

Project Name: *Albert Bridge House*

Project Number: 0476

Client: Oval Real Estate

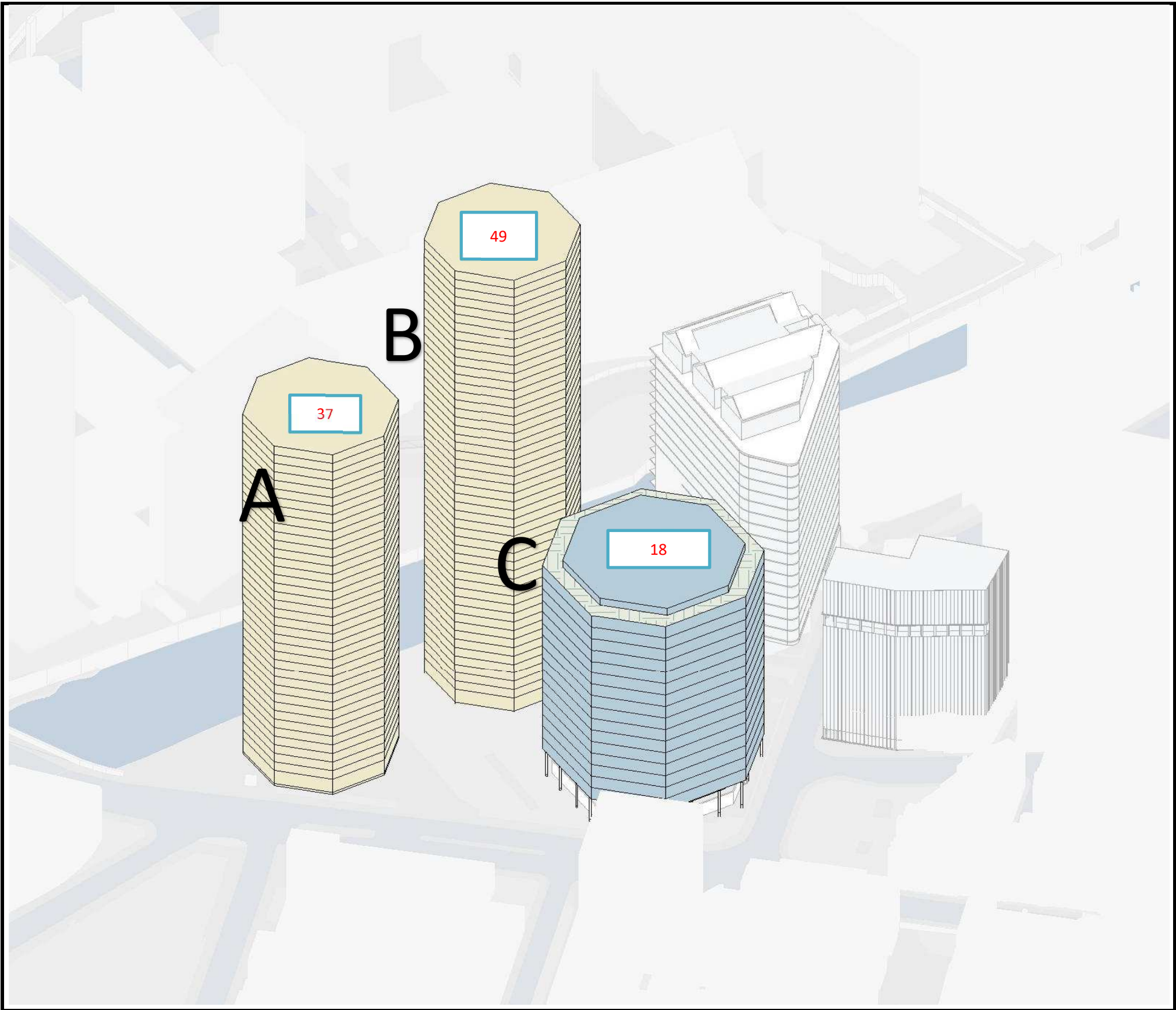
Document Title: Area Schedule

Sheet: Cover

Revision	Issued By	Checked By	Reason for Issue	Date
P1	SEW	EB	Planning Issue	03/06/2025

All schedules to be read in conjunction with SEW 'notes' sheet

KEYPLAN



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Sheet: General Notes

Areas are measured in accordance with RICS Property Measurement (2nd Edition), comprising of IPMS 1, IPMS 2 & IPMS 3 (International Property Measurement Standards: Office Buildings) for Office use and GEA, GIA & NIA (RICS Code of Measuring Practice (6th Ed.)) for all other uses.

GEA = Gross External Area

Gross External Area is the area of a building measured externally at each floor level.

GIA = Gross Internal Area

Gross Internal Area is the area of a building measured to the internal face of the perimeter walls at each floor level.

NIA = Net Internal Area

Net Internal Area is the usable area within a building measured to the internal face of the perimeter walls at each floor level.

IPMS 1 = International Property Measurement Standards 1- Office Buildings Only

IPMS 1 is the sum of the areas of each floor level of a building measured to the outer perimeter of external construction features and reported on a floor by floor basis. IPMS 1 equates closely to GEA therefore has been included in the schedule's total GEA for all use classes.

IPMS 2 = International Property Measurement Standards 2- Office Buildings Only

IPMS 2 is the sum of the areas of each floor level of an office building measured to the internal dominant face and reported on a floor by floor basis. IPMS 2 equates approximately to GIA therefore has been included in the schedule's total GEA for all use classes.

IPMS 3 = International Property Measurement Standards 3- Office Buildings Only

IPMS 3 is the floor area available on an exclusive basis to an occupier, but excluding standard facilities and shared circulation areas and calculated on a floor by floor basis. IPMS 3 equates approximately to GIA therefore has been included in the schedule's total NIA for all use classes.

Applicable to all RIBA Work Stages

- These areas have been prepared for our client Oval Real Estate, are approximate only and have been measured from preliminary drawings
- Survey irregularities, survey scale, design development, construction tolerances, workmanship and design by others may affect the stated areas.
- An allowance of at least +/-5% should be allowed.
- All areas have been calculated in metric units, unless otherwise specified.
- Areas in imperial units (if provided) have been calculated using a factor of 10.7639.
- All these factors should be considered before making any decisions on the basis of these predictions whether as to project viability, pre-letting, lease agreements or otherwise, and should include due allowance for increases and decreases inherent in the design development and construction processes.
- Tenure split is based on unit numbers, not habitable rooms
- Use classes within the schedule are in line with the September 2020 use classes

RIBA Work Stage 0-1

• GEA is measured and calculated generally in accordance with the RICS Property Measurement (2nd Edition), comprising of IPMS (International Property Measurement Standards: Office Buildings) for Office use and GEA (RICS Code of Measuring Practice (6th Ed.)) for all other uses.

- GIA & NIA/ IPMS 2 & IPMS 3 are approximate and calculated based on a percentage reduction of measured GEA.
- Approximate commercial GIA/IPMS 2 is calculated as 90% of measured GEA.
- Approximate commercial NIA/IPMS 3 is calculated as 80% of approximate GIA.
- NIA includes riser stacks within flats.

RIBA Work Stage 2

Property Measurement Standards: Office Buildings) for Office use and RICS Code of Measuring Practice (6th Ed.) for all other uses. The noted IPMS 2 For IPMS 2 & 3 include internal atrium space, in accordance with RICS Code of Measuring Practice (6th Ed.)

- NIA includes riser stacks within flats.

Use Class	C3 Residential							C3 Residential (Amenity)				E (a,b,c) Retail/ Restaurant/ Café				E (g) Office						E (g) Office (Amenity)				Sui Generis (Plant, Bins & Bikes)				Total									
Area (sqm)	GEA		GIA		NIA		Units	GIA		NIA		GEA		GIA		IPMS 1		IPMS 2		IPMS 3		GIA		NIA		GEA		GIA		GEA		GIA		GEA		GIA		NIA	
	sqm	sqft	sqm	sqft	sqm	sqft		sqm	sqft	sqm	sqft	sqm	sqft	sqm	sqft	sqm	sqft	sqm	sqft	sqm	sqft	sqm	sqft	sqm	sqft	sqm	sqft	sqm	sqft	sqm	sqft	sqm	sqft	sqm	sqft	sqm	sqft		
Block A	34,689	373,390	34,975	344,273	23,154	239,637	381	986	10,614	891	9,595	0	0	0	0	0	0	0	0	0	0	0	0	0	2,270	24,438	2,005	21,584	36,959	397,828	34,975	376,471	23,154	249,232					
Block B	45,671	491,599	42,794	460,632	29,116	313,403	419	935	10,069	838	9,024	84	909	75	909	0	0	0	0	0	0	0	0	0	0	2,342	25,214	2,114	22,752	48,098	517,722	45,918	494,257	29,954	322,426				
Block C	0	0	0	0	0	0	0	0	0	0	0	606	6,520	485	5,221	32,219	346,799	29,902	321,860	22,778	245,181	1,067	11,490	985	10,608	2,239	24,104	1,592	17,133	35,064	377,423	33,046	355,704	23,764	255,789				
Subtotal	80,360	864,989	77,770	804,905	52,271	553,039	800	1,921	20,683	1,730	18,619	690	7,429	485	5,221	32,219	346,799	29,902	321,860	22,778	245,181	1,067	11,490	985	10,608	6,852	73,756	5,711	61,470	120,121	1,292,973	113,939	1,226,432	76,872	827,447				
TOTAL	80,360	864,989	77,770	804,905	52,271	553,039	800	1,921	20,683	1,730	18,619	690	7,429	560	6,025	32,219	346,799	29,902	321,860	22,778	245,181	1,067	11,490	985	10,608	6,852	73,756	5,711	61,470	120,121	1,292,973	113,939	1,226,432	76,872	827,447				

* Note: NIA of E(a,b,c) Retail/ Restaurant/Café not included in total NIA

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* Note: NIA of E(a,b,c) Retail/ Restaurant/Café not included in total NIA