

Plowman Craven

Area Measurement Report

**ENGLANDS LANE
RESIDENCE
Englands Lane
LONDON
NW3**

ENGLANDS LANE RESIDENCE
Englands Lane
LONDON
NW3



Contents

Report Issue Status
Introduction
Survey Report
Schedules
Reference Plans

Floors

Fourth
Third
Second
First
Ground
Lower Ground

Revisions:
Issue A - Original Issue

Job Ref. No. 26853

Issue A
April 2012



REPORT ISSUE STATUS

ISSUE	DATE ISSUED	STATUS	CHANGE
A	APRIL 2012	ORIGINAL	

Plowman Craven

One of the world's
leading geomatics companies
employing innovative
surveying solutions

Plowman Craven is a leading Chartered Surveying Company offering a broad range of professional measurement services. The specialist property team offers considerable experience, a reputation for accuracy and wide ranging expertise in warranted building measurement, having set and maintained standards over the last 30 years.

- Net and Gross Internal Area (NIA/GIA)
- Retail Zoning (ITZA)
- Independent Duty-of-Care
- Portfolio Measurement
- International Standards (BOMA, GIF, NEN2580)
- Measured Building Plans
- Rights of Light
- Lease Plans and Boundary Surveys
- Topographical and Underground Utility Surveys
- Off Plan/Feasibility Surveys
- Data Collection for Energy Performance Certificates (EPC)

1. INTRODUCTION

This Gross Internal Area survey was undertaken by Plowman Craven in April 2012 in accordance with the guidelines as described in the Sixth Edition (September 2007) of the Code of Measuring Practice, published by the Royal Institution of Chartered Surveyors.

The measurement was undertaken by Plowman Craven's representative at the date of survey, under site conditions at that time and in line with Plowman Craven's standard conditions of contract.

2. SCOPE OF WORKS

Area measurements were required for all individual residential units on all floors of the building, namely ENGLANDS LANE RESIDENCE, Englands Lane, LONDON, NW3.

The areas measured were as found on site, in accordance with the Measuring Code. Lease plans, with demise areas outlined, were unavailable.

3. SITE SURVEY

Measurements were taken to the internal face of perimeter walls. Where these were not accessible, professional estimations may have been made based upon the location of these walls on adjacent floors and/or on information contained on supplied drawings.

A total station electronic theodolite with distance measuring facility was used to observe the geometrical framework of the building. The bearings and distances are automatically stored and later downloaded directly to office computers.

Dimensions, using a steel tape and "Leica Disto" laser device, were taken between turning points around the walls. These were recorded manually on sketches, together with overall distances and, where necessary, diagonals and check measurements.

4. AREA CALCULATION

Site survey work and corresponding accuracy levels are constrained by the methods adopted to capture relevant site data given the nature of access afforded and the time allocated to complete the work.

All site observations and dimensions were checked using in-house computer technology and any discrepancies exceeding the required tolerance were, if necessary, verified on site.

Modern CAD systems were used to construct accurate internal area drawings from the observed data and then to determine area values from these plans, which are scaled for presentation purposes on the area reference drawings.

The drawings have been retained as digital CAD files comprising accurate data of area extents and configurations that could be used as a basis for future space management or architectural refurbishment purposes.

5. REPORT PRODUCTION

This report includes copies of:

- Photographs
- A Schedule of Areas
- Area Plans - showing the extent of the area measured, identifying specific areas of inclusion/exclusion and quoting area values in square metres and square feet.

6. QUALITY CONTROL

All figures and drawings are checked as part of our standard works procedures in accordance with the company's certification to BS EN ISO 9001:2008.

7. PHOTOGRAPHS



TYPICAL RESIDENTIAL UNIT – 1ST FLOOR

SUMMARY OF AREAS

ENGLANDS LANE RESIDENCE, Englands Lane, LONDON, NW3

Gross Internal Areas

FLOOR	USE	AREA sq m	AREA sq ft	Total Rooms	INCLUDED AREAS sq m sq ft		EXCLUDED AREAS sq m sq ft	
FOURTH	Category 1	370.1	3984	21				
	Category 2	154.2	1658	8				
	Category 3	65.9	709	3				
	Category 4	23.3	251	1				
	Fourth Floor Total	613.5	6602					
THIRD	Category 1	51.2	551	3				
	Category 2	260.4	2803	13				
	Category 3	286.5	3085	13				
	Category 4	95.0	1023	4				
	Third Floor Total	693.1	7462					
SECOND	Category 1	33.5	360	2				
	Category 2	261.2	2811	13				
	Category 3	262.3	2823	12				
	Category 4	142.3	1533	6				
	Second Floor Total	699.3	7527					
FIRST	Category 1	52.0	560	3				
	Category 2	296.2	3189	15				
	Category 3	286.9	3088	13				
	Category 4	48.3	520	2				
	First Floor Total	683.4	7357					
GROUND	Category 1	70.8	762	4				
	Category 2	219.1	2359	11				
	Category 3	154.4	1662	7				
	Category 4	97.4	1048	4				
	Category 5	110.4	1189	4				
	Ground Floor Total	652.1	7020					
LOWER GROUND	Mixed	450.2	4846		Caretakers Flat	51.7 556		
OVERALL TOTAL		3791.6	40814	162				

Total Gross Internal Area per Floor

FLOOR	USE	AREA sq m	AREA sq ft	INCLUDED AREAS sq m sq ft			EXCLUDED AREAS sq m sq ft	
FOURTH		912.6	9823					
THIRD		1005.1	10819					
SECOND		1005.6	10824					
FIRST		994.1	10700					
GROUND		1054.8	11354	Bin Stores	16.5	178		
LOWER GROUND		450.2	4846	Caretakers Flat	51.7	556		
OVERALL TOTAL		5422.4	58366					

Fourth Floor

Gross Internal Area

<div></div>	CATEGORY 1	370.1 sq m	3984 sq ft
<div></div>	CATEGORY 2	154.2 sq m	1658 sq ft
<div></div>	CATEGORY 3	65.9 sq m	709 sq ft
<div></div>	CATEGORY 4	23.3 sq m	251 sq ft
<div></div>	CATEGORY 5	0.0 sq m	0 sq ft

TOTAL AREA: 613.5 sq m 6602 sq ft

Key:
Indicates Ceiling Slopes Up

Total Gross Internal Area of Floor

<div></div>	GIA	912.6 sq m	9823 sq ft
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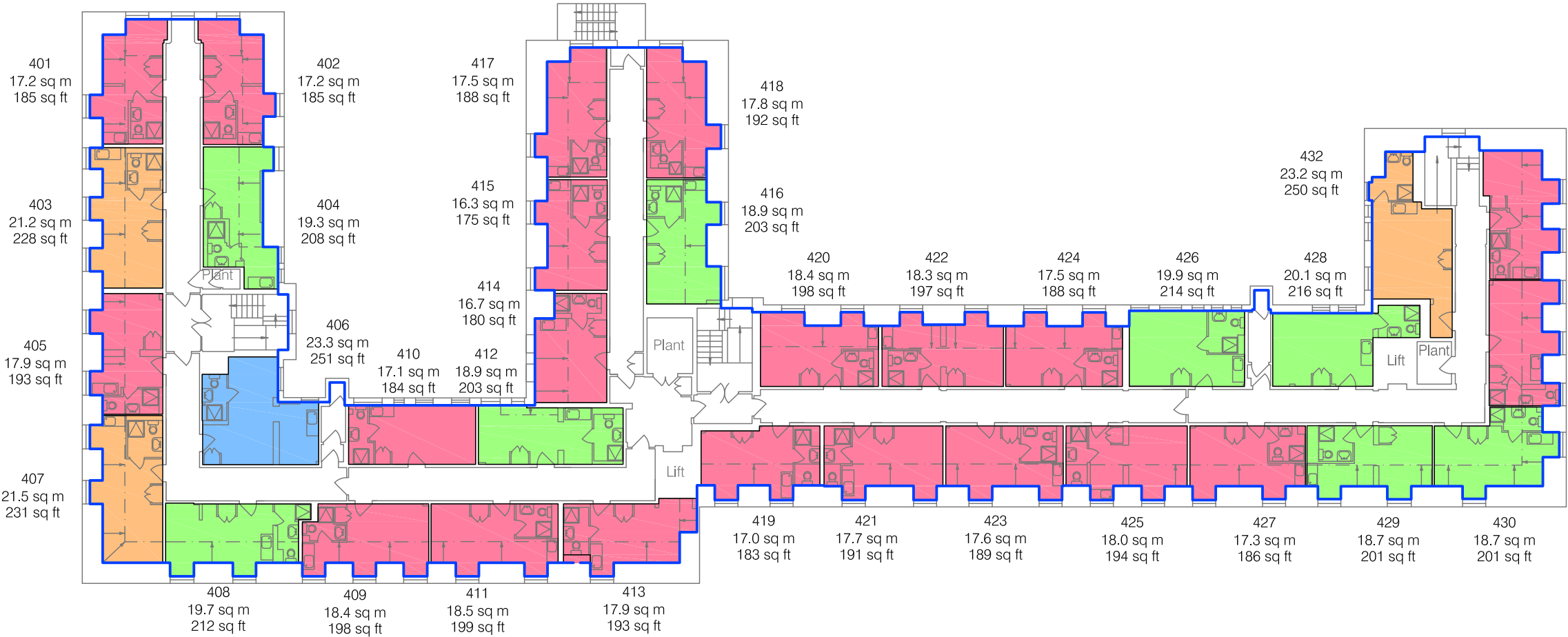
TOTAL GIA: 912.6 sq m 9823 sq ft

CATEGORY GROUPINGS BY SIZE	
Category 1	1 sq ft - 200 sq ft
Category 2	201 sq ft - 225 sq ft
Category 3	226 sq ft - 250 sq ft
Category 4	251 sq ft - 275 sq ft
Category 5	275 sq ft plus

Dwg No. 26853-A4

Issue C May 2012

Scaled for presentation purposes



ENGLAND'S LANE

Condition of Site:
Occupied
Vacant
Heavy Fit-Out
Shell & Core
Under Construction
Cat A Fit-Out

Notes:
This drawing complies with the 6th edition of the RICS code and indicates the extent of the areas quoted, produced to an accuracy commensurate with standard presentation scales. It is held in a scaled digital CAD format.

Dashed line denotes assumed wall line. Wall line inaccessible due to tenant fixtures and fittings.

This drawing outlines the general arrangement of the building and is not to be used for detailed design purposes.

Revisions:

A - Original Issue (April 2012)
B - Total Floor GIA Added (May 2012)
C - Category Groupings Amended (May 2012)

Third Floor

Gross Internal Area

<div></div>	CATEGORY 1	51.2 sq m	551 sq ft
<div></div>	CATEGORY 2	260.4 sq m	2803 sq ft
<div></div>	CATEGORY 3	286.5 sq m	3085 sq ft
<div></div>	CATEGORY 4	95.0 sq m	1023 sq ft
<div></div>	CATEGORY 5	0.0 sq m	0 sq ft

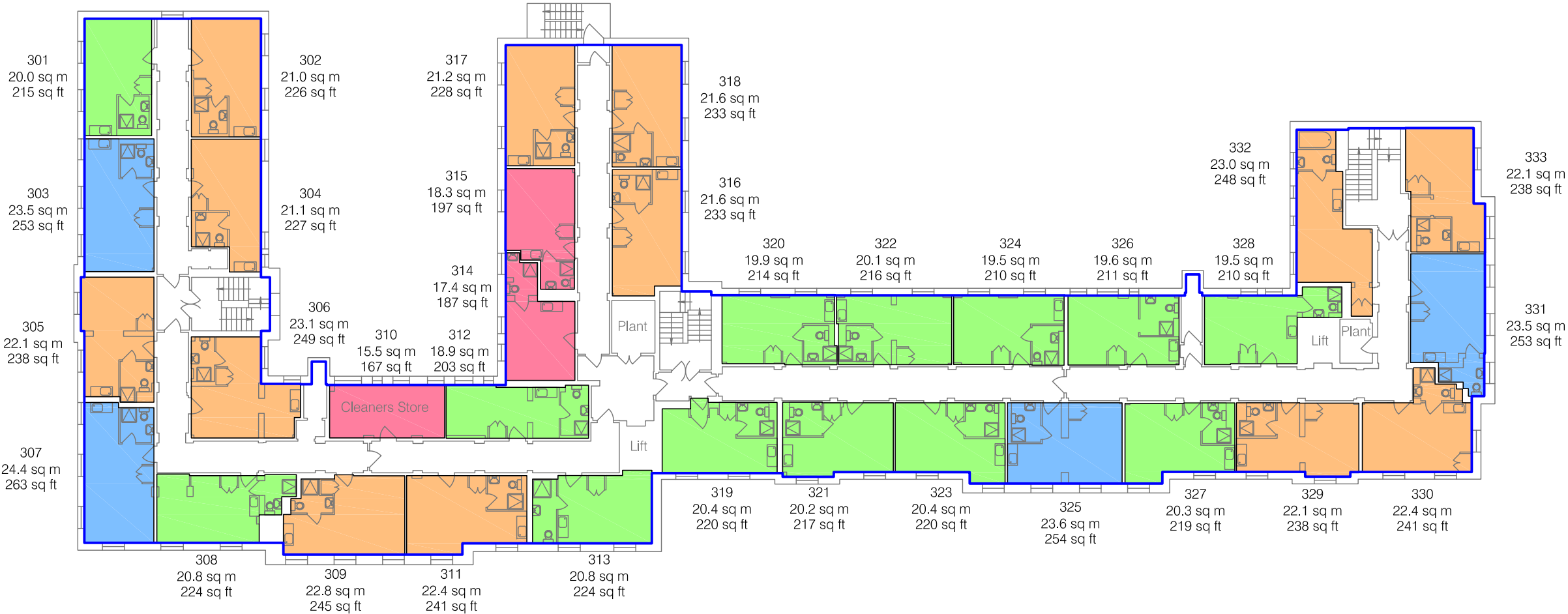
TOTAL AREA: 693.1 sq m 7462 sq ft

Total Gross Internal Area of Floor

<div></div>	GIA	1005.1 sq m	10819 sq ft
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TOTAL GIA: 1005.1 sq m 10819 sq ft

CATEGORY GROUPINGS BY SIZE	
Category 1	1 sq ft - 200 sq ft
Category 2	201 sq ft - 225 sq ft
Category 3	226 sq ft - 250 sq ft
Category 4	251 sq ft - 275 sq ft
Category 5	275 sq ft plus



ENGLAND'S LANE

Dwg No. 26853-A3

Issue C May 2012

Scaled for presentation purposes

Second Floor

Gross Internal Area

<div></div>	CATEGORY 1	33.5 sq m	360 sq ft
<div></div>	CATEGORY 2	261.2 sq m	2811 sq ft
<div></div>	CATEGORY 3	262.3 sq m	2823 sq ft
<div></div>	CATEGORY 4	142.4 sq m	1533 sq ft
<div></div>	CATEGORY 5	0.0 sq m	0 sq ft

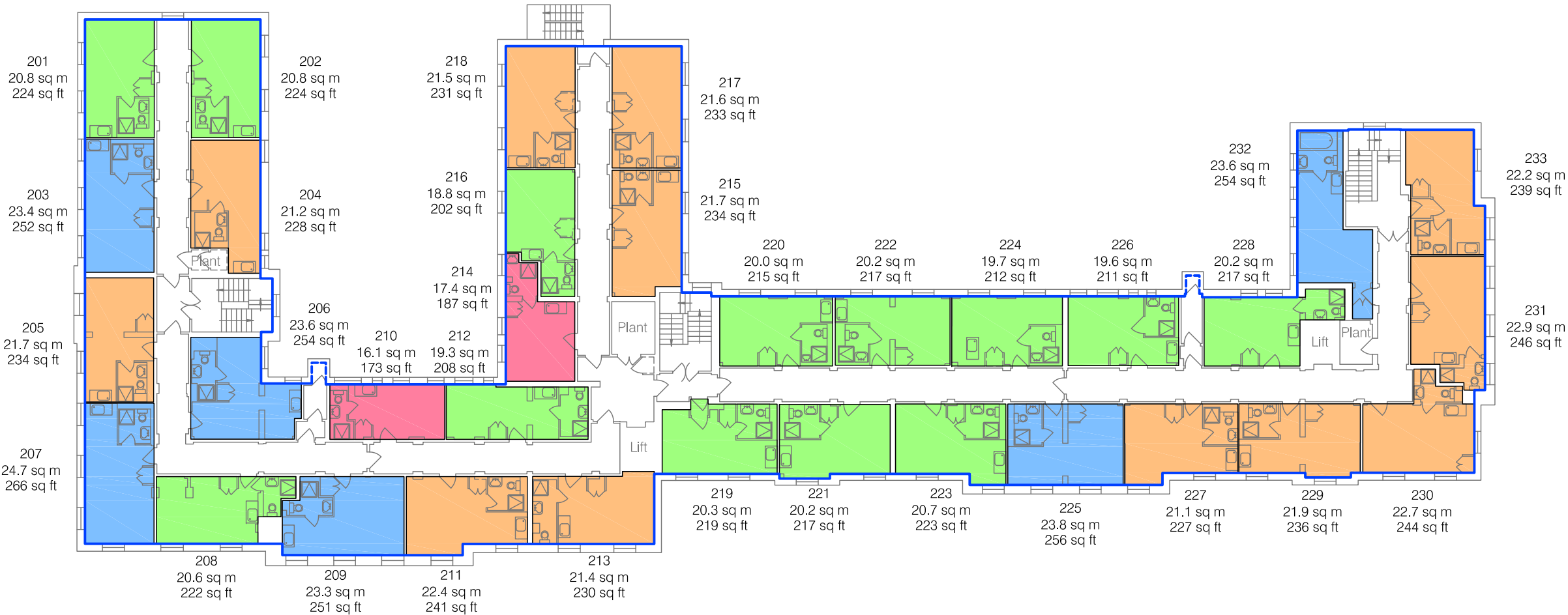
TOTAL AREA: 699.4 sq m 7527 sq ft

Total Gross Internal Area of Floor

<div></div>	GIA	1005.6 sq m	10824 sq ft
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TOTAL GIA: 1005.6 sq m 10824 sq ft

CATEGORY GROUPINGS BY SIZE	
Category 1	1 sq ft - 200 sq ft
Category 2	201 sq ft - 225 sq ft
Category 3	226 sq ft - 250 sq ft
Category 4	251 sq ft - 275 sq ft
Category 5	275 sq ft plus



ENGLAND'S LANE

Dwg No. 26853-A2

Issue C May 2012

Scaled for presentation purposes

First Floor

Gross Internal Area

<div></div>	CATEGORY 1	52.0 sq m	560 sq ft
<div></div>	CATEGORY 2	296.2 sq m	3189 sq ft
<div></div>	CATEGORY 3	286.9 sq m	3088 sq ft
<div></div>	CATEGORY 4	48.3 sq m	520 sq ft
<div></div>	CATEGORY 5	0.0 sq m	0 sq ft

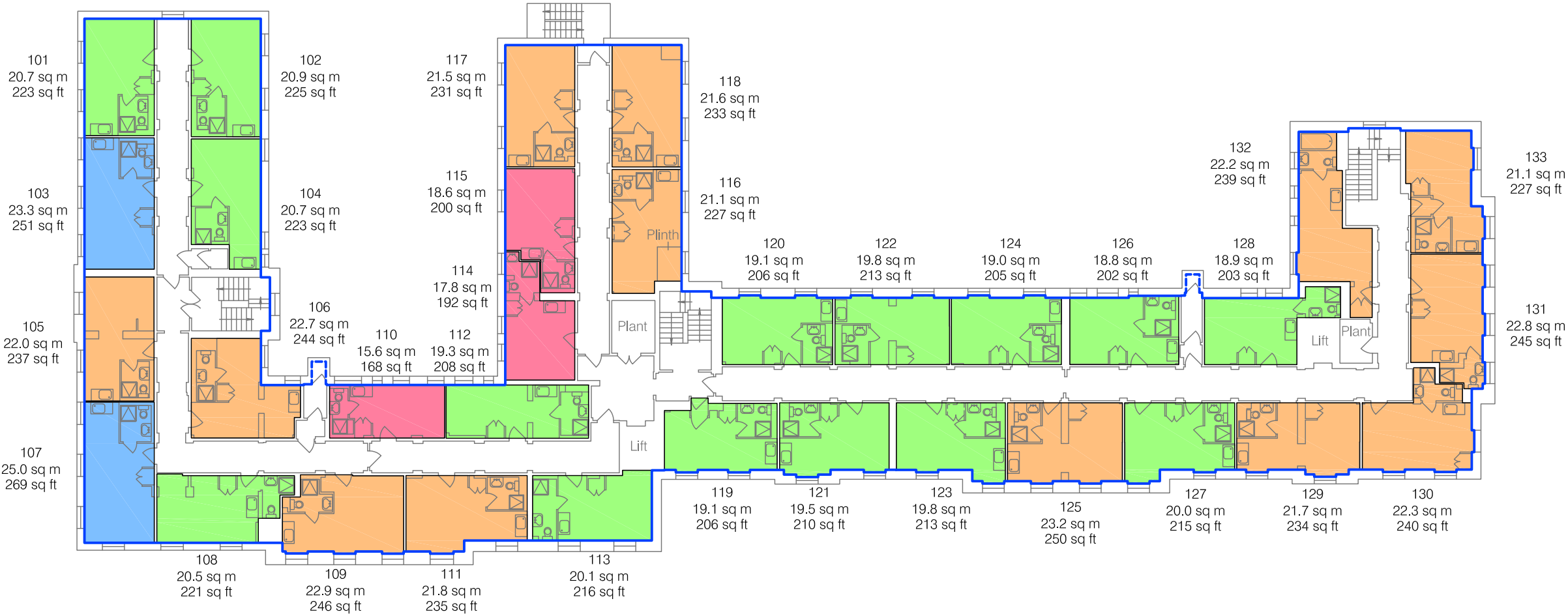
TOTAL AREA: 683.4 sq m 7357 sq ft

Total Gross Internal Area of Floor

<div></div>	GIA	994.1 sq m	10700 sq ft
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TOTAL GIA: 994.1 sq m 10700 sq ft

CATEGORY GROUPINGS BY SIZE	
Category 1	1 sq ft - 200 sq ft
Category 2	201 sq ft - 225 sq ft
Category 3	226 sq ft - 250 sq ft
Category 4	251 sq ft - 275 sq ft
Category 5	275 sq ft plus



AREA PLAN

ENGLAND'S LANE
RESIDENCE

England's Lane, LONDON, NW3

Ground Floor

Gross Internal Area

<div></div>	CATEGORY 1	70.8 sq m	762 sq ft
<div></div>	CATEGORY 2	219.1 sq m	2359 sq ft
<div></div>	CATEGORY 3	154.4 sq m	1662 sq ft
<div></div>	CATEGORY 4	97.4 sq m	1048 sq ft
<div></div>	CATEGORY 5	110.4 sq m	1189 sq ft

TOTAL AREA:652.1 sq m7020 sq ft

Total Gross Internal Area of Floor

<div></div>	GIA	1054.8 sq m	11354 sq ft
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TOTAL GIA:1054.8 sq m11354 sq ft

The following has been INCLUDED in the TOTAL GIA:

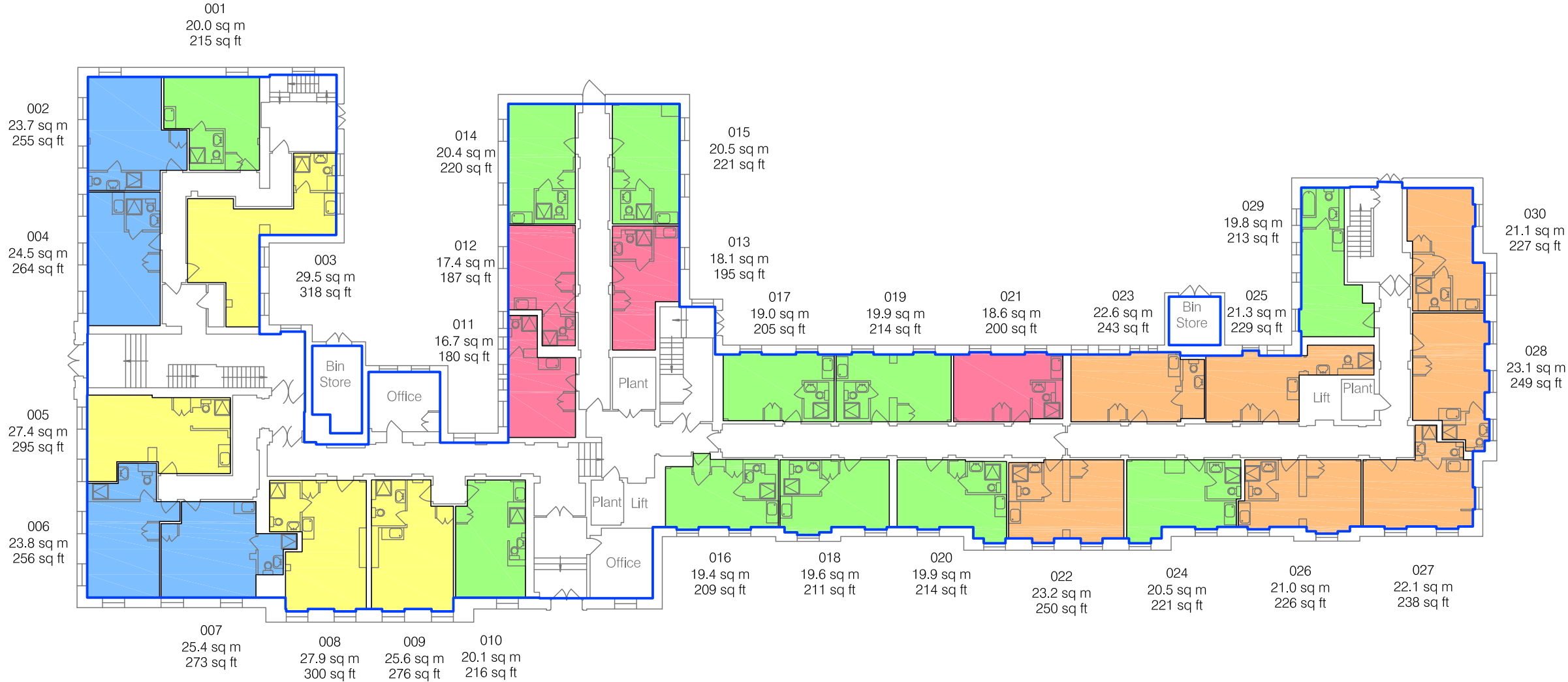
Bin Stores16.5 sq m178 sq ft

CATEGORY GROUPINGS BY SIZE	
Category 1	1 sq ft - 200 sq ft
Category 2	201 sq ft - 225 sq ft
Category 3	226 sq ft - 250 sq ft
Category 4	251 sq ft - 275 sq ft
Category 5	275 sq ft plus

Dwg No.26853-AG

Issue CMay 2012

Scaled for presentation purposes



ENGLAND'S LANE

AREA PLAN

ENGLAND'S LANE
RESIDENCE

England's Lane, LONDON, NW3

Lower Ground Floor

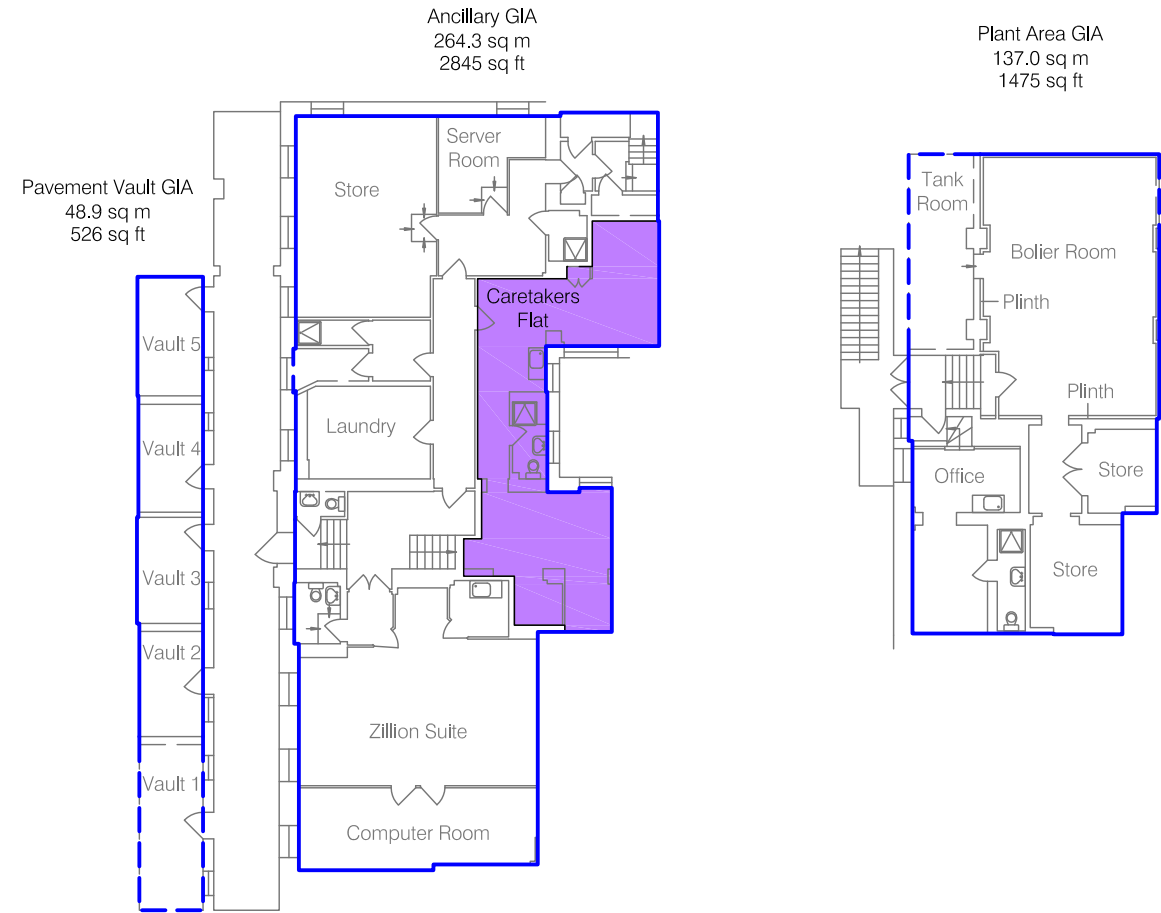
Gross Internal Area

<div></div>	GIA	450.2 sq m	4846 sq ft
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TOTAL AREA: 450.2 sq m 4846 sq ft

The following has been INCLUDED in the TOTAL GIA:

<div></div>	Caretakers Flat	51.7 sq m	556 sq ft
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ENGLAND'S LANE

Dwg No. 26853-ALG

Issue A April 2012

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Condition of Site: Occupied Vacant Heavy Fit-Out Shell & Core Under Construction Cat A Fit-Out	Notes: This drawing complies with the 6th edition of the RICS code and indicates the extent of the areas quoted, produced to an accuracy commensurate with standard presentation scales. It is held in a scaled digital CAD format. Dashed line denotes assumed wall line. Wall line inaccessible due to tenant fixtures and fittings. This drawing outlines the general arrangement of the building and is not to be used for detailed design purposes.
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Revisions:
A - Original Issue (April 2012)

ENGLAND'S LANE RESIDENCE

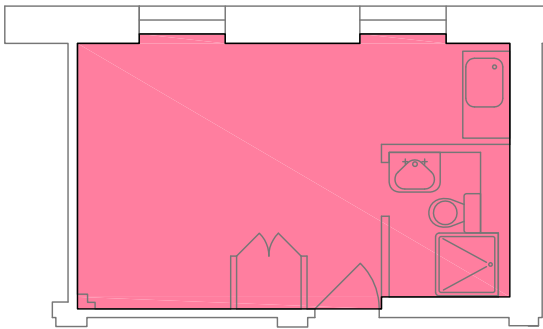
England's Lane, LONDON, NW3


Ground Floor - Example Category 1 (1 sq ft - 200 sq ft) Area Plan

This Drawing complies with the 6th edition of the RICS code
and is indicative of the area measured - **Not to Scale**

- Revisions:
- A - Original Issue (May 2012)
 - B - Example Room Changed
 - C -
 - D -
 - E -
 - F -

Room 021
18.6 sq m
200 sq ft



 EXAMPLE
CATEGORY 1 18.6 sq m 200 sq ft

TOTAL AREA: 18.6 sq m 200 sq ft

Drawing Number
26853-CAT1-AG

Issue B
May 2012

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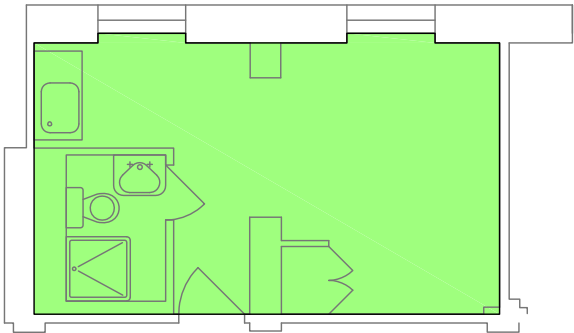
England's Lane, LONDON, NW3


Ground Floor - Example Category 2 (201 sq ft - 225 sq ft) Area Plan

This Drawing complies with the 6th edition of the RICS code
and is indicative of the area measured - **Not to Scale**

- Revisions:
- A - Original Issue (May 2012)
 - B -
 - C -
 - D -
 - E -
 - F -

Room 019
19.9 sq m
214 sq ft



 EXAMPLE
CATEGORY 2 19.9 sq m 214 sq ft

TOTAL AREA: 19.9 sq m 214 sq ft

Drawing Number
26853-CAT2-AG

Issue A
May 2012

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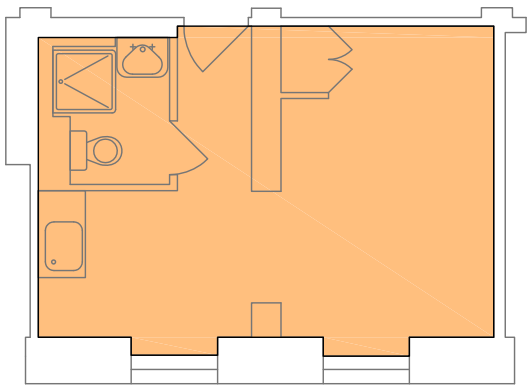
ENGLAND'S LANE RESIDENCE

England's Lane, LONDON, NW3


Ground Floor - Example Category 3 (226 sq ft - 250 sq ft) Area Plan

This Drawing complies with the 6th edition of the RICS code
and is indicative of the area measured - **Not to Scale**

- Revisions:
- A - Original Issue (May 2012)
 - B - Example Room Changed (May 2012)
 - C -
 - D -
 - E -
 - F -



Room 022
23.2 sq m
250 sq ft

 EXAMPLE
CATEGORY 3 23.2 sq m 250 sq ft

TOTAL AREA: **23.2 sq m** **250 sq ft**

Drawing Number
26853-CAT3-AG

Issue B
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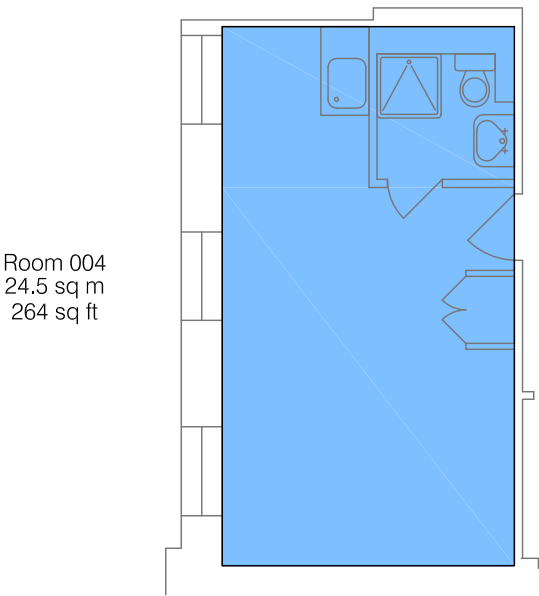
ENGLAND'S LANE RESIDENCE


England's Lane, LONDON, NW3

Ground Floor - Example Category 4 (251 sq ft - 275 sq ft) Area Plan

This Drawing complies with the 6th edition of the RICS code
and is indicative of the area measured - **Not to Scale**

- Revisions:
- A - Original Issue (May 2012)
 - B -
 - C -
 - D -
 - E -
 - F -



	EXAMPLE CATEGORY 4	24.5 sq m	264 sq ft
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TOTAL AREA: 24.5 sq m 264 sq ft

Drawing Number
26853-CAT4-AG

Issue A
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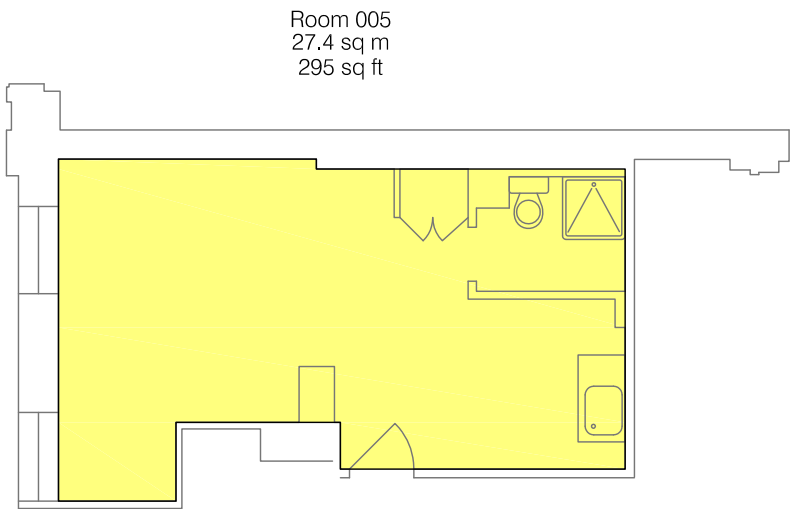
ENGLAND'S LANE RESIDENCE


England's Lane, LONDON, NW3

Ground Floor - Example Category 5 (275 sq ft plus) Area Plan

This Drawing complies with the 6th edition of the RICS code
and is indicative of the area measured - **Not to Scale**

- Revisions:
- A - Original Issue (May 2012)
 - B -
 - C -
 - D -
 - E -
 - F -



	EXAMPLE CATEGORY 5	27.4 sq m	295 sq ft
TOTAL AREA:		27.4 sq m	295 sq ft

Drawing Number
26853-CAT5-AG

Issue A
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