

Indicative Area Schedule

Issue Number	Date
09	23/03/2018
10	27/03/2018
11	10/04/2018

Building 1 (North)									
Level	Floor Heights			Use	GEA		GIA		NIA
Floor level	Floor to Floor Height - m	Height above ground - m	Height AOD - m	New Commercial Building	Proposed GEA -m ²	Proposed GEA -ft ²	Proposed GIA -m2	Proposed GIA -ft2	Proposed NIA -m ²

Roof		22.60	62.850	Support	60	646	45	484	45	484
4	4.45	17.80	58.050	Commercial	2,719	29,267	2,578	27,750	2,151	23,153
3	4.45	13.35	53.600	Commercial	2,719	29,267	2,578	27,750	2,151	23,153
2	4.45	8.90	49.150	Commercial	2,719	29,267	2,578	27,750	2,151	23,153
1	4.45	4.45	44.700	Commercial	2,719	29,267	2,578	27,750	2,056	22,131
GR	4.45	0.00	40.250	Commercial	2,719	29,267	2,578	27,750	1,867	20,096
				Reception					95	1,023
				Support					66	710
				Commercial	13,595	146,337	12,890	138,748	10,376	111,687
				Reception					95	1,023
Support	60	646	45	484	111	1,195				
					13,655	146,981	12,935	139,234	10,582	113,903

Building 2 (South)									
Level	Floor Heights			Use	GEA		GIA		NIA
Floor level	Floor to Floor Height	Height above ground	Height AOD	New Commercial Building	Proposed GEA -m ²	Proposed GEA -ft ²	Proposed GIA -m2	Proposed GIA -ft2	Proposed NIA -m ²

Roof		22.60	62.850	Support	60	646	45	484	45	484
4	4.45	17.80	58.050	Commercial	2,719	29,267	2,578	27,750	2,151	23,153
3	4.45	13.35	53.600	Commercial	2,719	29,267	2,578	27,750	2,151	23,153
2	4.45	8.90	49.150	Commercial	2,719	29,267	2,578	27,750	2,151	23,153
1	4.45	4.45	44.700	Commercial	2,719	29,267	2,578	27,750	2,056	22,131
GR	4.45	0.00	40.250	Commercial	2,719	29,267	2,578	27,750	1,867	20,096
				Reception					95	1,023
				Support					66	710
			Commercial	13,595	146,337	12,890	138,748	10,376	111,687	
			Reception					95	1,023	
			Support	60	646	45	484	111	1,195	
TOTAL					13,655	146,981	12,935	139,234	10,582	113,903

Link bridge									
Level	Floor Heights			Use	GEA		GIA		NIA
Floor level	Floor to Floor Height	Height above ground	Height AOD	New Commercial Building	Proposed GEA -m ²	Proposed GEA -ft ²	Proposed GIA -m2	Proposed GIA -ft2	Proposed NIA -m ²

Roof		22.60	62.850							
4	4.45	17.80	58.050							
3	4.45	13.35	53.600	Commercial	181	1,948	151	1,625	151	1,625
2	4.45	8.90	49.150	Commercial	181	1,948	151	1,625	151	1,625
1	4.45	4.45	44.700	Commercial	181	1,948	151	1,625	151	1,625
GR	4.45	0.00	40.250							
				Commercial	543	5,845	453	4,876	453	4,876
TOTAL					543	5,844	453	4,875	453	4,875

Total						
Level	GEA		GIA		NIA	
Floor level	Proposed GEA -m ²	Proposed GEA -ft ²	Proposed GIA -m2	Proposed GIA -ft2	Proposed NIA -m ²	Proposed NIA -ft ²

Roof	120	1,292	90	968	90	968
4	5,438	58,534	5,156	55,500	4,302	46,306
3	5,619	60,482	5,307	57,125	4,453	47,931
2	5,619	60,482	5,307	57,125	4,453	47,931
1	5,619	60,482	5,307	57,125	4,263	45,887
GR	5,438	58,534	5,156	55,500	3,734	40,192
					190	2,046
					132	1,420
TOTAL	27,853	299,806	26,323	283,343	21,617	232,681

The areas quoted within this schedule are indicative only and are based on design information which has not been coordinated with the wider consultant design team. As such the areas contained should not be relied upon.

- Assumptions:
- Support denotes plant spaces
 - NIA excludes cores, fire stairs and columns.
 - NIA measured to the internal line of the mullions and to the finish line of the concrete columns.
 - Area of link bridge at ground floor excluded.
 - Stairs and lift over-runs included at roof level.

- Note:
- The methodology used for calculating GEA, GIA and NIA is as defined by the RICS 'Code for Measuring Practice 6th Edition'. NIA is not the same as Net Floor Area (NFA) as it does not take into consideration internal walls or balconies.
 - All areas relate to the building at the current stage of the design. Any decisions made on the basis of the stated areas are subject to:
 - Design development including:
 - M+E strategy and provision of plant
 - Parking and cycling spaces
 - Servicing requirements
 - Amenity space (i.e. balconies and whether these are internal or projecting)
 - Height of the buildings (as this effects efficiency)
 - Number of lifts required
 - Size of lobbies
 - Accuracy of site surveys, site levels and site dimensions
 - Daylight, sunlight and rights of light requirements
 - Construction methods and building tolerances
 - Local authority and statutory consents and conditions