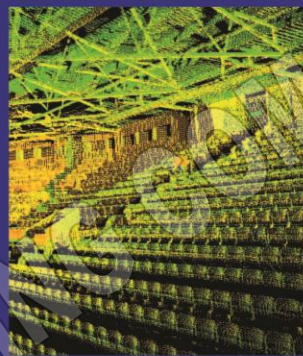
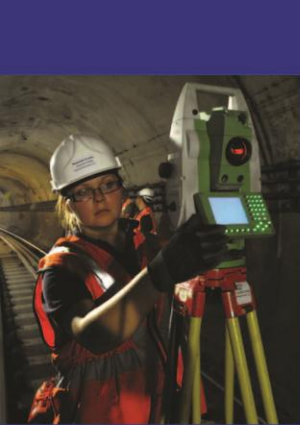


AREA MEASUREMENT REPORT

128 ALBERT STREET

LONDON

NW1



Plowman Craven

plowmancraven.co.uk

128 ALBERT ROAD
LONDON
NW1



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Revisions:
Issue A - Original Issue

Job Ref. No. 31562

Issue A
May 2014



REPORT ISSUE STATUS

ISSUE	DATE ISSUED	STATUS	CHANGE
A	MAY 2014	ORIGINAL	

AWAITING COMMENTS

Plowman Craven

One of the world's
leading geomatics companies
employing innovative
surveying solutions

Plowman Craven is a leading Chartered Surveying Company offering a broad range of professional measurement services. The specialist property team offers considerable experience, a reputation for accuracy and wide ranging expertise in warranted building measurement, having set and maintained standards over the last 30 years.

- Net and Gross Internal Area (NIA/GIA)
- Retail Zoning (ITZA)
- Independent Duty-of-Care
- Portfolio Measurement
- International Standards (BOMA, GIF, NEN2580)
- Measured Building Plans
- Rights of Light
- Lease Plans and Boundary Surveys
- Topographical and Underground Utility Surveys
- Off Plan/Feasibility Surveys
- Data Collection for Energy Performance Certificates (EPC)

1. INTRODUCTION

This Net Internal Area survey was undertaken by Plowman Craven in May 2014, in accordance with the guidelines as described in the Sixth Edition (September 2007) of the Code of Measuring Practice, published by the Royal Institution of Chartered Surveyors.

The measurement was undertaken by Plowman Craven's representative at the date of survey, under site conditions at that time and in line with Plowman Craven's standard conditions of contract.

2. SCOPE OF WORKS

Area measurements were required for named floors of the building.

The areas measured were as found on site, in accordance with the Measuring Code. Lease plans, with demise areas outlined, were unavailable.

3. SITE SURVEY

Measurements were taken to the internal face of perimeter walls and to the face of walls enclosing toilets, stairs and other core areas.

A total station electronic theodolite with distance measuring facility was used to observe the geometrical framework of the building. The bearings and distances are automatically stored onto a tablet PC running AutoCAD.

Dimensions, using a steel tape and "Leica Disto" laser device, were taken between turning points around the walls. These were recorded on to the Tablet PC to add in information that was not captured using the total station.

4. AREA CALCULATION

Site survey work and corresponding accuracy levels are constrained by the methods adopted to capture relevant site data given the nature of access afforded and the time allocated to complete the work.

All site observations and dimensions were checked using in-house computer technology and any discrepancies exceeding the required tolerance were, if necessary, verified on site.

Modern CAD systems were used to construct accurate internal area drawings from the observed data and then to determine area values from these plans, which are scaled for presentation purposes on the area reference drawings.

The drawings have been retained as digital CAD files comprising accurate data of area extents and configurations that could be used as a basis for future space management or architectural refurbishment purposes.

5. REPORT PRODUCTION

This report includes copies of:

- A Schedule of Areas
- Area Plans - showing the extent of the area measured, identifying specific areas of inclusion/exclusion and quoting area values in square metres and square feet.

6. QUALITY CONTROL

All figures and drawings are checked as part of our standard works procedures in accordance with the company's certification to BS EN ISO 9001:2008.

AWAITING COMMENTS

SUMMARY OF AREAS

128 ALBERT STREET, LONDON, NW1

Net Internal Areas

FLOOR	USE	AREA	AREA	INCLUDED AREAS		EXCLUDED AREAS			
		sq m	sq ft	sq m	sq ft	sq m	sq ft		
FIRST	Office	1195.1	12864	Ramps	24.2	260	Pipes	0.1	1
	Storage	5.8	62				Unusable	<0.1	<1
	First Floor Total	1200.9	12926						
GROUND	Reception	30.3	326				Stairs	2.9	31
	Storage	8.1	87						
	Ground Floor Total	38.4	413						
OVERALL TOTAL		1239.3	13339						

AWAITING COMMENTS

AREA PLAN

128 ALBERT STREET

LONDON, NW1

First Floor

Net Internal Area

■	OFFICE	1195.1 sq m	12864 sq ft
■	STORAGE	5.8 sq m	62 sq ft

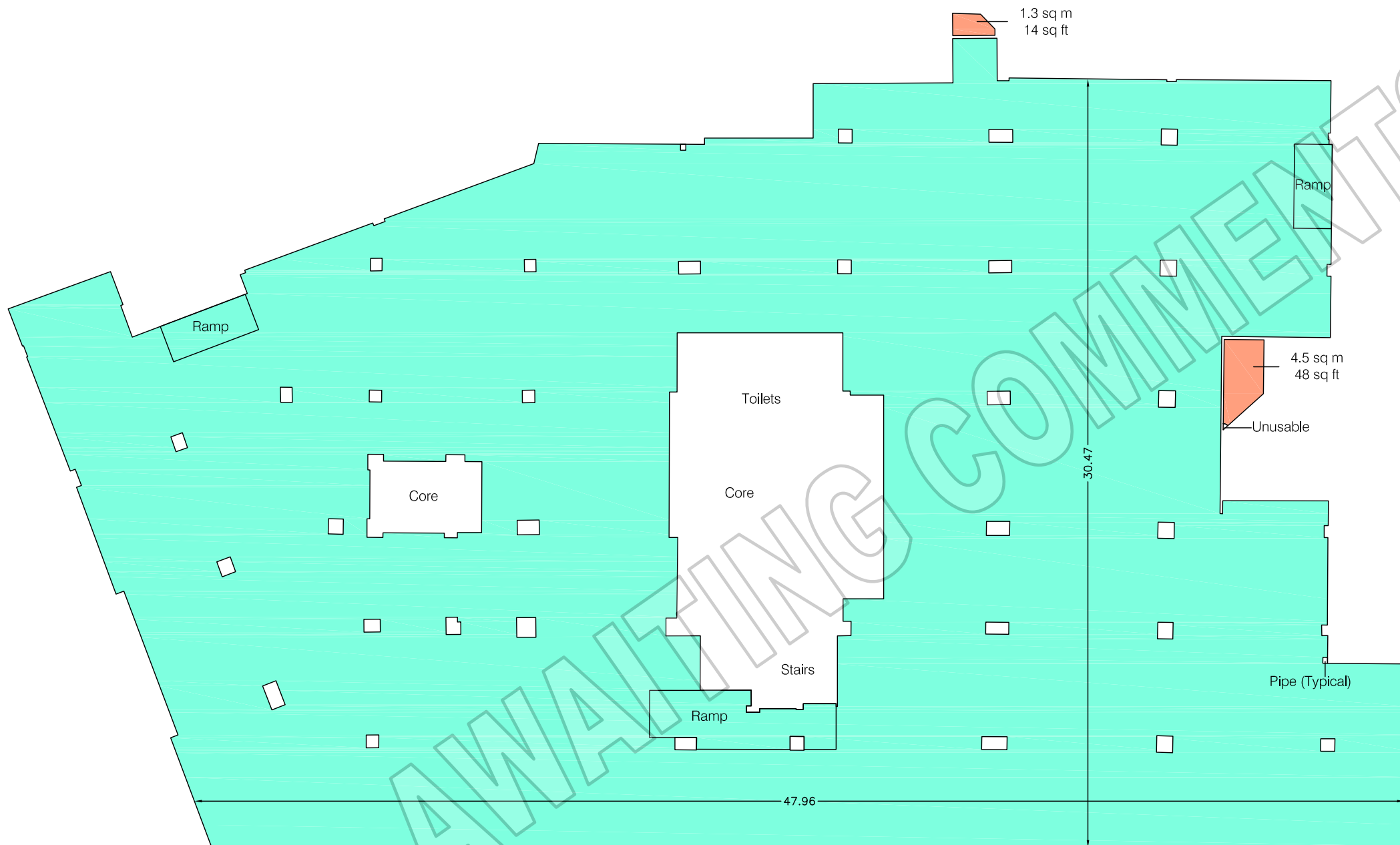
TOTAL NIA: 1200.9 sq m 12926 sq ft

The following has been INCLUDED in the TOTAL NIA:

Ramps	24.2 sq m	260 sq ft
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The following has been EXCLUDED from the TOTAL NIA:

Pipes	0.1 sq m	1 sq ft
Unusable	<0.1 sq m	<1 sq ft



ALBERT ROAD

Dwg No. 31562-A1

Issue A May 2014

Scaled for presentation purposes

Plowman Craven
Regulated by RICS



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Condition of Site:
Occupied
Vacant
Heavy Fit-Out
Shell & Core
Under Construction
Cat A Fit-Out

Notes:
This drawing complies with the 6th edition of the RICS code and indicates the extent of the areas quoted, produced to an accuracy commensurate with standard presentation scales. It is held in a scaled digital CAD format.

Revisions:
A - Original Issue (May 2014)



AREA PLAN

128 ALBERT STREET

LONDON, NW1

Ground Floor

Net Internal Area

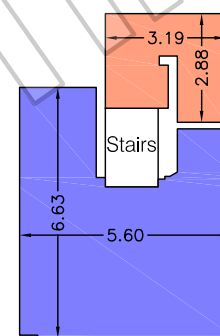
	RECEPTION	30.3 sq m	326 sq ft
	STORAGE	8.1 sq m	87 sq ft

TOTAL NIA: 38.4 sq m 413 sq ft

The following has been EXCLUDED from the TOTAL NIA:

Stairs	2.9 sq m	31 sq ft
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AWAITING COMMENTS



ALBERT ROAD

Dwg No. 31562-AG

Issue A May 2014

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Condition of Site:
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Notes:
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