

Schedule of Approximate Areas for Planning Application - Benchmark

	Benchmark		Benchmark		Benchmark		Benchmark		Approximate Reception & Internal Double height space	
	GEA		GIA		NIA		IPMS		sqm	Zone
	sqm	sqft	sqm	sqft	sqm	sqft	sqm	sqft		
Ground -	1115	12002	1030	11087	688	7406	688	7407	91.7	Reception (Excluding Lift Lobby Zone)
First	1115	12002	1030	11087	838	9020	839	9030	41.0	Double Height Internal Space on level 1 (Reception Below)
Second	1147	12346	1066	11474	909	9783	910	9797		
Third	1147	12346	1066	11474	909	9783	910	9797		
Fourth	830	8934	762	8207	607	6532	608	6541		
Fifth	35	377	33	355	0	0	0	0		
Total	5389	58007	4987	53684	3951	42524	3955	42572		
Comments										

NB: All areas have been measured from current drawings and are approximate. They relate to areas of the building at the current state of design and are reliant upon the information available. They may vary because of survey data inaccuracies, design development, construction tolerances, statutory requirements or re-definition of the areas to be measured etc. Any decisions to be made on the basis of these predictions should include due allowance for variation inherent in the design's development, the building survey, any rights to light survey and the building process. The following factors should be considered before using these figures in any financial or other exercise:

- There is design development yet to take place that may affect the areas
- The building may present anomalies in relation to surveyed/drawn plans
- The contractor is required to work to specified tolerances during construction.
- For Consistency, areas measured are based on RICS : Code of Measuring Practice (6th Edition). eg. Gross External, and Net Internal areas