

# Lane & Frankham



## Area Referencing Report

**12  
HOBART PLACE  
LONDON  
SW1W**

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**12  
HOBART PLACE  
LONDON  
SW1W**

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**Revisions:**

Issue A - Original Issue (April)

Job Ref. No. **LF393**

Issue A  
**April 2015**



## 1. INTRODUCTION

This Net and Gross Internal Area survey was undertaken by Lane & Frankham in April 2015, 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 Lane & Frankham's representative at the date of survey, under site conditions at that time and in line with Lane & Frankham's standard conditions of contract.

## 2. SCOPE OF WORKS

Internal area measurements were required for all levels 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 and/or on information contained on supplied drawings.

Measurements were taken on each floor using a hand held "Leica Disto" laser device, tape measure and hand held computer tablet. Dimensions were taken and these were recorded on a hand held tablet 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:

- A Schedule of Net/Gross Internal Areas
- Photographs
- Net/Gross Internal 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 the Lane & Frankham standard works procedures and in accordance with the Frankham Group Company (FCG) accreditation to BS EN ISO 9001:2000

## 7. PHOTOGRAPHS



## SUMMARY OF AREAS

12 HOBART PLACE, LONDON, SW1W

### NET INTERNAL AREAS (NIA)


FLOOR NIA	USE	AREA sq m	AREA sq ft	INCLUDED AREAS		EXCLUDED AREAS	
				sq m	sq ft	sq m	sq ft
FOURTH	Office	65.1	701			R Headroom	0.5 5
THIRD	Office	67.7	729				
SECOND	Office	63.4	682	Steps	1.5 16		
FIRST	Office	85.5	920				
GROUND	Office	39.4	424				
	Ancillary	3.1	33				
	Reception	36.4	392				
	<b>Sub Total</b>	<b>78.9</b>	<b>849</b>				
BASEMENT	Office	67.3	724			R Headroom	1.0 11
	Storage	6.9	74				
	<b>Sub Total</b>	<b>74.2</b>	<b>798</b>				
<b>OVERALL TOTAL</b>		<b>434.8</b>	<b>4679</b>				

### GROSS INTERNAL AREAS (GIA)

FLOOR GIA	AREA sq m	AREA sq ft	INCLUDED AREAS		EXCLUDED AREAS	
			sq m	sq ft	sq m	sq ft
FOURTH	79.4	855				
THIRD	82.0	883				
SECOND	82.1	884				
FIRST	127.5	1372				
GROUND	132.1	1422				
BASEMENT	154.2	1660				
<b>OVERALL TOTAL</b>		<b>657.3</b>	<b>7076</b>			

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

**Fourth Floor  
Internal Area Plan**

	OFFICE	65.1 sq m	701 sq ft
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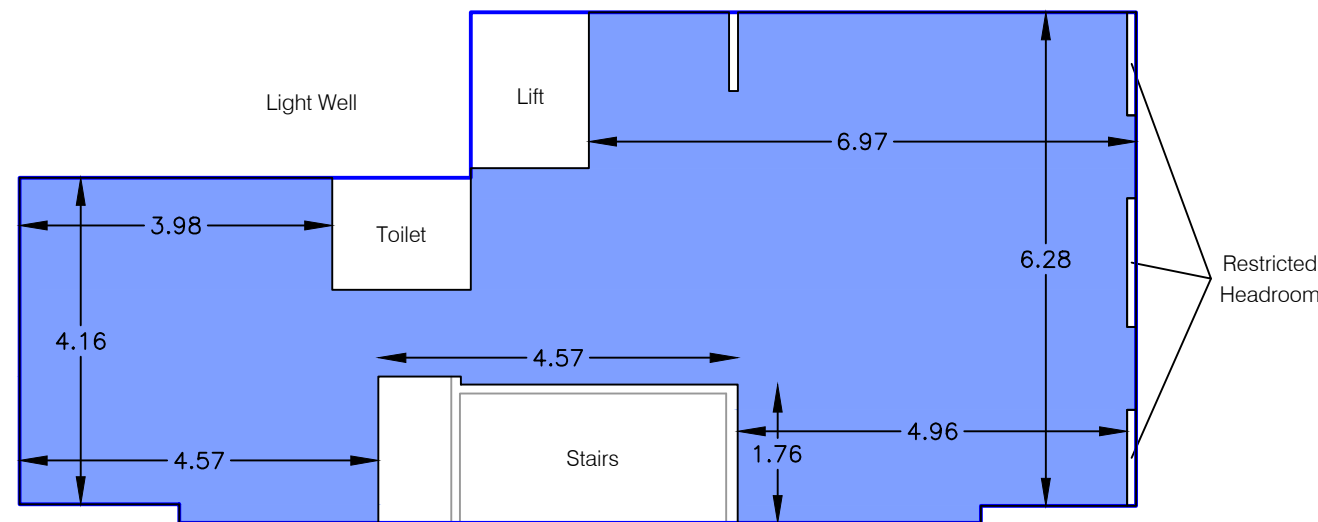
**TOTAL NIA: 65.1 sq m 701 sq ft**

The following areas have been EXCLUDED from the Net Internal Area:

	Restricted Headroom	0.5 sq m	5 sq ft
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	<b>GROSS INTERNAL AREA</b>
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**TOTAL GIA 79.4 sq m 855 sq ft**



HOBART PLACE

Note:  
This drawing 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.


**Drawing No. LF393-NIA-4**

Issue A April 2015

Scaled for presentation - 1:100 @ A3

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LONDON, SW1W

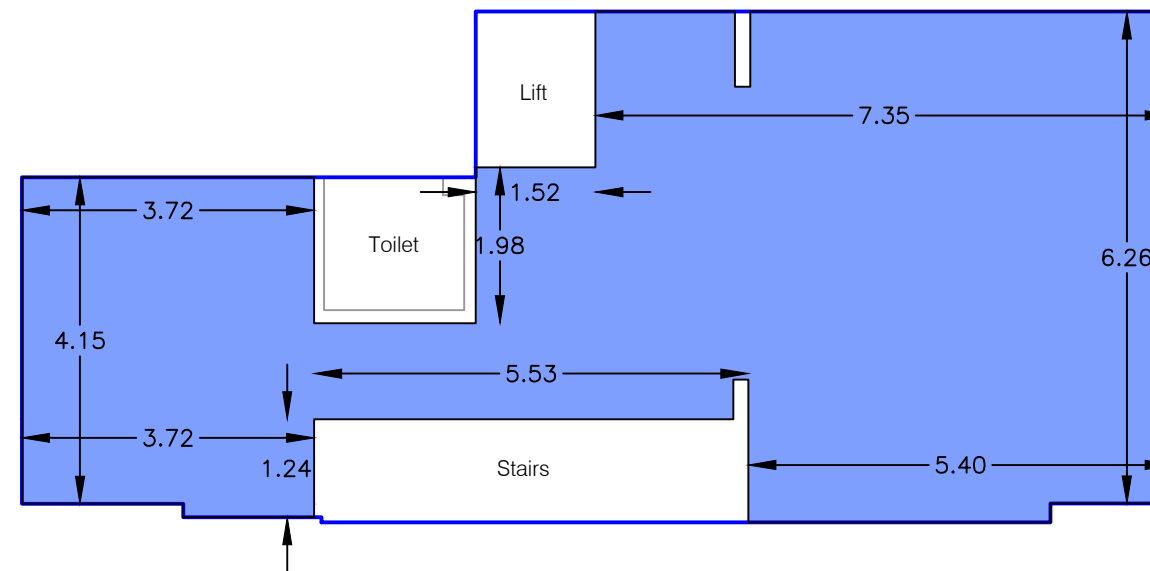
## Third Floor Internal Area Plan

	OFFICE	67.7 sq m	729 sq ft
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**TOTAL NIA:** 67.7 sq m 729 sq ft

	<b>GROSS INTERNAL AREA</b>
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**TOTAL GIA** 82.0 sq m 883 sq ft



HOBART PLACE

Note:

This drawing 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.

**Drawing No.** LF393-NIA-3


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## Second Floor Internal Area Plan

	OFFICE	63.4 sq m	682 sq ft
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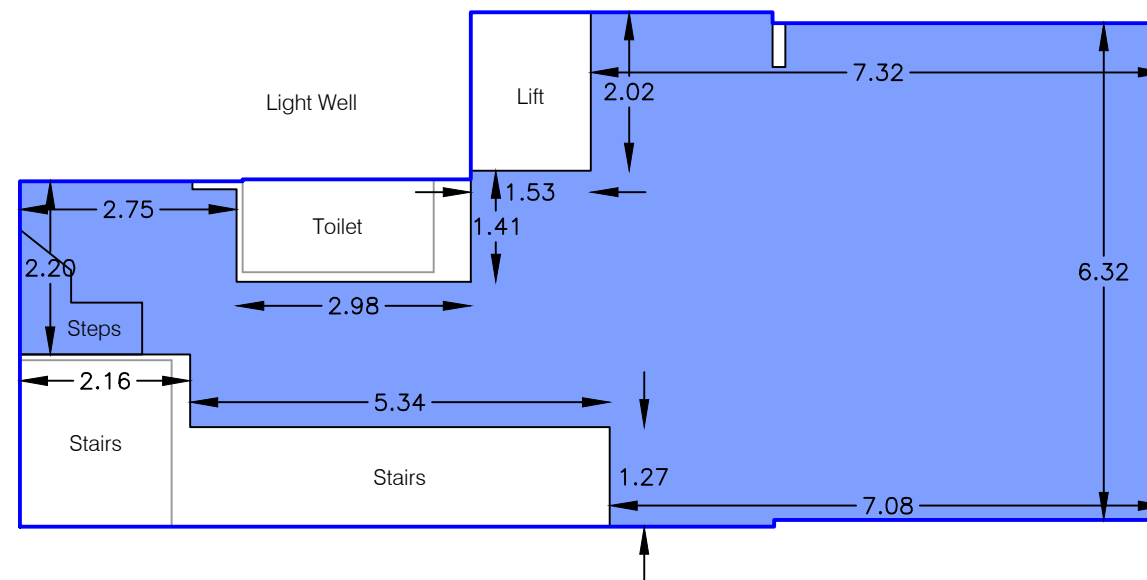
**TOTAL NIA:** 63.4 sq m 682 sq ft

The following areas have been INCLUDED in the Net Internal Area:

Steps	1.5 sq m	16 sq ft
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	<b>GROSS INTERNAL AREA</b>
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**TOTAL GIA** 82.1 sq m 884 sq ft



HOBART PLACE

Note:

This drawing 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.

**Drawing No.** LF393-NIA-2


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LONDON, SW1W

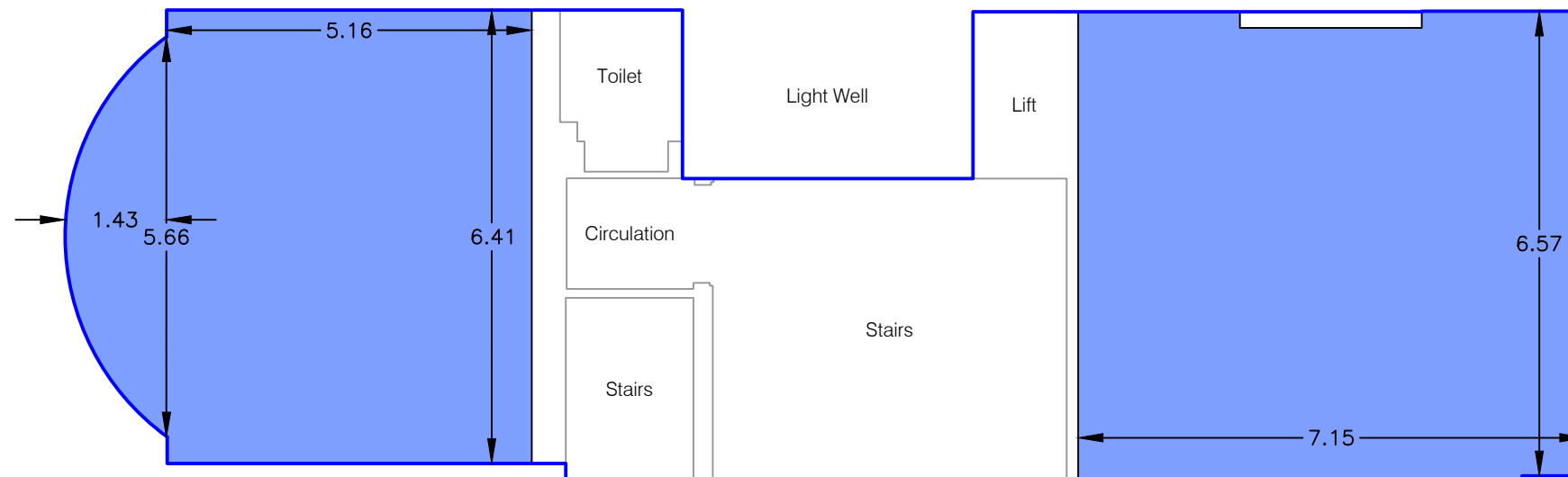
## First Floor Internal Area Plan

	OFFICE	85.5 sq m	920 sq ft
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**TOTAL NIA:** 85.5 sq m 920 sq ft

	GROSS INTERNAL AREA
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**TOTAL GIA** 127.5 sq m 1372 sq ft



HOBART PLACE

Note:

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**Drawing No.** LF393-NIA-1


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

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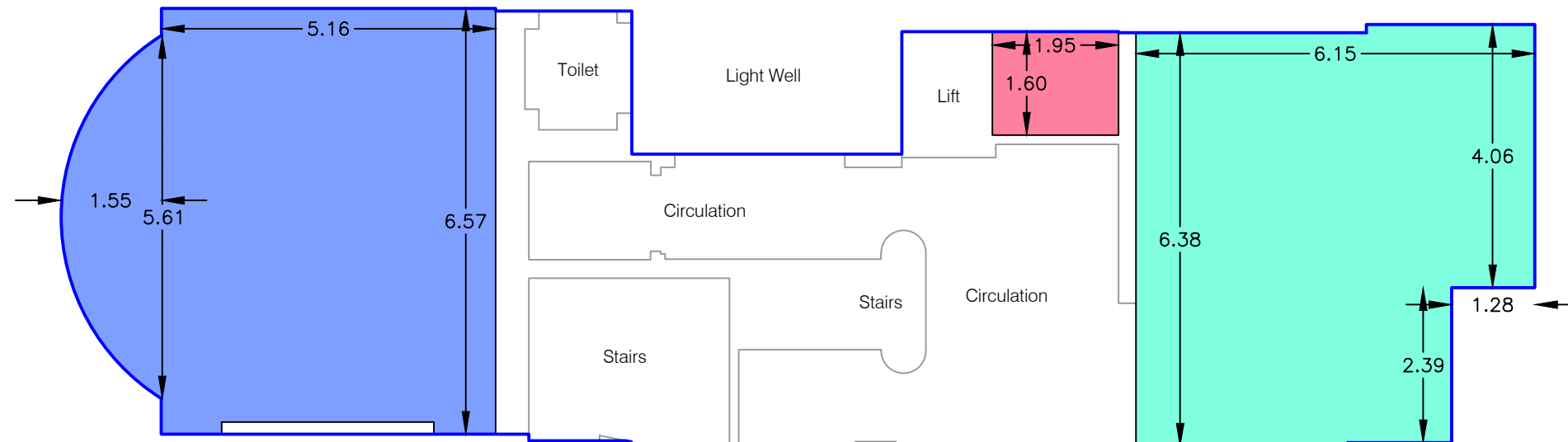
**Ground Floor  
Internal Area Plan**

	OFFICE	39.4 sq m	424 sq ft
	ANCILLARY	3.1 sq m	33 sq ft
	RECEPTION	36.4 sq m	392 sq ft

**TOTAL NIA: 78.9 sq m 849 sq ft**

 **GROSS INTERNAL AREA**

**TOTAL GIA 132.1 sq m 1422 sq ft**



HOBART PLACE

Note:  
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**Drawing No. LF393-NIA-G**

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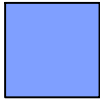
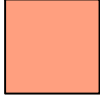
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**Basement  
Internal Area Plan**

	OFFICE	67.3 sq m	724 sq ft
	STORAGE	6.9 sq m	74 sq ft

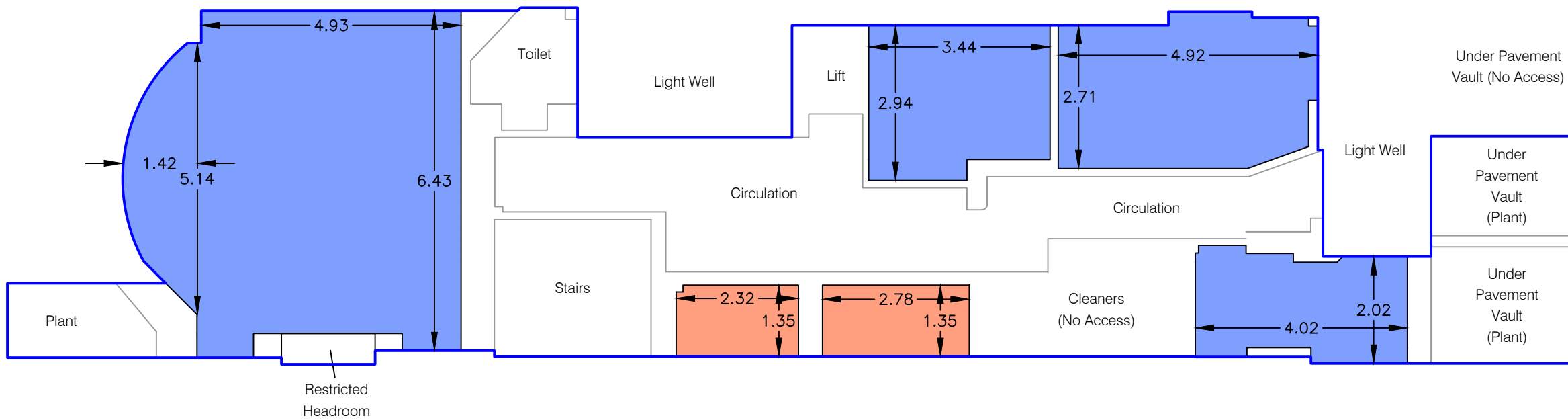
**TOTAL NIA: 74.2 sq m 798 sq ft**

The following areas have been EXCLUDED from the Net Internal Area:

Restricted Headroom 1.0 sq m 11 sq ft

 **GROSS INTERNAL AREA**

**TOTAL GIA 154.2 sq m 1660 sq ft**



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Note:  
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**Drawing No. LF393-NIA-B**

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