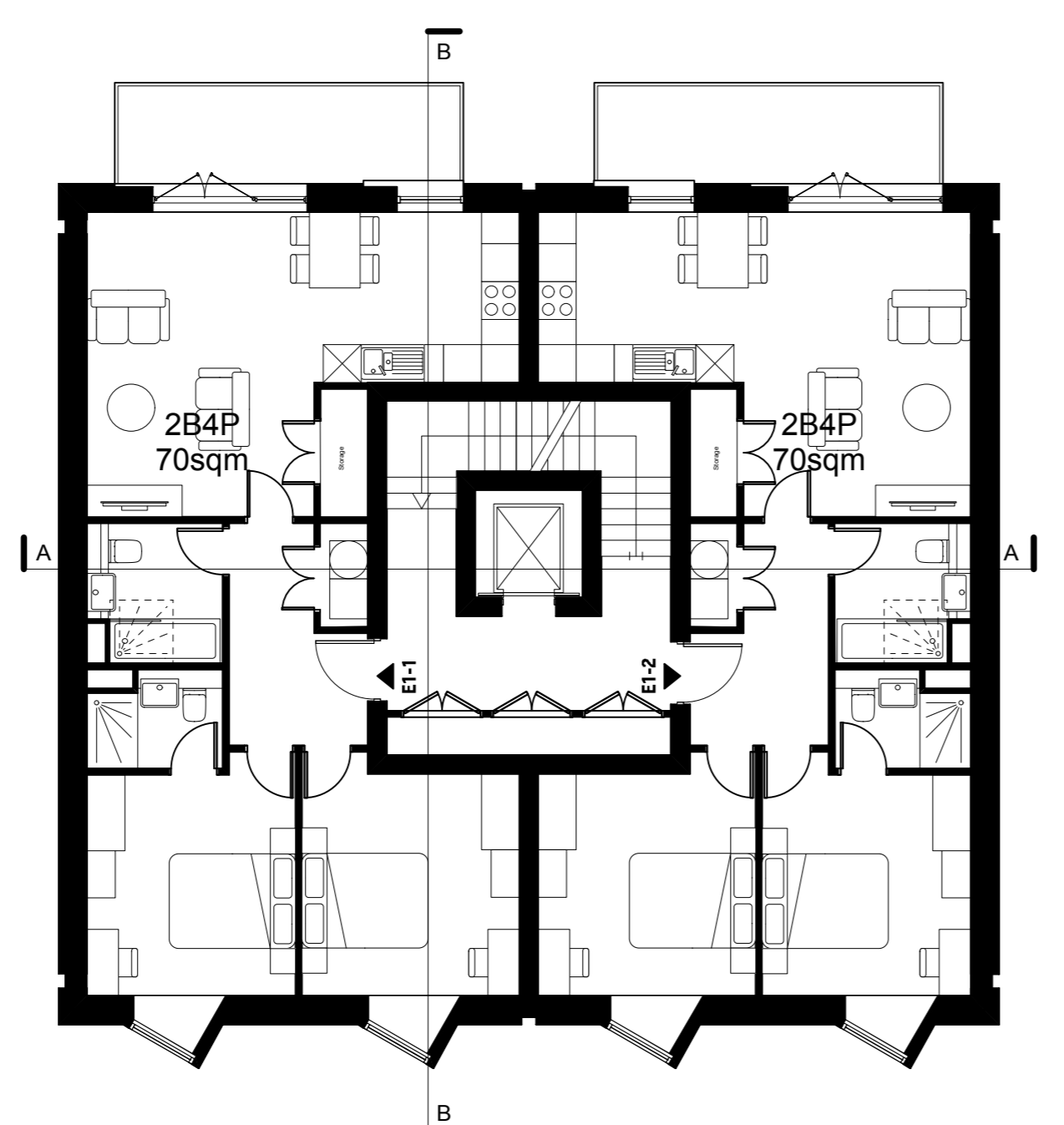


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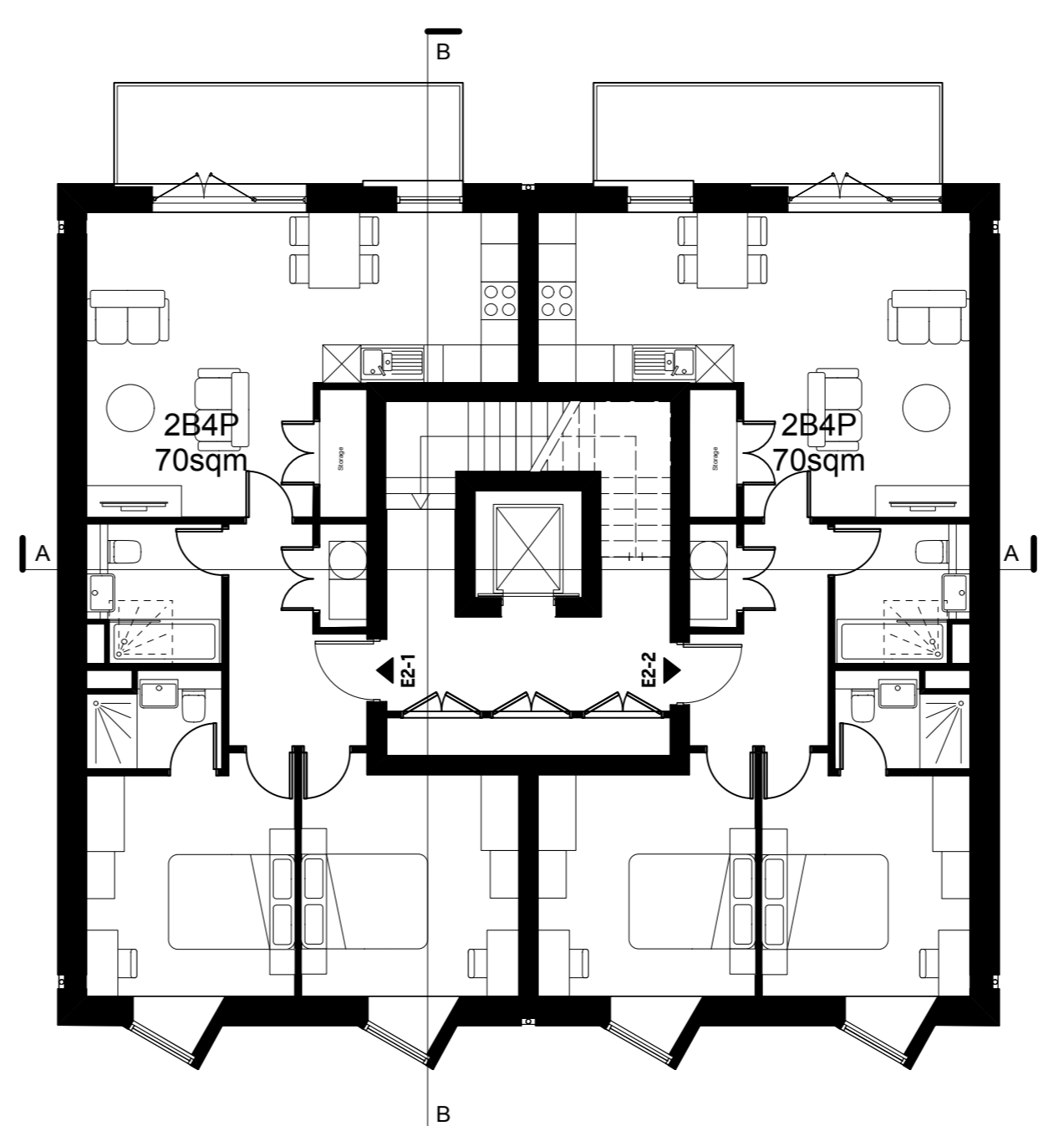
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www.assael.co.uk



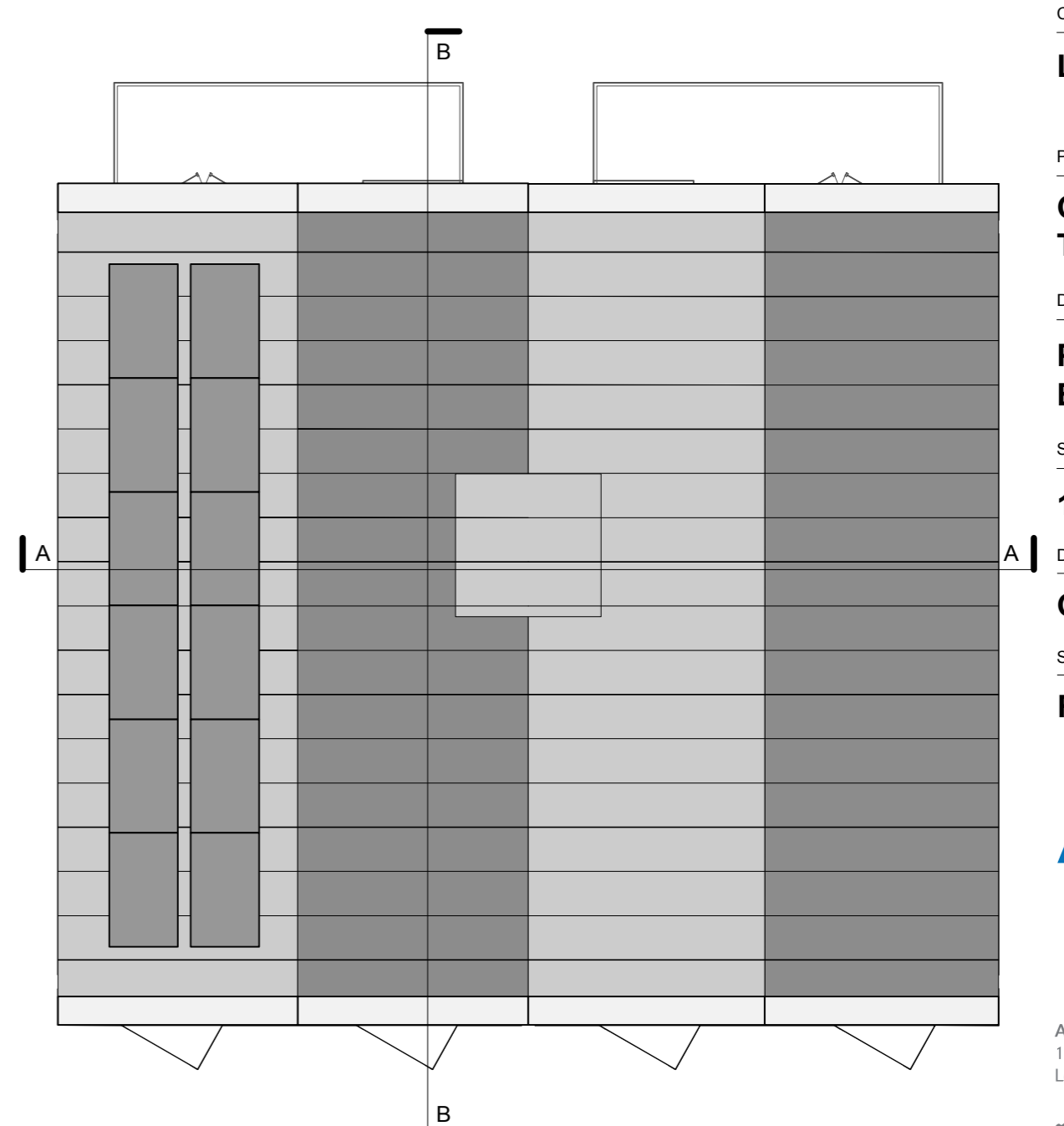
**1** Ground Floor  
Scale: 1:100



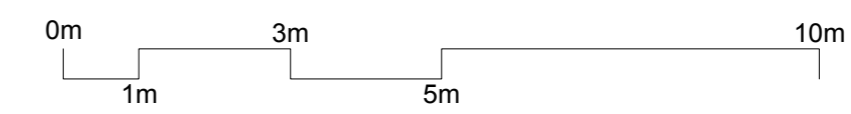
**2** First Floor  
Scale: 1:100



**3** Second Floor  
Scale: 1:100



**4** Roof Plan  
Scale: 1:100



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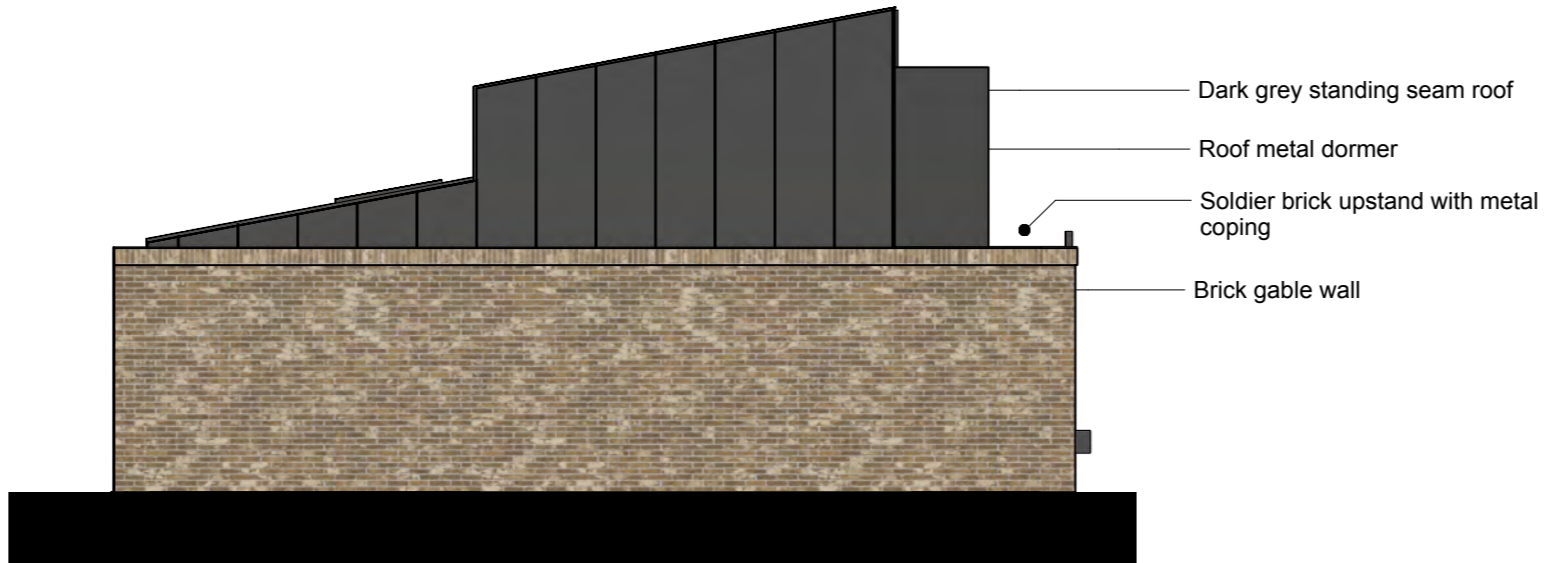
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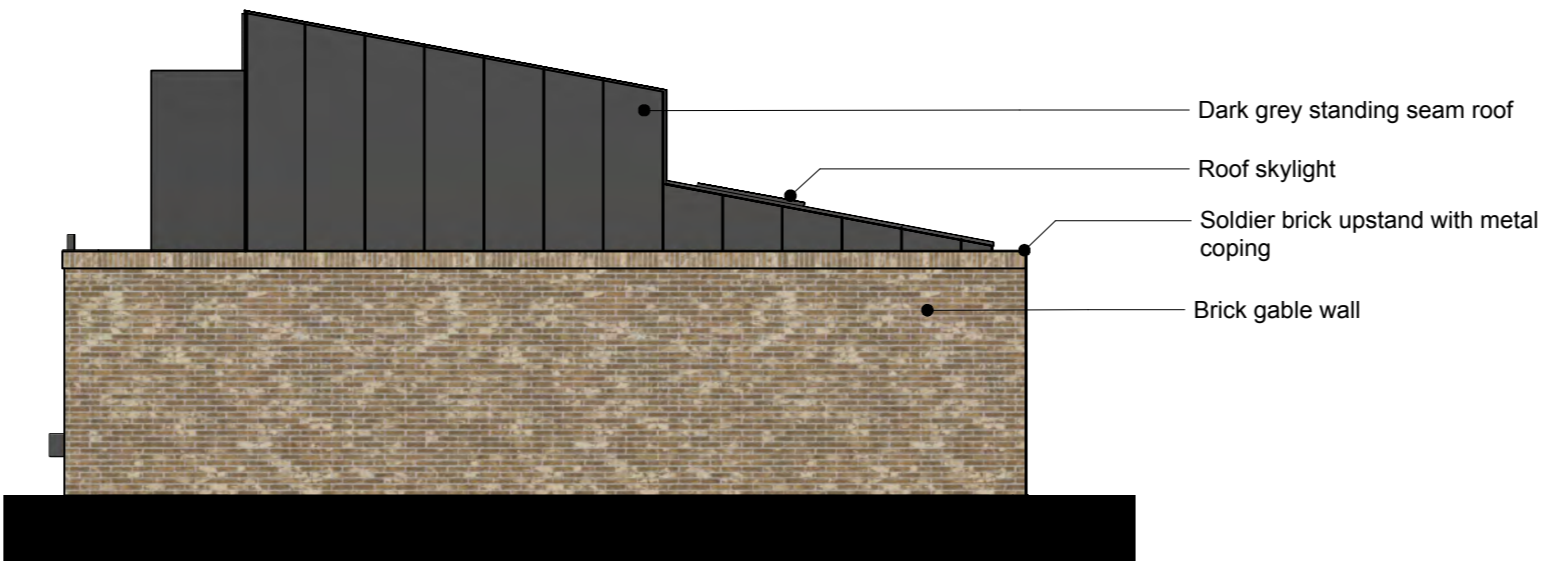
**A Front Elevation A**  
Scale: 1:100



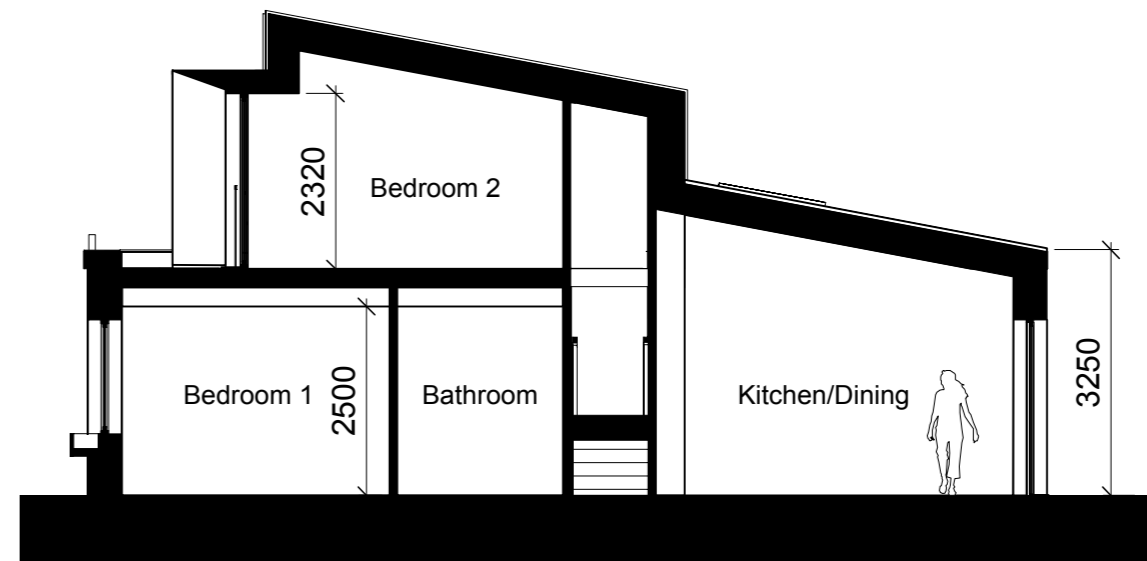
**C End of Terrace Elevation C**  
Scale: 1:100



**B Rear Elevation B**  
Scale: 1:100



**D End of Terrace Elevation D**  
Scale: 1:100



**AA Section AA**  
Scale: 1:100

**Material Key:**

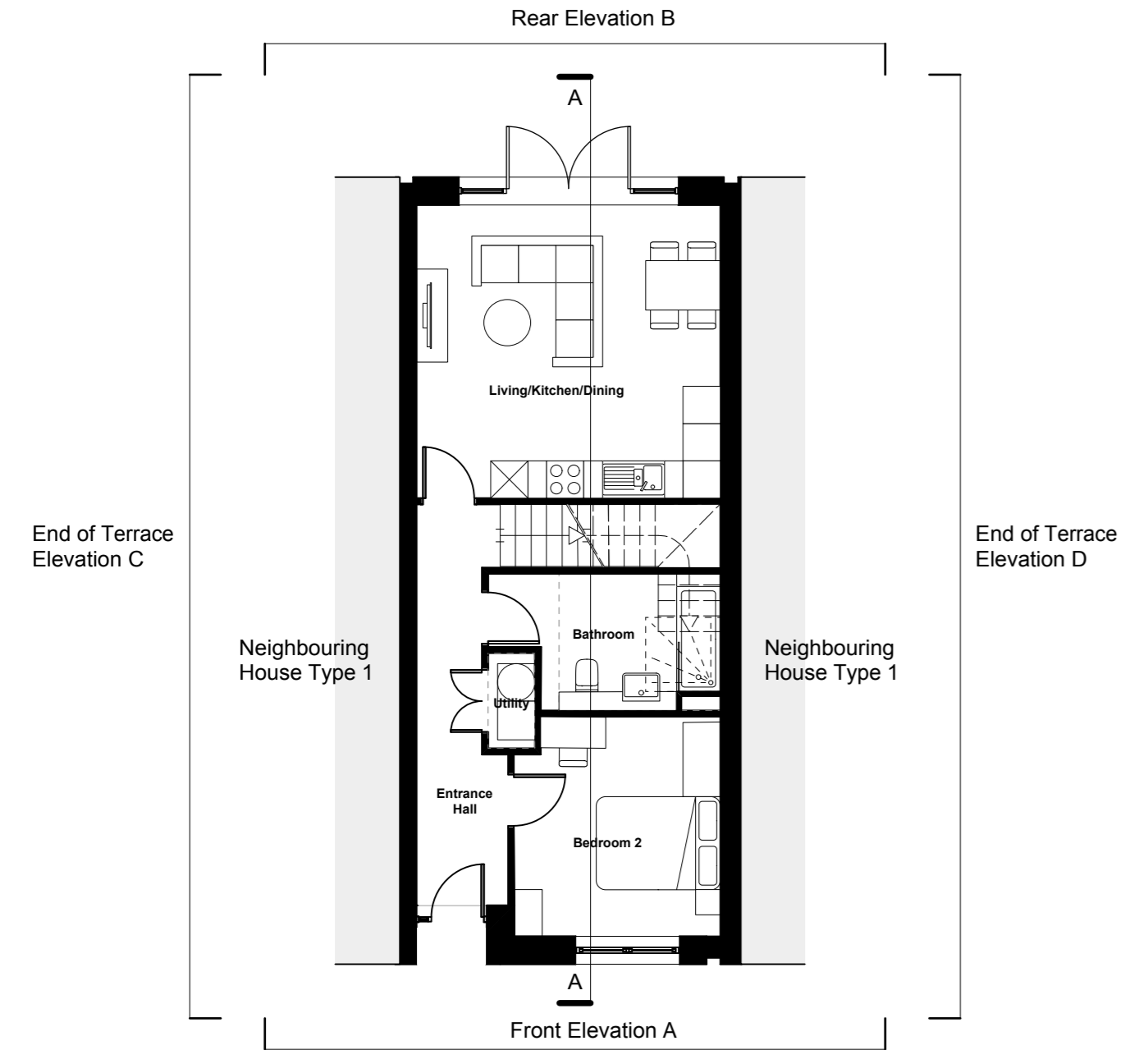
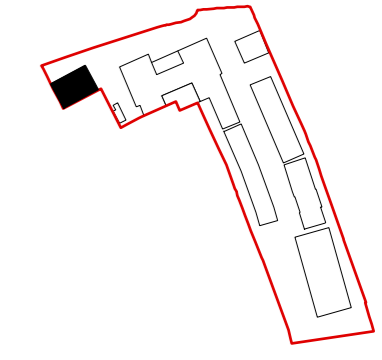
- Brown Buff Brick
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- Pink Buff Brick
- White Painted Brick
- Dark Red Brick
- Standing Seam Metal

**Purpose of information**

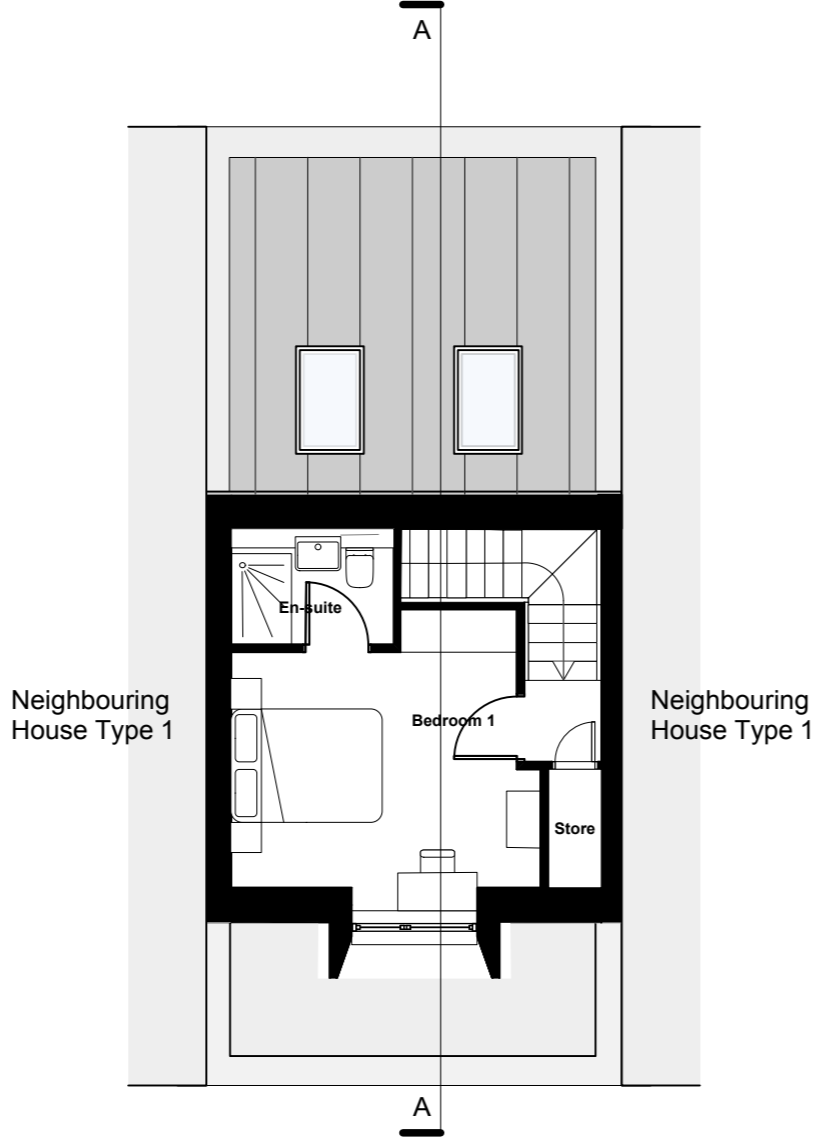
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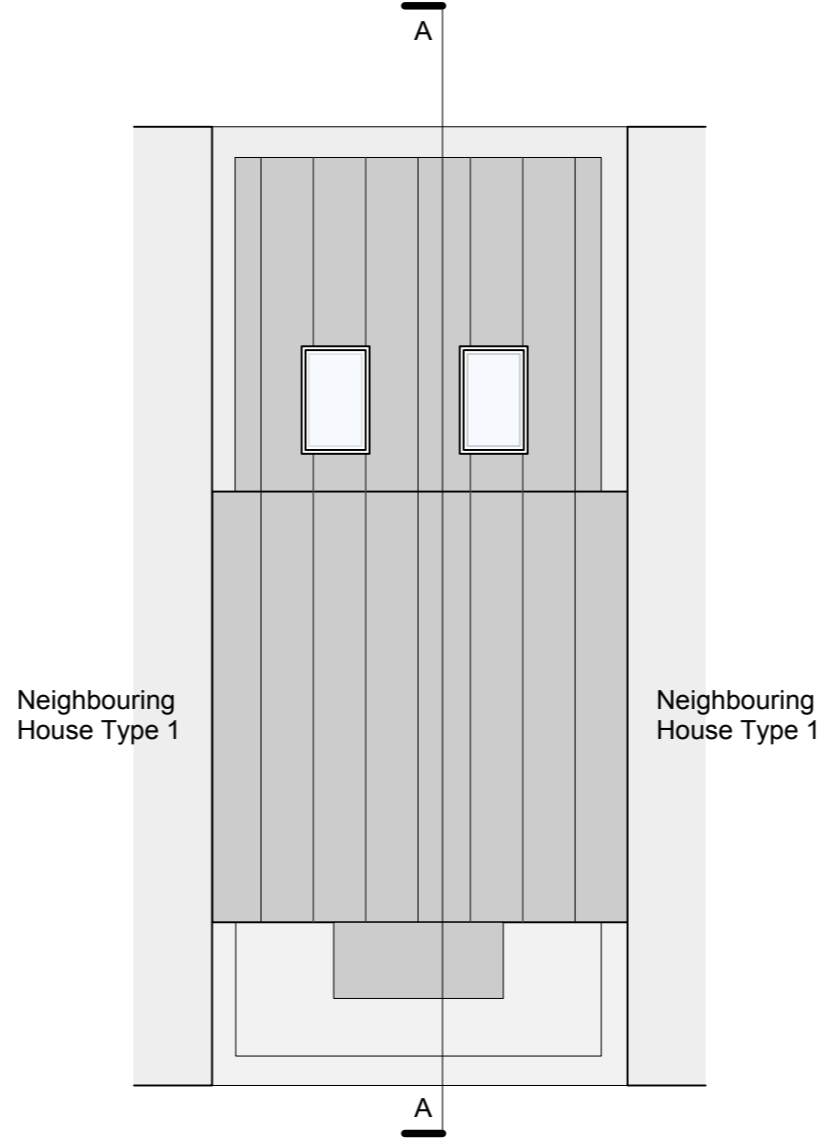
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**1 Ground Floor**  
Scale: 1:100



**2 First Floor**  
Scale: 1:100



**3 Roof Plan**  
Scale: 1:100

**Client**  
London Square

**Project title**  
Greggs Bakery  
Twickenham

**Drawing title**  
Proposed House Type 1  
2B4P House (Building G)

**Scale @ A1 size**      **Date**  
1:100      08/04/22

**Drawing N°**  
GBT-ASA-BG-ZZ-DR-A-0551

**Status & Revision**  
R51



**APPENDIX THREE: Proposed Scheme Area Schedule, Assael,  
27/06/2022**

**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 Areas (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.

**Habitable Rooms**

Includes all separate living rooms, offices and living rooms, 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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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		
	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
Building A (Apartments)	369	3,972	115	1,238	467	5,027	529	5,694	3	3			6	15	17
Building C (Townhouses)	2,018	21,722	501	5,393	2,166	23,315	2,484	26,738			18		18	72	106
Building D (Townhouses)	1,125	12,110	307	3,305	1,386	14,919	1,566	16,857			9		9	45	54
Building F (Apartments)	2,478	26,674	362	3,901	3,120	33,584	3,359	36,157	22	16	2		40	100	119
Building G (Townhouses)	324	3,488	36	388	342	3,681	392	4,220			4		4	12	16
<b>Private Residential Summary (C3)</b>	<b>6,314</b>	<b>67,966</b>	<b>1,321</b>	<b>14,224</b>	<b>7,481</b>	<b>80,527</b>	<b>8,330</b>	<b>89,666</b>	<b>25</b>	<b>23</b>	<b>29</b>	<b>0</b>	<b>77</b>	<b>244</b>	<b>312</b>
Private Ancillary					276	2,971	302	3,251							
Below Podium Car Park					353	3,800	355	3,821							
<b>Private Total</b>	<b>6,314</b>	<b>67,966</b>	<b>1,321</b>	<b>14,224</b>	<b>8,125</b>	<b>87,460</b>	<b>9,010</b>	<b>96,986</b>	<b>25</b>	<b>23</b>	<b>29</b>	<b>0</b>	<b>77</b>	<b>244</b>	<b>312</b>
									<b>32%</b>	<b>30%</b>	<b>38%</b>	<b>0%</b>			

Building E (Apartments)	390	4,198	53	571	495	5,328	570	6,136	2	4			6	16	20
Building H (Townhouse - existing)	73	786	30	323	75	807	85	915		1			1	4	4
<b>Affordable Residential Summary (C3)</b>	<b>463</b>	<b>4,984</b>	<b>83</b>	<b>893</b>	<b>570</b>	<b>6,136</b>	<b>655</b>	<b>7,051</b>	<b>2</b>	<b>5</b>	<b>0</b>	<b>0</b>	<b>7</b>	<b>20</b>	<b>24</b>
Affordable Ancillary					24	258	28	301							
<b>Affordable Total</b>	<b>463</b>	<b>4,984</b>	<b>83</b>	<b>893</b>	<b>594</b>	<b>6,394</b>	<b>683</b>	<b>7,352</b>	<b>2</b>	<b>5</b>	<b>0</b>	<b>0</b>	<b>7</b>	<b>20</b>	<b>24</b>
									<b>29%</b>	<b>71%</b>	<b>0%</b>	<b>0%</b>			

Building F (Apartments)	867	9,333	244	2,630	1,085	11,679	1,174	12,637	6	5	2		13	35	42
<b>Shared Ownership Residential Summary (C3)</b>	<b>867</b>	<b>9,333</b>	<b>244</b>	<b>2,630</b>	<b>1,085</b>	<b>11,679</b>	<b>1,174</b>	<b>12,637</b>	<b>6</b>	<b>5</b>	<b>2</b>	<b>0</b>	<b>13</b>	<b>35</b>	<b>42</b>
Shared Ownership Ancillary					64	689	66	710							
Below Podium Car Park					121	1,302	125	1,346							
<b>Shared Ownership Total</b>	<b>867</b>	<b>9,333</b>	<b>244</b>	<b>2,630</b>	<b>1,270</b>	<b>13,671</b>	<b>1,365</b>	<b>14,693</b>	<b>6</b>	<b>5</b>	<b>2</b>	<b>0</b>	<b>13</b>	<b>35</b>	<b>42</b>
									<b>46%</b>	<b>38%</b>	<b>15%</b>	<b>0%</b>			

Market Sale Total (Excluding Ancillary)	6,314	67,966	1,321	14,224	7,481	80,527	8,330	89,666	25	23	29	0	77	244	312
Affordable Rent Total (Excluding Ancillary)	463	4,984	83	893	570	6,136	655	7,051	2	5	0	0	7	20	24
Shared Ownership Total (Excluding Ancillary)	867	9,333	244	2,630	1,085	11,679	1,174	12,637	6	5	2	0	13	35	42
<b>Residential Total (Excluding Ancillary)</b>	<b>7,644</b>	<b>82,282</b>	<b>1,649</b>	<b>17,747</b>	<b>9,136</b>	<b>98,342</b>	<b>10,159</b>	<b>109,354</b>	<b>33</b>	<b>33</b>	<b>31</b>	<b>0</b>	<b>97</b>	<b>299</b>	<b>378</b>
									<b>34%</b>	<b>34%</b>	<b>32%</b>	<b>0%</b>			

Building B - Affordable Commercial (Use Class E) Ground					117	1,259	129	1,389							
Building B - Commercial (Use Class E) Ground					779	8,385	842	9,064							
Building B - Commercial (Use Class E) Mezzanine					104	1,119	168	1,808							
<b>Commercial Total (B1)</b>					<b>1,000</b>	<b>10,764</b>	<b>1,139</b>	<b>12,260</b>							

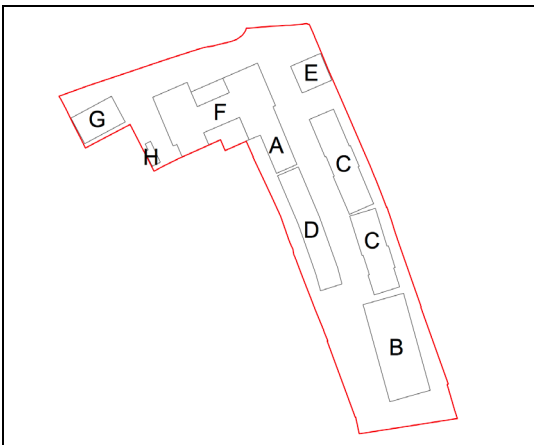
<b>Private Total (including ancillary)</b>	<b>6,314</b>	<b>67,966</b>	<b>1,321</b>	<b>14,224</b>	<b>8,125</b>	<b>87,460</b>	<b>9,010</b>	<b>96,986</b>	<b>25</b>	<b>23</b>	<b>29</b>	<b>0</b>	<b>77</b>	<b>244</b>	<b>312</b>
<b>Affordable Total (including ancillary)</b>	<b>463</b>	<b>4,984</b>	<b>83</b>	<b>893</b>	<b>594</b>	<b>6,394</b>	<b>683</b>	<b>7,352</b>	<b>2</b>	<b>5</b>	<b>0</b>	<b>0</b>	<b>7</b>	<b>20</b>	<b>24</b>
<b>Shared Ownership Total (including ancillary)</b>	<b>867</b>	<b>9,333</b>	<b>244</b>	<b>2,630</b>	<b>1,270</b>	<b>13,671</b>	<b>1,365</b>	<b>14,693</b>	<b>6</b>	<b>5</b>	<b>2</b>	<b>0</b>	<b>13</b>	<b>35</b>	<b>42</b>
<b>Commercial Total (Use Class E)</b>	-	-	-	-	<b>1,000</b>	<b>10,764</b>	<b>1,139</b>	<b>12,260</b>	-	-	-	-	-	-	-
Substation					15	161	23	248							
<b>Site Wide Total (including Ancillary)</b>	<b>7,644</b>	<b>82,282</b>	<b>1,649</b>	<b>17,747</b>	<b>10,989</b>	<b>118,288</b>	<b>12,197</b>	<b>131,292</b>	<b>33</b>	<b>33</b>	<b>31</b>	<b>0</b>	<b>97</b>	<b>299</b>	<b>378</b>
									<b>34%</b>	<b>34%</b>	<b>32%</b>	<b>0%</b>			

Parking Summary	
Parking Space Type	Number
Private Driveway	19
Integrated Garage	9
Allocated Below Podium	20
Allocated Surface Parking	35
Commercial Car Parking	22
Commercial Loading Bays	4* (not included in total)
Car Club - on edwin road	1* (not included in total)
<b>Total</b>	<b>105</b>

TOTAL DENSITY		
Hab Rooms	Area HA	Density
299	1.13	265
<b>UNITS</b>	<b>97</b>	<b>1.13</b>
		<b>86</b>

AFFORDABLE ALLOCATION			
	By Unit	By Hab Room	By Area
Private Residential	79%	82%	83%
Shared Ownership	13%	12%	11%
Affordable Rent	7%	7%	6%

**Key Plan:**



PROJECT TITLE:

SCHEDULE TITLE:

SUBTITLE:

MEASURED FROM DRAWINGS:

ISSUE DATE:

**Greggs Bakery, Twickenham****GBT-ASA-ZZ-ZZ-SC-A-750 (Page 2)****Building A - Residential (Market Sale)****A2871 200 Series Plans****R53 - Planning Submission****27/06/2022****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**

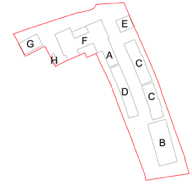
These are measured 1.5m above finished floor level (FFL). Storage areas within eaves are counted to 1.2m. This is the top of the screed or floorboards not underlays, carpets, ceramic tiled or vinyl coverings. All dimensions must be checked on site.

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		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
			<b>111</b>	<b>1,195</b>	<b>91</b>	<b>980</b>	<b>149</b>	<b>1,604</b>	<b>167</b>	<b>1,798</b>	<b>1</b>	<b>1</b>	<b>-</b>	<b>-</b>	<b>2</b>	<b>5</b>	<b>5</b>
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
			<b>129</b>	<b>1,389</b>	<b>12</b>	<b>129</b>	<b>159</b>	<b>1,712</b>	<b>181</b>	<b>1,948</b>	<b>1</b>	<b>1</b>	<b>-</b>	<b>-</b>	<b>2</b>	<b>5</b>	<b>6</b>
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
			<b>129</b>	<b>1,389</b>	<b>12</b>	<b>129</b>	<b>159</b>	<b>1,712</b>	<b>181</b>	<b>1,948</b>	<b>1</b>	<b>1</b>	<b>-</b>	<b>-</b>	<b>2</b>	<b>5</b>	<b>6</b>
<b>Residential (C3)</b>			<b>369</b>	<b>3,972</b>	<b>115</b>	<b>1,238</b>	<b>467</b>	<b>5,027</b>	<b>529</b>	<b>5,694</b>	<b>3</b>	<b>3</b>	<b>-</b>	<b>-</b>	<b>6</b>	<b>15</b>	<b>17</b>
<b>Commercial (B1/2/8)</b>			-	-	-	-	-	-	-	-							
<b>Car Park</b>			-	-	-	-	-	-	-	-							
<b>Ancillary</b>							<b>21.0</b>	<b>226</b>	<b>27.0</b>	<b>291</b>							
<b>Building A Total</b>			<b>369</b>	<b>3,972</b>	<b>115</b>	<b>1,238</b>	<b>488</b>	<b>5,253</b>	<b>556</b>	<b>5,985</b>	<b>3</b>	<b>3</b>	<b>-</b>	<b>-</b>	<b>6</b>	<b>15</b>	<b>17</b>
											50%	50%	0%				

**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.

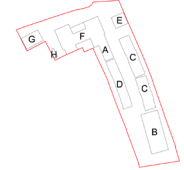
**Areas**  
These are measured 1.5m above finished floor level (FFL). Storage areas within eaves are counted to 1.2m. This is the top of the screed or floorboards not underlays, carpets, ceramic tiled or vinyl coverings. All dimensions must be checked on site.

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			
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)
Affordable Commercial (Ground Floor)			-	-	-	-	117	1,259	129	1,389
Commercial (Ground Floor)			-	-	-	-	779	8,385	842	9,064
Commercial (Mezzanine Level)			-	-	-	-	104	1,119	168	1,808
<b>Building B Total</b>			-	-	-	-	<b>1,000</b>	<b>10,764</b>	<b>1,139</b>	<b>12,260</b>



PROJECT TITLE:

SCHEDULE TITLE:

SUBTITLE:

MEASURED FROM DRAWINGS:

ISSUE DATE:

Greggs Bakery, Twickenham

GBT-ASA-ZZ-SC-A-750 (Page 4)

Building C - Residential (Market Sale)

A2871 200 Series Plans

R53 - Planning Submission

27/06/2022

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.

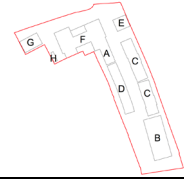
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Calculated areas in accordance with Assael Architecture's Definition of Areas for Schedule of Areas. Subject to survey, consultation and approval from all statutory authorities.

Revision Status: P = Planning T = Tender

\*denotes a handed house type

\* denotes wheelchair M4(3) unit



Floor	DESCRIPTION		NET AREA		AMENITY SPACE		GROSS AREA				UNIT MIX				OCCUPANCY			
	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-1	HT 3	3 Bed	113	1,216	86	926	121	1,302	140	1,507			1	1	4	6	
	C-2	HT 3*	3 Bed	113	1,216	24	258	121	1,302	140	1,507			1	1	4	6	
	C-3	HT 4*	3 Bed	130	1,399	20	215	140	1,507	157	1,690			1	1	4	5	
	C-4	HT 4**	3 Bed	130	1,399	19	205	140	1,507	157	1,690			1	1	4	5	
	C-5	HT 3	3 Bed	113	1,216	23	248	121	1,302	140	1,507			1	1	4	6	
	C-6	HT 3*	3 Bed	113	1,216	24	258	121	1,302	140	1,507			1	1	4	6	
	C-7	HT 3	3 Bed	113	1,216	23	248	121	1,302	140	1,507			1	1	4	6	
	C-8	HT 3*	3 Bed	113	1,216	31	334	121	1,302	140	1,507			1	1	4	6	
	C-9	HT 8	3 Bed	108	1,163	31	334	116	1,249	133	1,432			1	1	4	6	
	C-10	HT 8*	3 Bed	108	1,163	25	269	116	1,249	133	1,432			1	1	4	6	
	C-11	HT 8	3 Bed	108	1,163	25	269	116	1,249	133	1,432			1	1	4	6	
	C-12	HT 8*	3 Bed	108	1,163	25	269	116	1,249	133	1,432			1	1	4	6	
	C-13	HT 8	3 Bed	108	1,163	25	269	116	1,249	133	1,432			1	1	4	6	
	C-14	HT 8*	3 Bed	108	1,163	24	258	116	1,249	133	1,432			1	1	4	6	
	C-15	HT 8	3 Bed	108	1,163	24	258	116	1,249	133	1,432			1	1	4	6	
	C-16	HT 8*	3 Bed	108	1,163	24	258	116	1,249	133	1,432			1	1	4	6	
	C-17	HT 8	3 Bed	108	1,163	24	258	116	1,249	133	1,432			1	1	4	6	
	C-18	HT 8*	3 Bed	108	1,163	24	258	116	1,249	133	1,432			1	1	4	6	
	<b>Residential (C3)</b>			<b>2,018</b>	<b>21,722</b>	<b>501</b>	<b>5,393</b>	<b>2,166</b>	<b>23,315</b>	<b>2,484</b>	<b>26,738</b>	-	-	<b>18</b>	-	<b>18</b>	<b>72</b>	<b>106</b>
	<b>Commercial (B1/2/8)</b>			-	-	-	-	-	-	-	-							
	<b>Car Park</b>			-	-	-	-	-	-	-	-							
	<b>Bike and Refuse Stores</b>			-	-	-	-	<b>53.0</b>	<b>571</b>	<b>66.0</b>	<b>710</b>							
	<b>Building C Total</b>			<b>2,018</b>	<b>21,722</b>	<b>501</b>	<b>5,393</b>	<b>2,219</b>	<b>23,886</b>	<b>2,550</b>	<b>27,449</b>	-	-	<b>18</b>	-	<b>18</b>	<b>72</b>	<b>106</b>
												0%	0%	100%				

PROJECT TITLE:

SCHEDULE TITLE:

SUBTITLE:

MEASURED FROM DRAWINGS:

ISSUE DATE:

Greggs Bakery, Twickenham

GBT-ASA-ZZ-ZC-A-750 (Page 5)

Building D - Residential Townhouses (Market Sale)

A2871 200 Series Plans

R53 - Planning Submission

27/06/2022

Assael

**Definition of Areas for Schedule of Areas**

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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.

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

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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**

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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**

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**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.

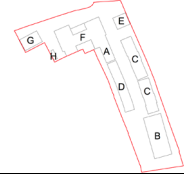
This drawing must not be used for land transfer purposes.

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 6 3 Bed	125	1346	32	344	154	1658	174	1,873			1		1	5	6
	D-2	HT 6 3 Bed	125	1346	33	355	154	1658	174	1,873			1		1	5	6
	D-3	HT 6 3 Bed	125	1346	35	377	154	1658	174	1,873			1		1	5	6
	D-4	HT 6 3 Bed	125	1346	35	377	154	1658	174	1,873			1		1	5	6
	D-5	HT 6 3 Bed	125	1346	35	377	154	1658	174	1,873			1		1	5	6
	D-6	HT 6 3 Bed	125	1346	33	355	154	1658	174	1,873			1		1	5	6
	D-7	HT 6 3 Bed	125	1346	33	355	154	1658	174	1,873			1		1	5	6
	D-8	HT 6 3 Bed	125	1346	35	377	154	1658	174	1,873			1		1	5	6
	D-9	HT 6 3 Bed	125	1346	36	388	154	1658	174	1,873			1		1	5	6
<b>Residential (C3)</b>			<b>1125</b>	<b>12110</b>	<b>307</b>	<b>3305</b>	<b>1386</b>	<b>14919</b>	<b>1566</b>	<b>16,857</b>	-	-	<b>9</b>	-	<b>9</b>	<b>45</b>	<b>54</b>
<b>Commercial (B1/2/8)</b>			-	-	-	-											
<b>Car Park</b>			-	-	-	-											
<b>Ancillary / Plant</b>			-	-	-	-											
<b>Building D Total</b>			<b>1,125</b>	<b>12,110</b>	<b>307</b>	<b>3,305</b>	<b>1,386</b>	<b>14,919</b>	<b>1,566</b>	<b>16,857</b>	-	-	<b>9</b>	-	<b>9</b>	<b>45</b>	<b>54</b>
											0%	0%	100%	0%			