

AREA MEASUREMENT REPORT (RICS Code of Measuring Practice)

16-18 NEW BRIDGE STREET
LONDON
EC2V



Plowman Craven

plowmancraven.co.uk

Consult. Trust. Innovate.

**16-18 NEW BRIDGE STREET
LONDON
EC2V**

Project Number
41579-001

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Survey Report
Summary of Areas
Reference Plans

Floors

Sixth
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First
Ground

AWAITING COMMENT



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, 1st 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

1. INTRODUCTION

This Area Measurement Survey was undertaken by Plowman Craven and/or their sub-contractors in November 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 (RICS).

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*.

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.

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.

Dimensions, using a steel tape and "Leica Disto" laser device, were taken 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.

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 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 using computer applications.

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 out of digital data files.

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 9001:2008.

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SUMMARY OF AREAS

16-18 NEW BRIDGE STREET, LONDON, EC2V

Net Internal Areas

FLOOR	USE	AREA sq m	AREA sq ft	INCLUDED AREAS		EXCLUDED AREAS	
				sq m	sq ft	sq m	sq ft
SIXTH	Office	122.0	1313			R Headroom	31.0 334
FIFTH	Office	276.9	2980			R Headroom	5.9 64
FOURTH	Office	288.7	3108				
THIRD	Office	290.1	3123				
SECOND	Office	295.8	3184				
FIRST	Office	297.9	3207				
GROUND	Reception	0.0	0			Common Reception	24.1 259
OVERALL TOTAL		1571.4	16915				

R Headroom - Restricted Headroom less than 1.5 metres above finished floor level

AWAITING COMMENTS

AREA PLAN

16-18 NEW BRIDGE STREET

LONDON, EC2V

Sixth Floor

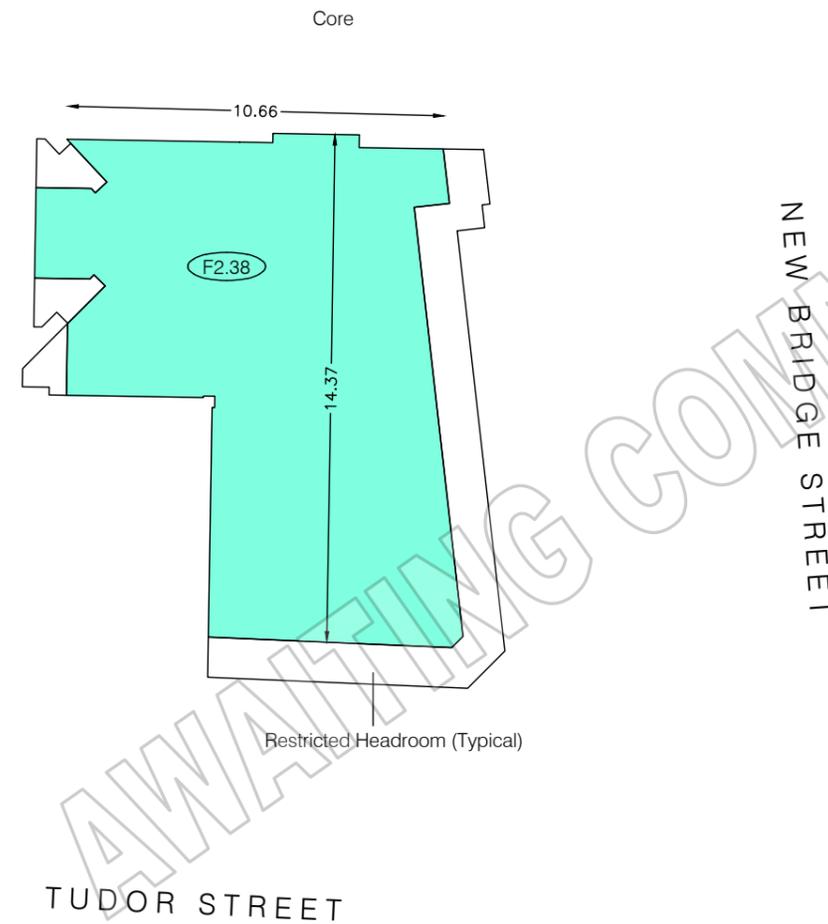
Net Internal Area

	OFFICE	122.0 sq m	1313 sq ft
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TOTAL NIA: 122.0 sq m 1313 sq ft

The following has been EXCLUDED from the TOTAL NIA:

Restricted Headroom	31.0 sq m	334 sq ft
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	FLOOR TO CEILING HEIGHT (METRES)
	FLOOR TO FALSE CEILING HEIGHT (METRES)

Dwg No. 41579-001-A6

Issue A December 2018

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 (December 2018)

AREA PLAN

16-18 NEW BRIDGE STREET

LONDON, EC2V

Fifth Floor

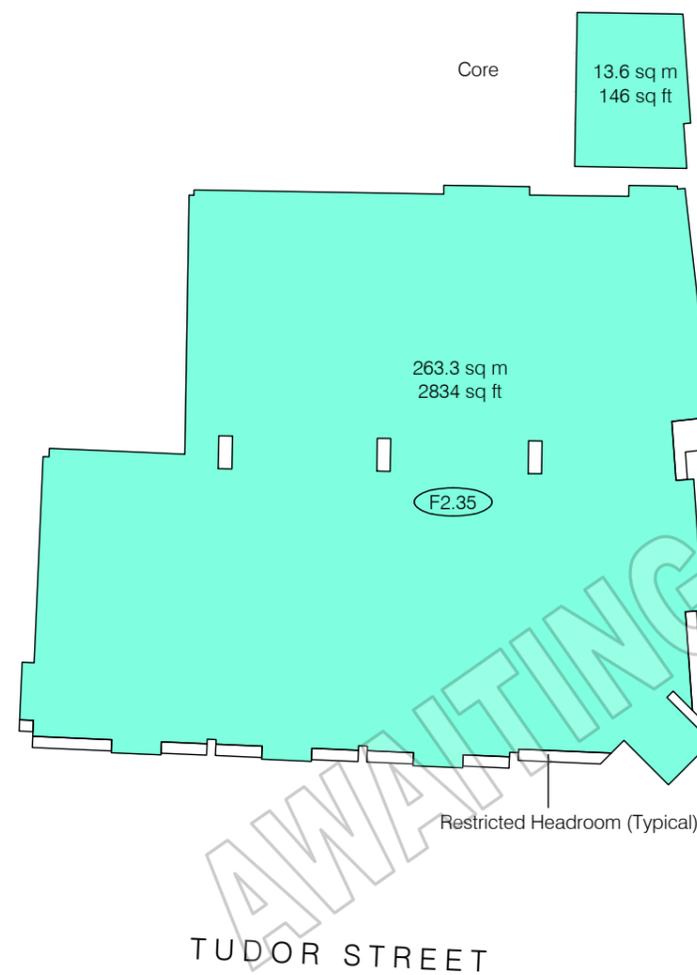
Net Internal Area

	OFFICE	276.9 sq m	2980 sq ft
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TOTAL NIA: 276.9 sq m 2980 sq ft

The following has been EXCLUDED from the TOTAL NIA:

Restricted Headroom	5.9 sq m	64 sq ft
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	FLOOR TO CEILING HEIGHT (METRES)
	FLOOR TO FALSE CEILING HEIGHT (METRES)

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Condition of Site:

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

Notes:

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Revisions:

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AREA PLAN

16-18 NEW BRIDGE STREET

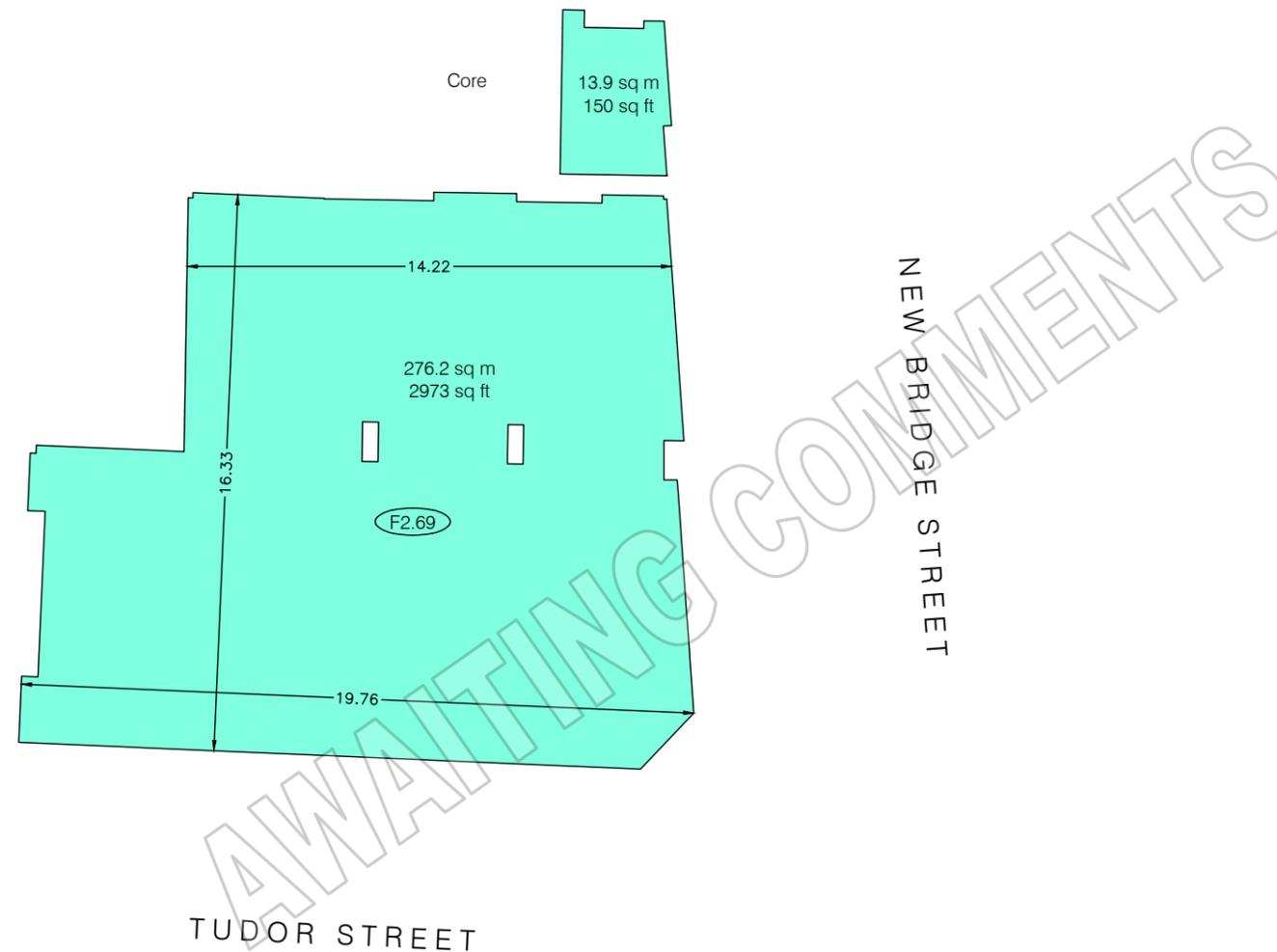
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Third Floor

Net Internal Area

	OFFICE	290.1 sq m	3123 sq ft
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TOTAL NIA: **290.1 sq m** **3123 sq ft**



 FLOOR TO CEILING HEIGHT (METRES)

 FLOOR TO FALSE CEILING HEIGHT (METRES)

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Condition of Site:

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

Notes:

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Revisions:

A - Original Issue (December 2018)

AREA PLAN

16-18 NEW BRIDGE STREET

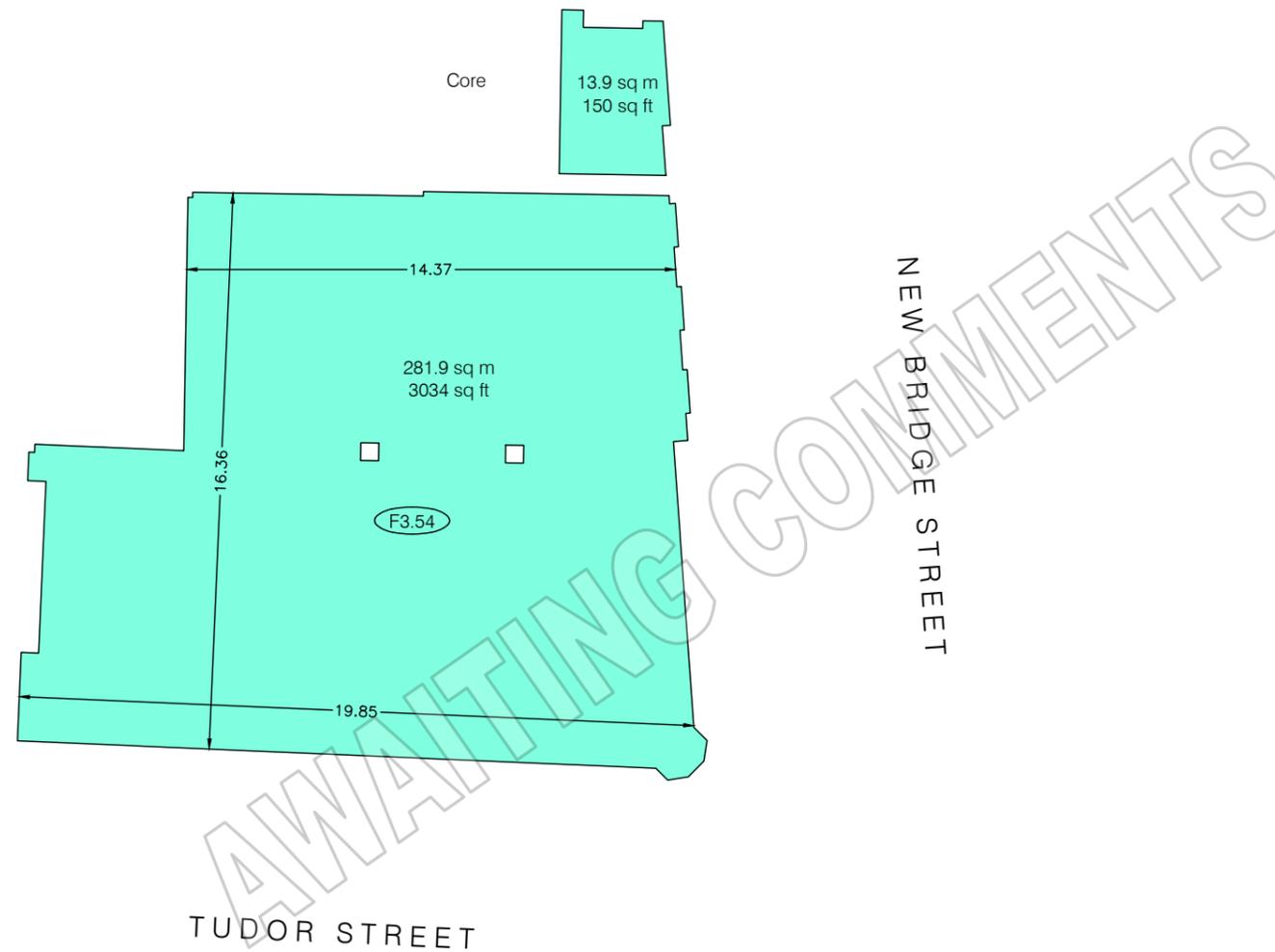
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Second Floor

Net Internal Area

	OFFICE	295.8 sq m	3184 sq ft
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TOTAL NIA: 295.8 sq m 3184 sq ft



	FLOOR TO CEILING HEIGHT (METRES)
	FLOOR TO FALSE CEILING HEIGHT (METRES)

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Condition of Site:

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

Notes:

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Revisions:

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AREA PLAN

16-18 NEW BRIDGE STREET

LONDON, EC2V

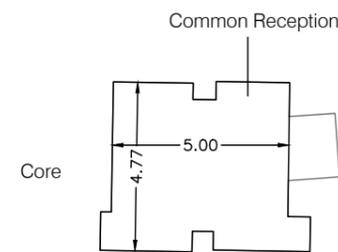
Ground Floor

Net Internal Area

	OFFICE	0.0 sq m	0 sq ft
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The following has been EXCLUDED from the TOTAL NIA:

Common Reception	24.1 sq m	259 sq ft
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AWAITING COMMENTS

NEW BRIDGE STREET

TUDOR STREET

	FLOOR TO CEILING HEIGHT (METRES)
	FLOOR TO FALSE CEILING HEIGHT (METRES)

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Condition of Site:

Occupied
Vacant
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Under Construction
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Notes:

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