

A_SCH_011

Area Schedule - Alternative Scheme, Suspended Ceiling Option

Issue Number00Date14/09/2018

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 - m ²	Proposed GIA - ft ²	Proposed NIA - m ²	Proposed NIA - ft ²

Roof		22.60	62.850	Plant	839	9,031	771	8,299		
4	4.45	17.80	58.050	Commercial	2,740	29,493	2,599	27,976	2,196	23,638
3	4.45	13.35	53.600	Commercial	2,740	29,493	2,599	27,976	2,196	23,638
2	4.45	8.90	49.150	Commercial	2,740	29,493	2,599	27,976	2,196	23,638
1	4.45	4.45	44.700	Commercial	2,666	28,697	2,531	27,244	2,085	22,443
				Reception					38	409
GR	4.45	0.00	40.250	Commercial	2,769	29,806	2,610	28,094	2,028	21,829
				Reception					168	1,808
TOTAL					14,494	156,013	13,709	147,565	10,907	117,403

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 - m ²	Proposed GIA - ft ²	Proposed NIA - m ²	Proposed NIA - ft ²

Roof		22.60	62.850	Plant	839	9,031	771	8,299		
4	4.45	17.80	58.050	Commercial	2,740	29,493	2,599	27,976	2,196	23,638
3	4.45	13.35	53.600	Commercial	2,740	29,493	2,599	27,976	2,196	23,638
2	4.45	8.90	49.150	Commercial	2,740	29,493	2,599	27,976	2,196	23,638
1	4.45	4.45	44.700	Commercial	2,666	28,697	2,531	27,244	2,085	22,443
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GR	4.45	0.00	40.250	Commercial	2,769	29,806	2,610	28,094	2,028	21,829
				Reception					168	1,808
TOTAL					14,494	156,013	13,709	147,565	10,907	117,403

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 - m ²	Proposed GIA - ft ²	Proposed NIA - m ²	Proposed NIA - ft ²

Roof		22.60	62.850							
4	4.45	17.80	58.050							
3	4.45	13.35	53.600	Commercial	134	1,442	103	1,109	103	1,109
2	4.45	8.90	49.150	Commercial	134	1,442	103	1,109	103	1,109
1	4.45	4.45	44.700	Commercial	134	1,442	103	1,109	103	1,109
GR	4.45	0.00	40.250							
TOTAL					402	4,326	309	3,327	309	3,327

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

Roof	1,678	18,062	1,542	16,598			
4	5,480	58,986	5,198	55,952	4,392	47,276	
3	5,614	60,428	5,301	57,061	4,495	48,385	
2	5,614	60,428	5,301	57,061	4,495	48,385	
1	5,466	58,836	5,165	55,597	4,273	45,995	
					76	818	
GR	5,538	59,612	5,220	56,188	4,056	43,658	
					336	3,616	
TOTAL	29,390	316,352	27,727	298,457	22,123	238,133	

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:
- 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.
 - Area for external louvres in the South Building is excluded from GEA.

- 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