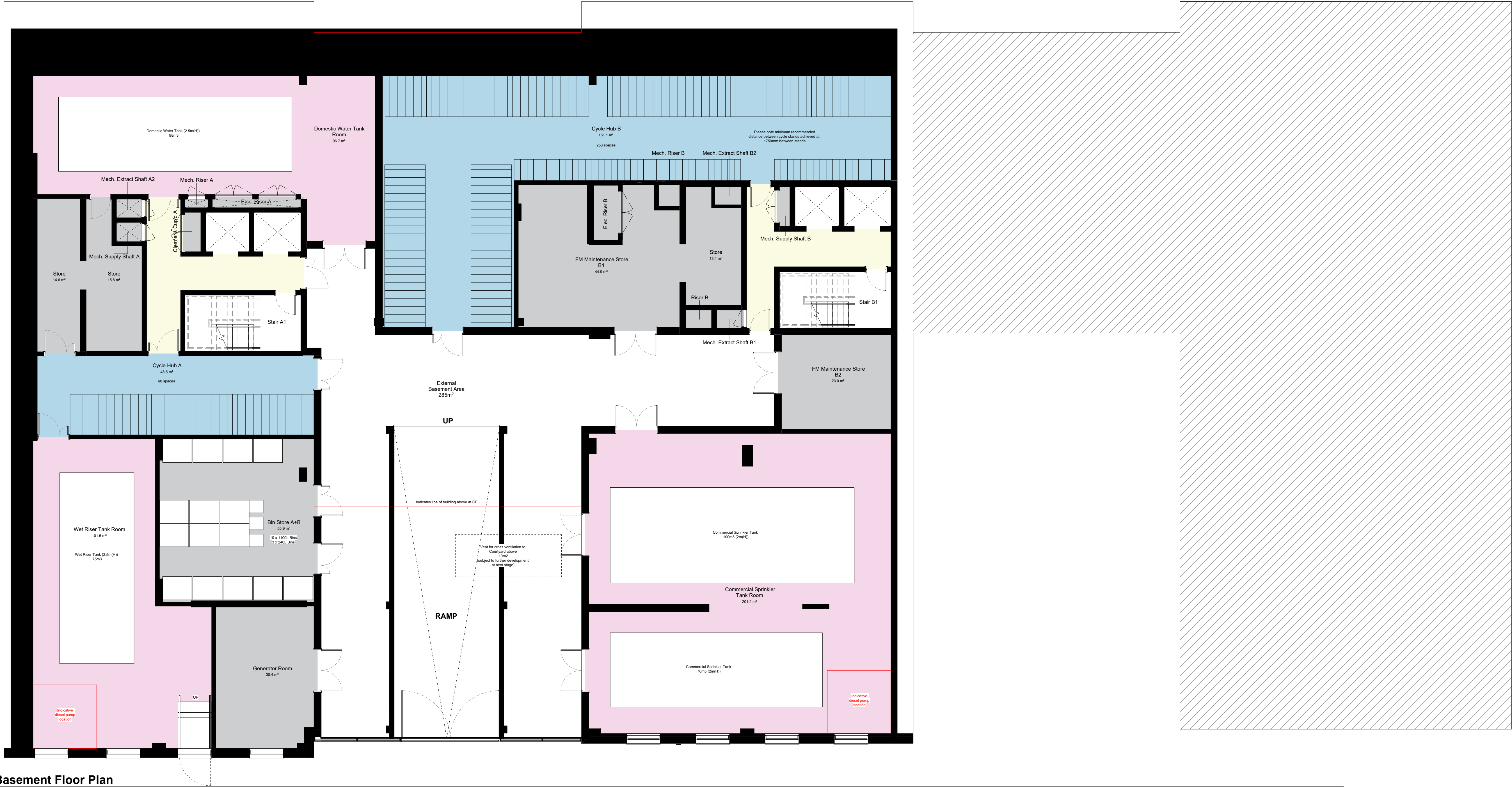




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AREA MEASUREMENT
The areas are approximate and can only be verified by a detailed dimensional survey of the completed building. Any decisions to be made on the basis of these predictions, whether as to project viability, pre-letting, lease agreements or otherwise, should include due allowance for the increases and decreases inherent in the design development and building processes. Existing buildings may present anomalies in relation to surveyed/drawn plans that may also effect the stated areas. All areas are subject to Town Planning and Conservation Area Consent and detailed Rights to Light analysis. Figures relate to the likely areas of the building at the current stage of the design and are calculated using one of the following (as stated in the accompanying areas schedule) IPMS1, IPMS2, IPMS 3, Gross External Area (GEA), Gross Internal Area (GIA) or Net Internal Area (NIA) methods of measurement from the RICS Property Measurement 1st edition.

PLEASE NOTE:

1. The measured areas shown for all en-suite clusters, studios and kitchens do not yet account for any protruding columns and will therefore reduce accordingly to account for these once locations and sizes are fully known.

2. Wall lining has been allowed for to solid core walls, shears walls and other structural items however depth of wall lining subject to change dependent on acoustic requirements. This may result in room sizes reducing.

3. Areas of ensuite bedrooms and studios include the area of the bathroom and the separating wall between bedroom and pod, but exclude the riser.

4. Cluster kitchens will require a riser to provide drainage etc and will reduce the area stated accordingly. The location of this is as yet unknown until full fit outs have been progressed.

5. Studio layouts shown are design intent only and follow Clients brief. Escape routes' distance from hols to be tested and validated by Fire Strategy with fire suppression measures as necessary. Studio layouts in abeyance until signed-off by Building Safety Regulator (HSE), Building Control Officer, and Building Insurer.

Department Legend

- Water Tanks (incl. Domestic, Commercial & Wet Riser)
- Cycle Stores (313 spaces)
- BOH Areas (incl Plant, Services, Stores etc)
- Circulation
- Preferred Structural Column Locations (WIP / Indicative only and subject to change)

REV.	DATE	AMENDMENT	KEYPLAN
P01	23/01/23	First Issue - Issued for Information	
P02	03/02/23	Layouts amended following client + design team comments	
P03	27/02/23	Layouts updated following client + design team comments. Preliminary internal fitout layouts included	
P04	24/03/23	Draft Issue for Planning (Incl. minor updates)	
P05	14/04/23	Planning Issue	

KEYPLAN

CLIENT

IQ Student Accommodation

Student Accommodation

STATUS **PURPOSE FOR ISSUE**

S2 **Planning**

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SCALE@A1 **DATE** **ORIGINATOR** **CHECKED** **AUTHORISED**

1 : 100 **14/04/23** **LK** **VC** **RG**

PROJECT
Echo Street
General Arrangement
Basement Plan

SR NO. **REV.**

7054 **P05**

DRAWING NO.
ECHO · SRA · ZZ · B1 · DR · A · 02099