

# AREA MEASUREMENT REPORT (RICS Code of Measuring Practice)

**NORTHBURGH HOUSE**  
**10 Northburgh Street**  
**LONDON**  
**EC1V**  
**(ASSET 02)**



**Plowman Craven**

[plowmancraven.co.uk](http://plowmancraven.co.uk)

**Consult. Trust. Innovate.**

**NORTHBURGH HOUSE**  
**10 Northburgh Street**  
**LONDON**  
**EC1V**  
**(ASSET 02)**

**Project Number**  
40465-001-02



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Summary of Areas  
Reference Plans

**Floors**

Fourth  
Third  
Second  
First  
Ground  
Basement





## 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 50 years.*

- RICS Property Measurement, 2<sup>nd</sup> Edition (incorporating IPMS)
- Net Internal Area (NIA)
- Gross Internal and External Area (GIA & GEA)
- Net Sales Area for Residential (NSA)
- Retail Zoning (ITZA)
- Independent Duty-of-Care
- Portfolio Measurement
- Other International Standards (BOMA, GIF, NEN2580)
- Building Information Modelling and BIM Consultancy (BIM)
- Environmental Surveying, Monitoring and Consultancy Services
- Condition Surveys
- Construction Verification
- Rights of Light and Surveys for Planning
- Lease Plans and Boundary Surveys
- Topographical and Underground Utility Surveys
- Off Plan/Feasibility Surveys
- Data Collection for Energy Performance Certificates
- Automated, Manual and Environmental Monitoring
- Drone Surveys and Inspections

## 1. INTRODUCTION

This Area Measurement Survey was originally undertaken by Plowman Craven and its sub-contractors in June 2018, 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.

A verification survey was undertaken in June 2021 in accordance with the guidelines as described in the *Sixth Edition (September 2007) of the Code of Measuring Practice and the Globally applicable 6th Edition (May 2015)*, published by the Royal Institution of Chartered Surveyors. Any changes found were measured and noted.

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

In preparing this measurement report, Plowman Craven has relied upon supplied information. The areas to be measured were defined by the instructing client through floor or lease plans with appropriate areas outlined, and/or as instructed on site by the client or client's representative.

Any undefined areas were measured as found on site in accordance with the *Sixth Edition (September 2007) of the Code of Measuring Practice and the Globally applicable 6th Edition (May 2015)*.

## 3. SITE SURVEY

For the original 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 area surveyed. The bearings and distances were automatically stored onto a tablet PC running AutoCAD or later downloaded directly to office computers.

Dimensions were taken, using a steel tape and "Leica Disto" laser device, between turning points around enclosing walls. These were recorded to a tablet PC running AutoCAD or recorded manually on sketches together with overall distances and, where necessary, diagonals and check measurements.

Areas and wall lines with limited access at the time of survey are denoted on drawings by dashed lines. Any areas that were not accessible, due to either building construction, tenant/landlord imposed restrictions or tenant fixtures and fittings, have required professional estimations based upon similar layouts on adjacent floors and on information derived from supplied drawings.

## 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. The accuracy of the area figures reported is commensurate with the measurement methodology applied.

All site observations and dimensions were checked and any discrepancies exceeding the required tolerance were, if necessary, verified on site.

Computer-Aided Design (CAD) software has been used to construct accurate area drawings from the information collected. The area values derived have been calculated using commands and routines built into the CAD software.

The drawings have been retained as digital CAD files comprising accurate data of area extents and configurations and have been produced in compliance with the measurement reporting standard of the RICS Code of Measuring Practice. All areas have been calculated in square metres and converted into square feet using a conversion factor of 1 sq. m = 10.7639 sq. ft. Caution should be used when working with hard copy paper prints generated from digital data files. These drawings have been produced for area referencing purposes and must not be used for any architectural or construction/engineering purposes or for any other purpose other than that for which they were originally intended.

The drawings contained within the report reflect the site configuration at the time of survey. As such Plowman Craven cannot be held responsible for any changes made to the site, that may affect the area, after the date of the original survey.

### 5. REPORT PRODUCTION

This report includes copies of:

- A Summary 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 9001:2015.

## SUMMARY OF AREAS

NORTHBURGH HOUSE, 10 Northburgh Street, LONDON, EC1V

## Asset 02

## Net Internal Areas

FLOOR	USE	AREA sq m	AREA sq ft	INCLUDED AREAS		EXCLUDED AREAS	
				sq m	sq ft	sq m	sq ft
FOURTH	Office	438.0	4715			Circulation	4.4 47
						Pipes	0.9 10
THIRD	Office	751.3	8087			Pipes	0.2 2
						Tenant Mezzanine	6.7 72
SECOND	Office	769.9	8287			Circulation	4.4 47
						Pipes	0.1 1
FIRST	Office	736.3	7925				
GROUND	Occupant A	504.9	5434			Common Reception	94.6 1018
	Occupant B	59.7	643			Unusable	<0.1 <1
	<b>Ground Floor Total</b>	<b>564.6</b>	<b>6077</b>				
BASEMENT	Office	600.0	6459			Toilets	25.4 273
	Storage	3.7	40			Unusable	0.3 3
	<b>Basement Total</b>	<b>603.7</b>	<b>6499</b>				
<b>OVERALL TOTAL</b>		<b>3863.8</b>	<b>41590</b>				

AWAITING COMMENTS

# AREA PLAN

## NORTHBURGH HOUSE

10 Northburgh Street, LONDON, EC1V

### Asset 02

### Fourth Floor

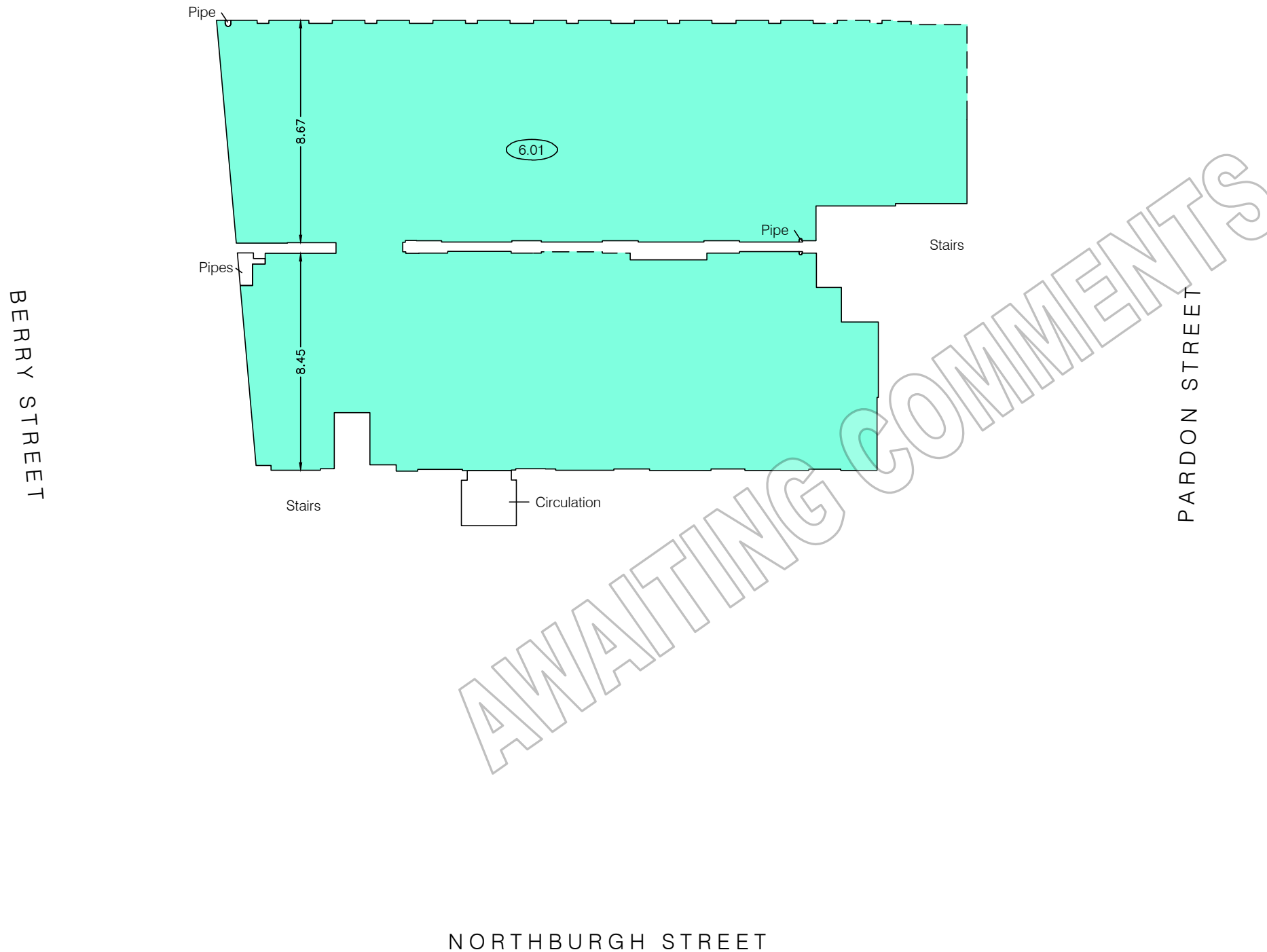
#### Net Internal Area

	OFFICE	438.0 sq m	4715 sq ft
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
**TOTAL NIA: 438.0 sq m 4715 sq ft**

The following has been EXCLUDED from the TOTAL NIA:

Circulation	4.4 sq m	47 sq ft
Pipes	0.9 sq m	10 sq ft



#### LEGEND

 FLOOR TO CEILING HEIGHT (METRES)

**Dwg No. 40465-001-02-A4**

Issue A

June 2021

Scaled for presentation purposes

**Plowman Craven**

Regulated by RICS



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#### Condition of Site:

**Occupied**  
Vacant  
Under Construction  
**Heavy Fit-Out**  
Cat A Fit-Out  
Shell & Core

#### Notes:

This drawing complies with the RICS Code of Measuring Practice, 6th edition (September 2007) and the Globally applicable 6th Edition (May 2015). It 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.

Dashed line denotes assumed wall line. Wall line inaccessible due to tenant fixtures and fittings.

#### Revisions:

A - Original Issue (June 2021)

# AREA PLAN

## NORTHBURGH HOUSE

10 Northburgh Street, LONDON, EC1V

**Asset 02**  
**Third Floor**

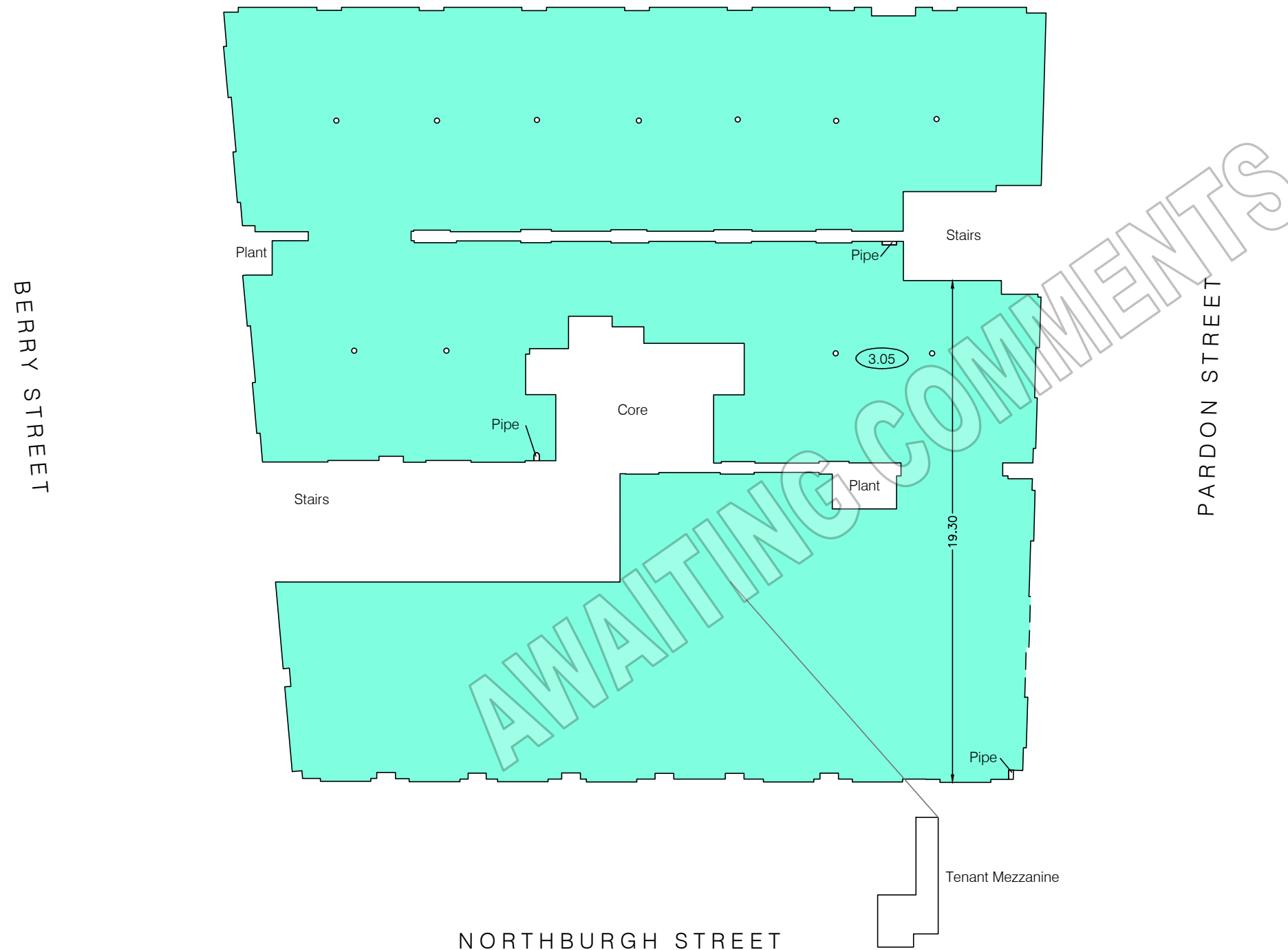
### Net Internal Area

	OFFICE	751.3 sq m	8087 sq ft
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
**TOTAL NIA: 751.3 sq m 8087 sq ft**

The following has been EXCLUDED from the TOTAL NIA:

Pipes	0.2 sq m	2 sq ft
Tenant Mezzanine	6.7 sq m	72 sq ft



### LEGEND

 FLOOR TO CEILING HEIGHT (METRES)

**Dwg No. 40465-001-02-A3**

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### Condition of Site:

**Occupied**  
Vacant  
Under Construction  
**Heavy Fit-Out**  
Cat A Fit-Out  
Shell & Core

### Notes:

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### Revisions:

A - Original Issue (June 2021)

# AREA PLAN

## NORTHBURGH HOUSE

10 Northburgh Street, LONDON, EC1V

### Asset 02 Second Floor

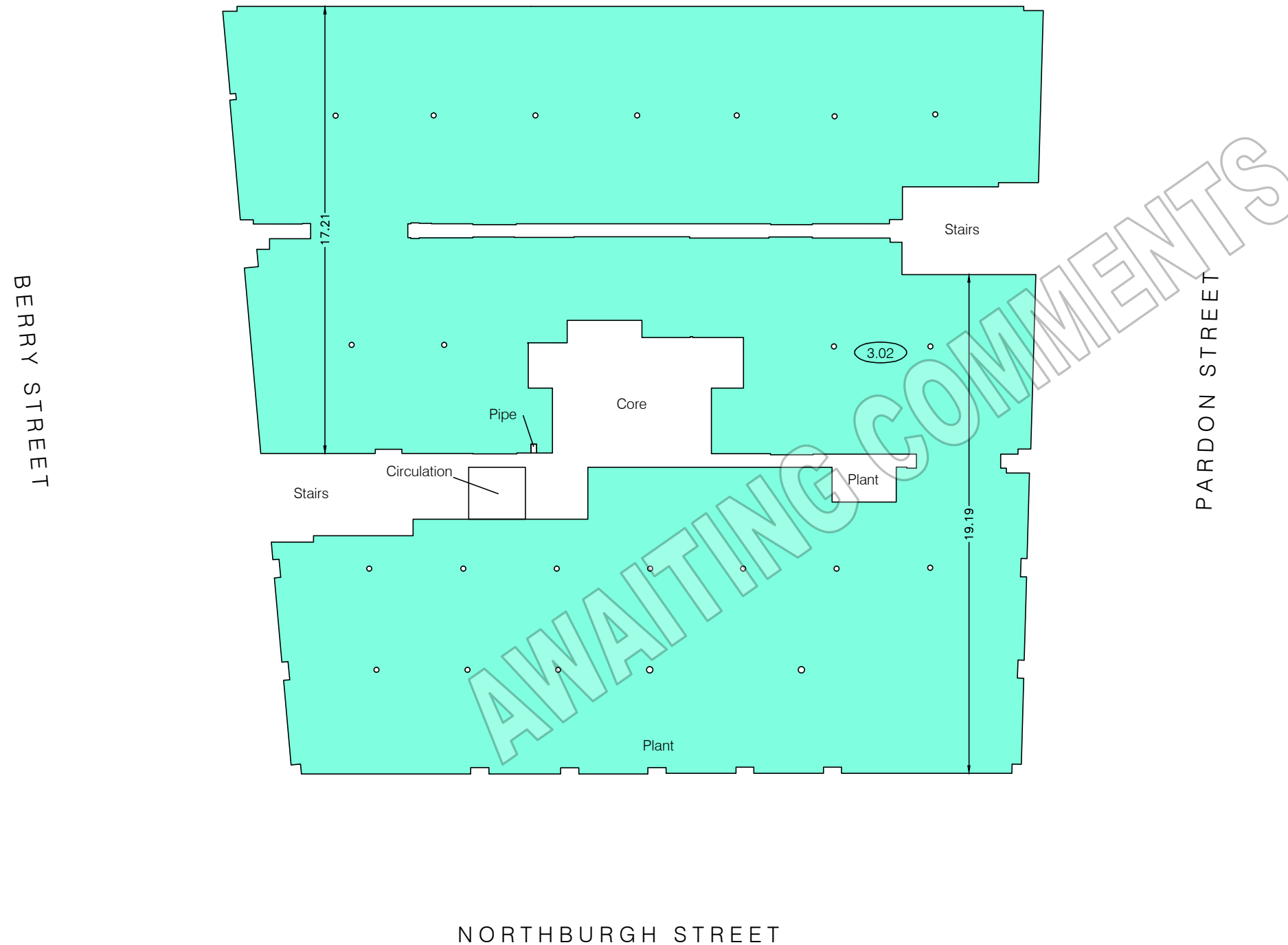
#### Net Internal Area

OFFICE	769.9 sq m	8287 sq ft
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**TOTAL NIA: 769.9 sq m 8287 sq ft**

The following has been EXCLUDED from the TOTAL NIA:

Circulation	4.4 sq m	47 sq ft
Pipe	0.1 sq m	1 sq ft



#### LEGEND

(0.00) FLOOR TO CEILING HEIGHT (METRES)

**Dwg No. 40465-001-02-A2**

Issue A June 2021

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

Notes:  
This drawing complies with the RICS Code of Measuring Practice, 6th edition (September 2007) and the Globally applicable 6th Edition (May 2015). It 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 (June 2021)



# AREA PLAN

## NORTHBURGH HOUSE

10 Northburgh Street, LONDON, EC1V

### Asset 02

### Ground Floor

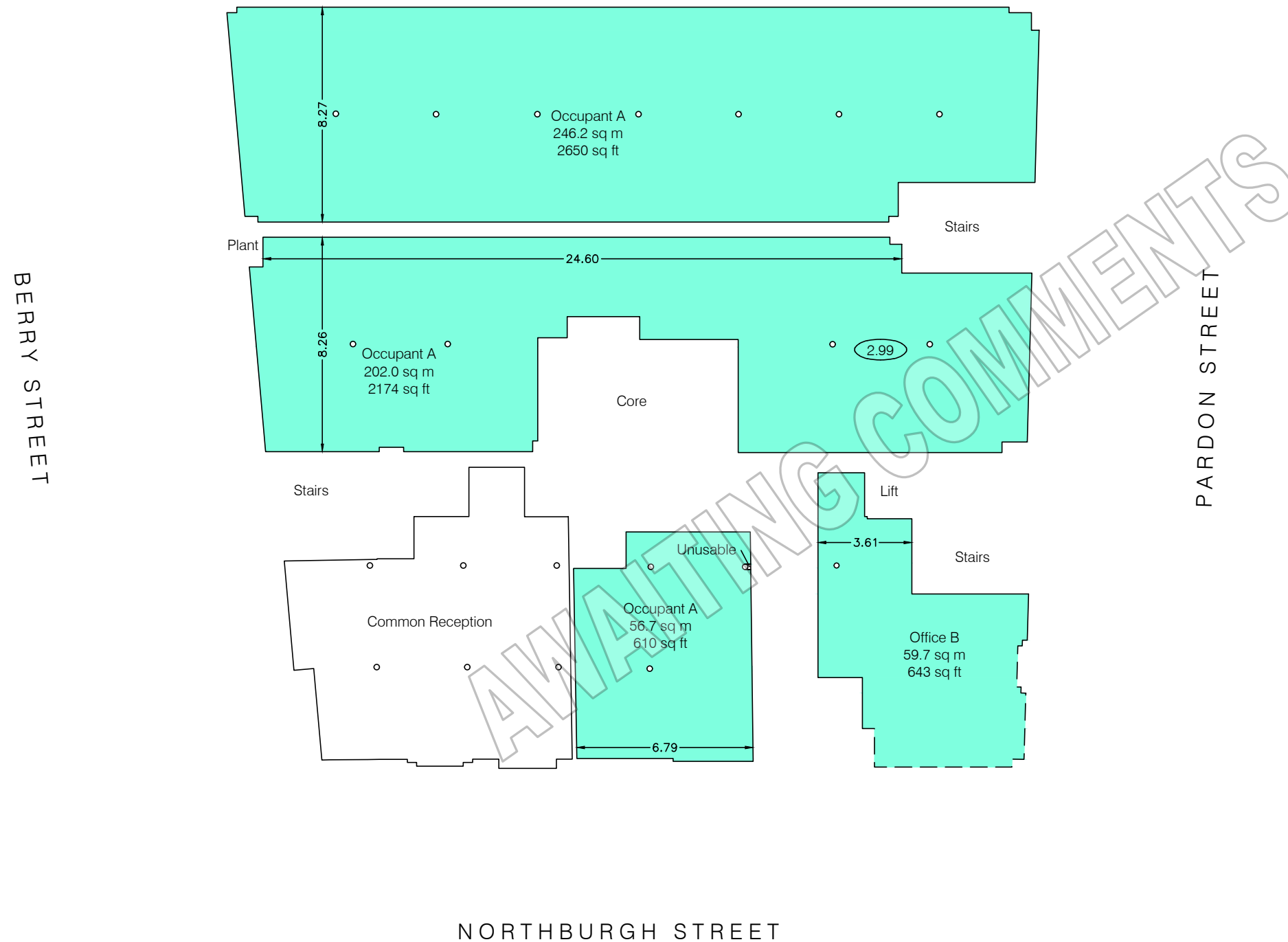
#### Net Internal Area

OFFICE	564.6 sq m	6077 sq ft
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**TOTAL NIA: 564.6 sq m 6077 sq ft**

The following has been EXCLUDED from the TOTAL NIA:

Common Reception	94.6 sq m	1018 sq ft
Unusable	< 0.1 sq m	< 1 sq ft



#### LEGEND

(0.00) FLOOR TO CEILING HEIGHT (METRES)

**Dwg No. 40465-001-02-AG**

Issue A June 2021

Scaled for presentation purposes

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#### Condition of Site:

Occupied  
Vacant  
Under Construction  
Heavy Fit-Out  
Cat A Fit-Out  
Shell & Core

#### Notes:

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Dashed line denotes assumed wall line. Wall line inaccessible due to tenant fixtures and fittings.

#### Revisions:

A - Original Issue (June 2021)

# AREA PLAN

## NORTHBURGH HOUSE

10 Northburgh Street, LONDON, EC1V

### Asset 02

### Basement

#### Net Internal Area

<span style="color: cyan;">■</span>	OFFICE	600.0 sq m	6459 sq ft
<span style="color: orange;">■</span>	STORAGE	3.7 sq m	40 sq ft

**TOTAL NIA: 603.7 sq m 6499 sq ft**

The following has been EXCLUDED from the TOTAL NIA:

Toilets	25.4 sq m	273 sq ft
Unusable	0.5 sq m	5 sq ft



#### LEGEND

0.00 FLOOR TO CEILING HEIGHT (METRES)

NORTHBURGH STREET

**Dwg No. 40465-001-02-AB**

Issue A June 2021

Scaled for presentation purposes

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#### Condition of Site:

**Occupied**  
Vacant  
Under Construction  
**Heavy Fit-Out**  
Cat A Fit-Out  
Shell & Core

#### Notes:

This drawing complies with the RICS Code of Measuring Practice, 6th edition (September 2007) and the Globally applicable 6th Edition (May 2015). It 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.

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