



ISSUE	REVISION NOTE	DATE
A	For Information	14.09.2016
B	For Information	10.07.2017

- GENERAL NOTES**
- DO NOT SCALE DRAWINGS
  - ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE STATED
  - ALL DIMENSIONS SHALL BE VERIFIED ON SITE BEFORE PROCEEDING WITH THE WORK
  - REPORT ANY DISCREPANCIES WITH CONTRACT DOCUMENTATION AND / OR CONSULTANTS' DRAWINGS
  - ALL AREAS ARE APPROXIMATE, A SURVEY IS REQUIRED TO VALIDATE THESE NUMBERS.

- LEGEND / NOTES**
- Office NIA
  - Lobbies and Amenity
  - Back of House and Circulation



**AXA Real Estate**  
An AXA Investment Managers Company

Royal London (CIS) Ltd  
c/o AXA Real Estate  
8th Floor, 155 Bishopsgate  
London  
EC2M 3XJ

**MAX architects**

Chester House, Unit 1.09  
Kennington Park, 1-3 Brixton Road  
London SW9 6DE

**FARRIERS YARD  
LONDON**

**EXISTING  
FLOOR PLAN  
SECOND FLOOR**

DIRECTOR	MT	CHECKED	OG
DRAWN		APPROVED	MT
PROJECT NO.	0313	DATE	14.09.2016
SCALE	1:200 @ A3 1:100 @ A1	REVISION	B
DRAWING NO.	0313_1120		

**NOTE:**

The existing building information that formed the basis of this CAD information has been as follows:

- Low quality scans of architects drawing of the existing building
- Pdf CAD information from the previous GIA feasibility with caveats about accuracy
- CAD information from Plowman Craven for lettable areas but not landlord areas

None of the available information was accurate enough to form a complete picture of the existing building.

The Plowman Craven plans helped us to determine accurate areas for the commercial use, however because they didn't survey the central section they cannot give us a true representation of the overall floorplate.

Consequently these drawings should be treated as approximate and no measurements (linear or area) should be taken from these plans.

We recommend that further surveys are commissioned for a full assessment of the existing building areas and structure.