

# Plowman Craven

## Area Measurement Report

105-109 SALUSBURY  
ROAD  
LONDON  
NW6

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LONDON  
NW6



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## Floors

Second  
First  
Ground

Revisions:  
Issue A - Original Issue

Job Ref. No. 27130

Issue A  
May 2012



REPORT ISSUE STATUS

ISSUE	DATE ISSUED	STATUS	CHANGE
A	MAY 2012	ORIGINAL	

## 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 and Gross Internal Area survey was undertaken by Plowman Craven in May 2012, 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 all 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. Where these were not accessible, professional estimations may have been made based upon the location of these walls on adjacent floors.

Dimensions, using a steel tape and "Leica Disto" laser device, were taken between turning points around the walls. These were recorded on to a Tablet PC, 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.

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:

- Photographs
- 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.

**7. PHOTOGRAPHS**



**PERIMETER COLUMN - 2<sup>ND</sup> FLOOR**



**ENTRANCE LOBBY - GROUND**



**ATRIUM**



**ATRIUM BASE**

## SUMMARY OF AREAS

105 SALUSBURY ROAD, LONDON, NW6

### Net Internal Areas

FLOOR	USE	AREA	AREA	INCLUDED AREAS		EXCLUDED AREAS			
		sq m	sq ft	sq m	sq ft	sq m	sq ft		
SECOND	Office A	439.5	4731	Ramp	2.4	26	Unusable	<0.1	<1
	Office B	760.5	8186						
	<b>Second Floor Total</b>	<b>1200.0</b>	<b>12917</b>						
FIRST	Office	<b>434.2</b>	<b>4674</b>				External Terrace	70.6	760
							Plinth	0.1	1
GROUND	Office	379.5	4085	Tenant Toilet	8.3	89	Entrance Lobby	40.4	435
	Storage	2.7	29						
	Atrium Base	50.7	546						
	<b>Ground Floor Total</b>	<b>432.9</b>	<b>4660</b>						
<b>OVERALL TOTAL</b>		<b>2067.1</b>	<b>22251</b>						

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

**SUMMARY OF AREAS**

105 SALUSBURY ROAD, LONDON, NW6

**Gross Internal Areas**

FLOOR	USE	AREA	AREA	INCLUDED AREAS		EXCLUDED AREAS	
		sq m	sq ft	sq m	sq ft	sq m	sq ft
FIRST	Gym	<b>781.0</b>	<b>8407</b>				
GROUND	Gym	18.1	195				
	Retail	534.2	5750				
	<b>Ground Floor Total</b>	<b>552.3</b>	<b>5945</b>				
<b>OVERALL TOTAL</b>		<b>1333.3</b>	<b>14352</b>				



# AREA PLAN

## 105-109 SALUSBURY ROAD

LONDON, NW6

### Second Floor

#### Net Internal Area

OFFICE	1200.0 sq m	12917 sq ft
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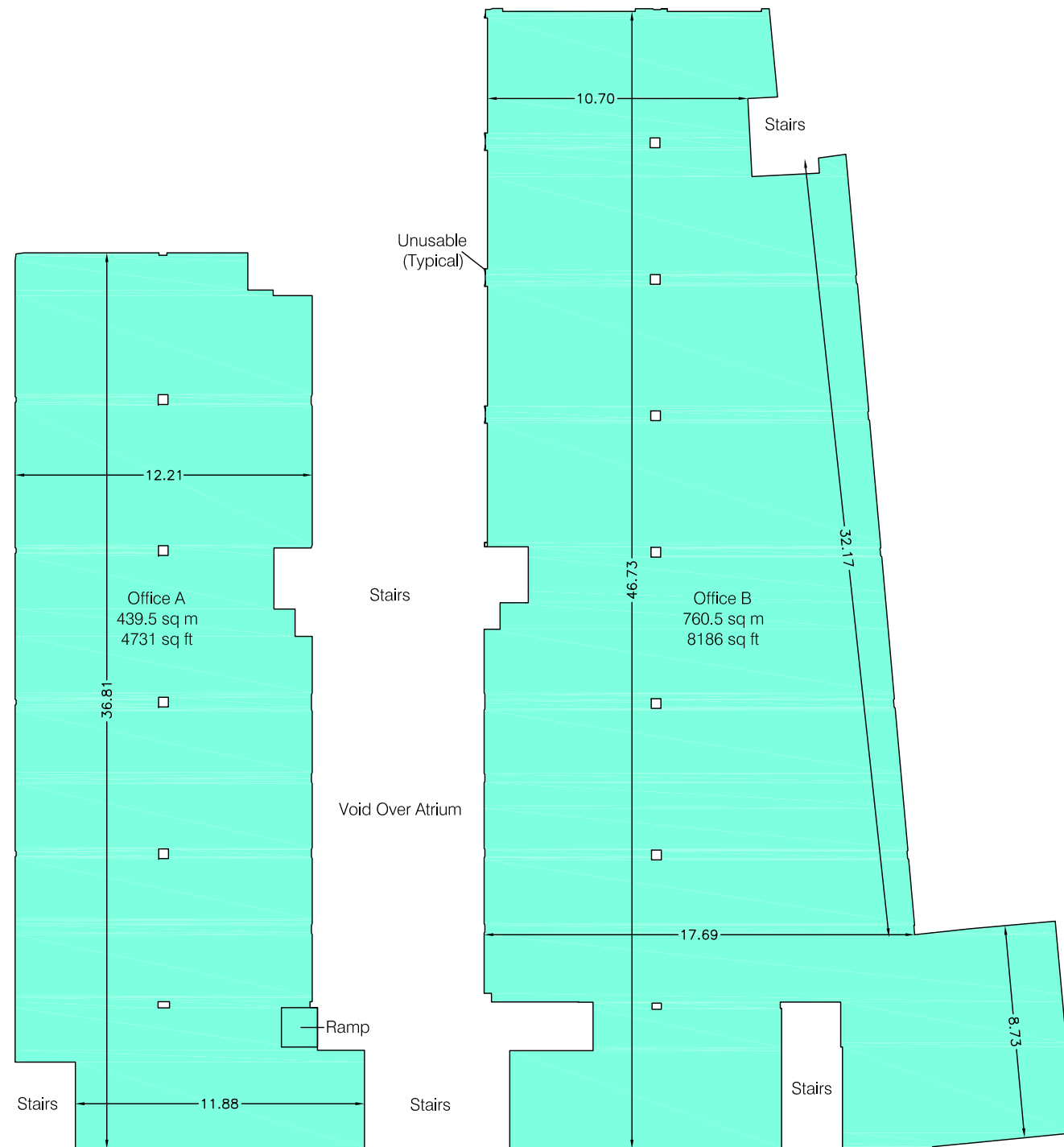
**TOTAL NIA: 1200.0 sq m 12917 sq ft**

The following has been INCLUDED in the TOTAL NIA:

Ramp	2.4 sq m	26 sq ft
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The following has been EXCLUDED from the TOTAL NIA:

Unusable	<0.1 sq ft	1 sq ft
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SALUSBURY ROAD

**Dwg No. 27130-A2**

Issue A May 2012

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.

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

Revisions:

A - Original Issue (May 2012)

# AREA PLAN

## 105-109 SALUSBURY ROAD

LONDON, NW6

### First Floor

#### Net Internal Area

<span style="color: cyan;">■</span> OFFICE	434.2 sq m	4674 sq ft
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**TOTAL NIA: 434.2 sq m 4674 sq ft**

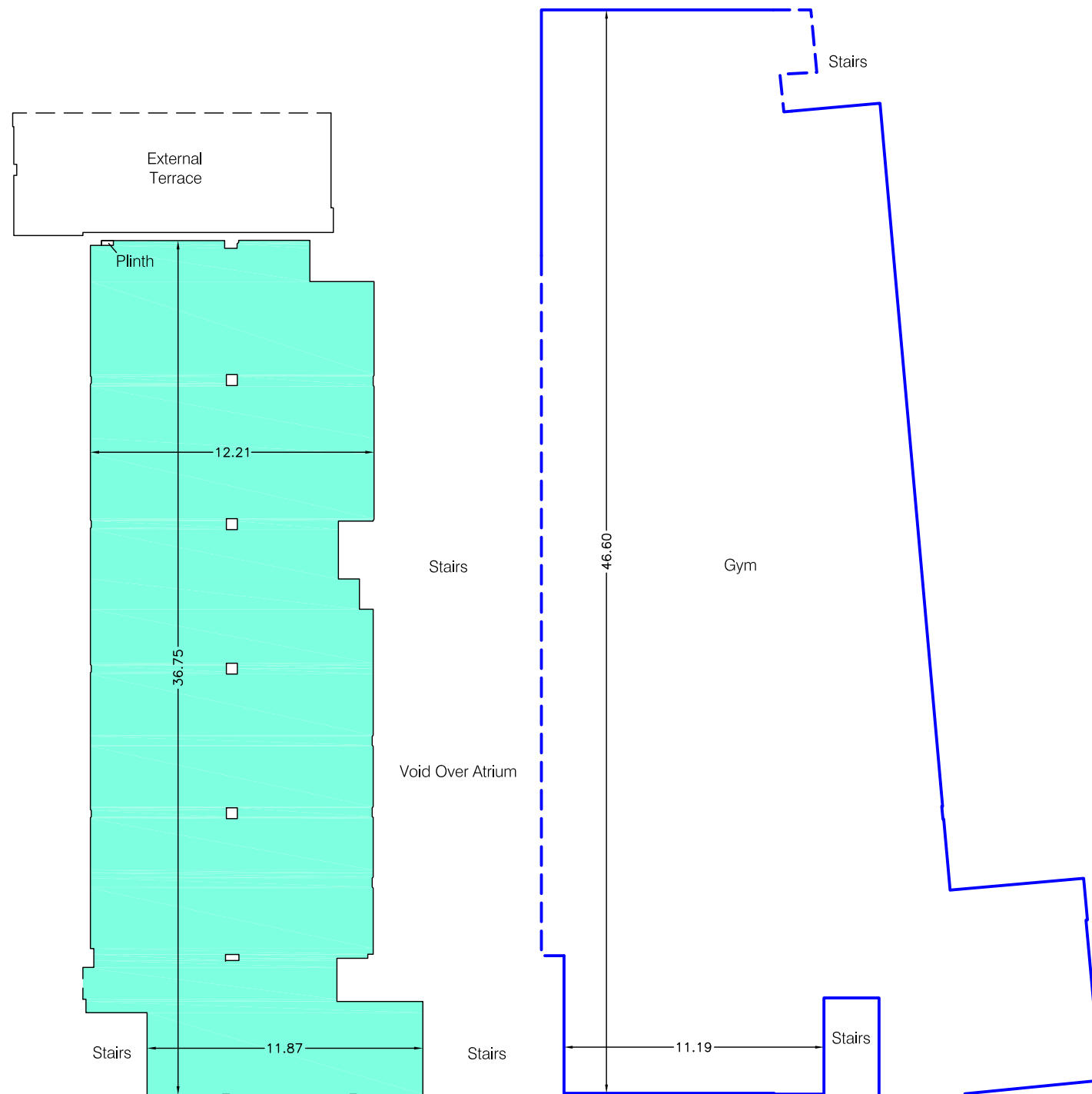
The following has been EXCLUDED from the TOTAL NIA:

External Terrace	70.6 sq m	760 sq ft
Plinth	0.1 sq m	1 sq ft

#### Gross Internal Area

<span style="color: blue;">□</span> GIA	781.0 sq m	8407 sq ft
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**TOTAL GIA: 781.0 sq m 8407 sq ft**



SALUSBURY ROAD

**Dwg No. 27130-A1**

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**Occupied**  
 Vacant  
**Heavy Fit-Out**  
 Shell & Core  
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# AREA PLAN

## 105-109 SALUSBURY ROAD

LONDON, NW6

### Ground Floor

#### Net Internal Area

<span style="color: cyan;">■</span>	OFFICE	379.5 sq m	4085 sq ft
<span style="color: orange;">■</span>	STORAGE	2.7 sq m	29 sq ft
<span style="color: yellow;">■</span>	ATRIUM BASE	50.7 sq m	546 sq ft

**TOTAL NIA: 432.9 sq m 4660 sq ft**

The following has been INCLUDED in the TOTAL NIA:

Tenant Toilet	8.3 sq m	89 sq ft
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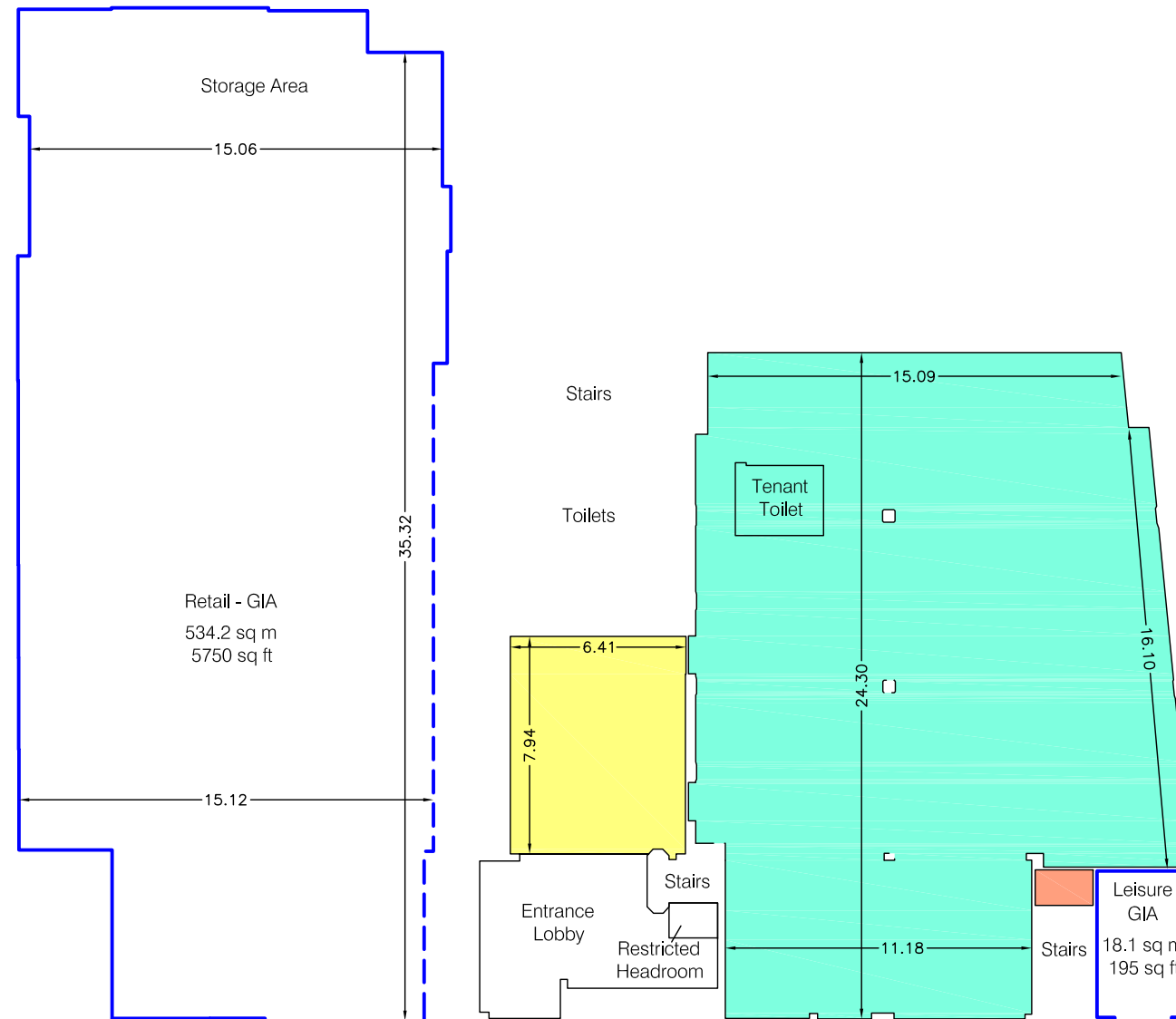
The following has been EXCLUDED from the TOTAL NIA:

Entrance Lobby	40.4 sq m	435 sq ft
Restricted Headroom	2.3 sq m	25 sq ft

#### Gross Internal Area

<span style="color: blue;">□</span>	GIA	552.3 sq m	5945 sq ft
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**TOTAL GIA: 552.3 sq m 5945 sq ft**



SALUSBURY ROAD

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

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