

PROJECT TITLE:

Greggs Bakery, Twickenham

SCHEDULE TITLE:

A2871 712

SUBTITLE:

Accessible and Adaptable
Schedule

MEASURED FROM DRAWINGS:

A2871 200 Series Plans

ISSUE DATE:

R54 - For information 26/09/2022

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.

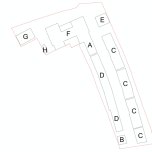
This drawing must not be used for land transfer purposes.

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
	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						1		1	4	5
	C-15	HT 4*	3 Bed	130	1,399	20	215						1		1	4	5
	C-16	HT 4**	3 Bed	130	1,399	19	205						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
G	F0-8*	1 Bed	61	657	28.0	301					1				1	2	3
1	F1-8*	1 Bed	55	592	14	151					1				1	2	2
2	F2-8*	1 Bed	55	592	5	54					1				1	2	2
3	F3-7*	1 Bed	55	592	5	54					1				1	2	2
4	F4-1*	1 Bed	55	592	5	54					1				1	2	2
4	F4-4*	2 Bed	80	861	12	129						1	1		1	3	4
Building G Total			1,091	11,744	214	2,304					7	1	5	-	13	37	43
											54%	8%	38%	0%			