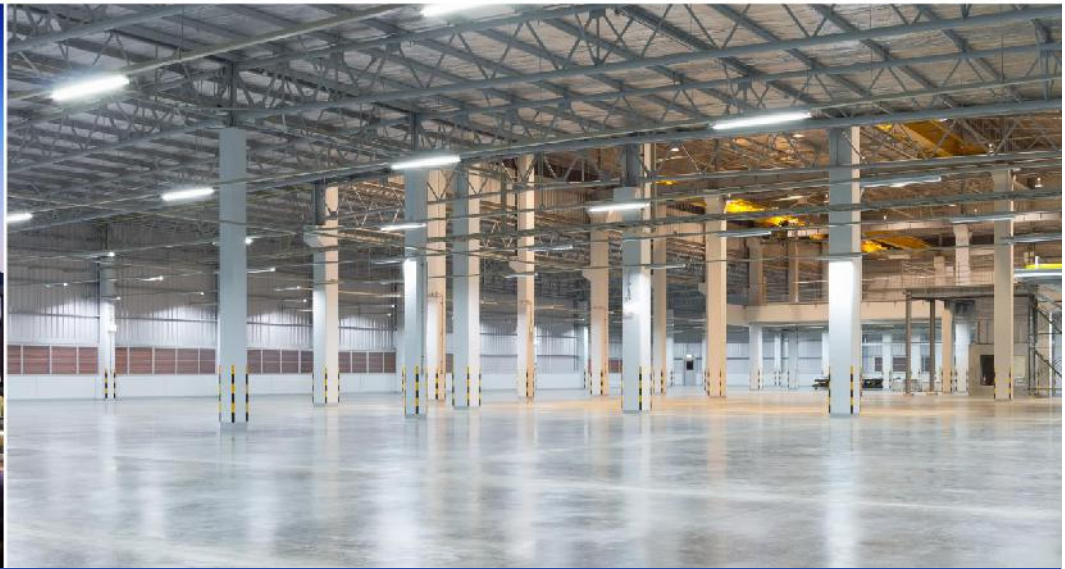




Plowman Craven



AREA MEASUREMENT REPORT (RICS Code of Measuring Practice)

**RIVERSIDE HOUSE
(FOURTH FLOOR SPLIT)
2a Southwark Bridge Road
LONDON
SE1**

Project Number

48088

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Fourth

RIVERSIDE HOUSE (FOURTH FLOOR SPLIT) 2a Southwark Bridge Road LONDON SE1

Report Issue Status

Issue	Date Issued	Status	Change
ACC1	09 January 2023	ORIGINAL	
A	09 January 2023	FINAL	

Survey Report

Introduction

This Area Measurement Survey was originally undertaken by Plowman Craven and its sub-contractors in March 2017, 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 new survey was undertaken in January 2023 of the newly installed party wall. In addition, a verification survey was undertaken. Both surveys were 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.

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.

Scope of Work

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 RICS Property Measurement, 2nd Edition, Jan 2018.

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.

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 imposed restrictions or wall lines obscured by fixtures and fittings, have required professional estimations based upon similar layouts on adjacent floors and on information derived from supplied drawings.

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.

and are calculated using the standard formula:

Zone A + half of Zone B + a quarter of Zone C + an eighth of Zone D + one sixteenth of the remainder.

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.

Report Production

This report includes copies of:

- Property Photographs - illustrating the condition of site at the time of survey
- 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.

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.

Property Photographs



SUMMARY OF AREAS

RIVERSIDE HOUSE, 2a Southwark Bridge Road, LONDON, SE1.

Net Internal Areas

FLOOR	USE	AREA	AREA	INCLUDED AREAS		EXCLUDED AREAS	
		sq m	sq ft	sq m	sq ft	sq m	sq ft
FOURTH	Tenancy A	1163.0	12518			Circulation	5.2 56
	Tenancy B	492.5	5301			Party Walls	1.5 16
	Fourth Floor Total	1655.5	17819				
OVERALL TOTAL		1655.5	17819				

AREA PLAN

RIVERSIDE HOUSE

2a Southwark Bridge Road, LONDON, SE1

Fourth Floor

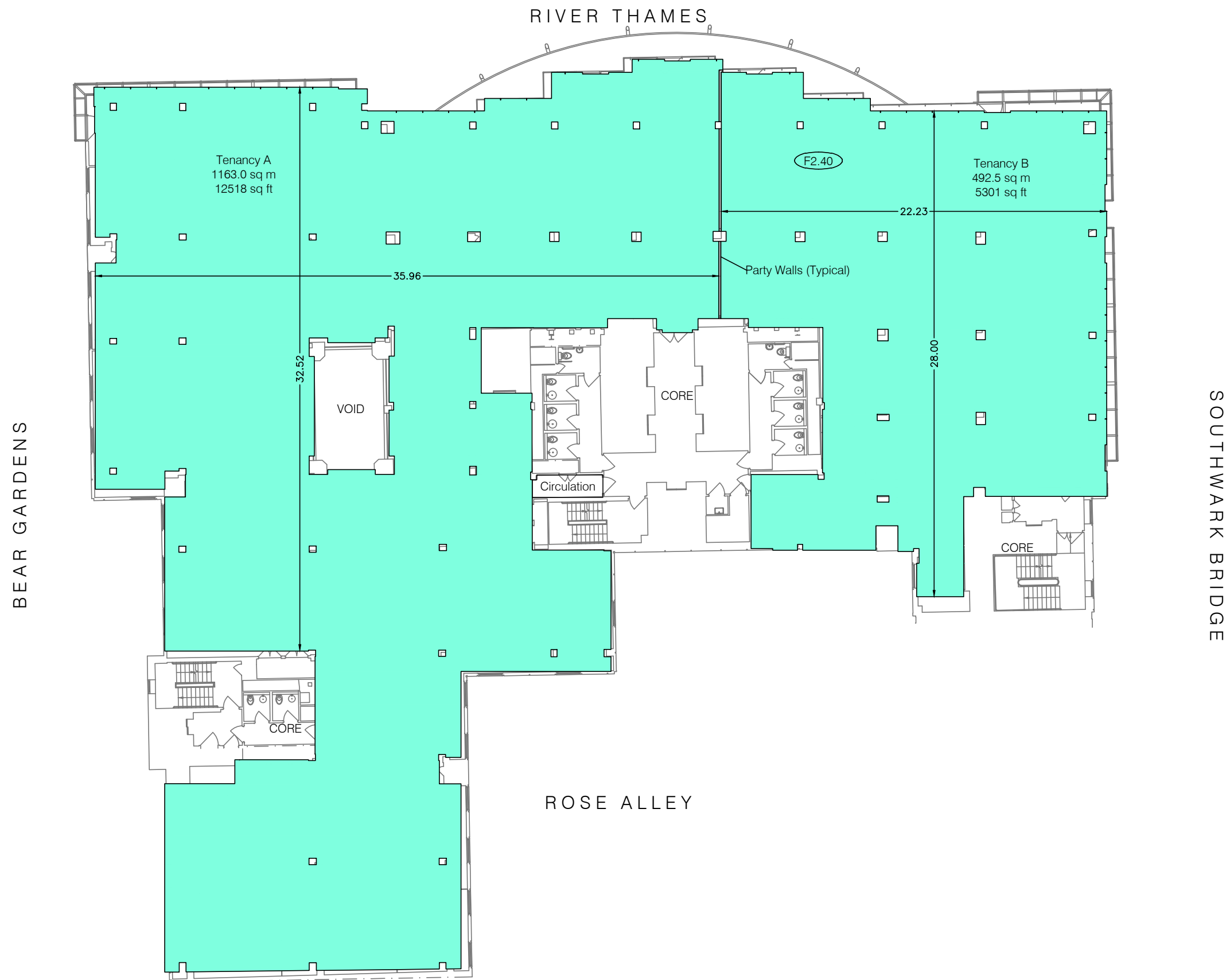
Net Internal Area

OFFICE	1655.5 sq m	17819 sq ft
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TOTAL NIA: 1655.5 sq m 17819 sq ft

The following have been EXCLUDED from the TOTAL NIA:

Circulation	5.2 sq m	56 sq ft
Party Walls	1.5 sq m	16 sq ft



LEGEND
 (F0.00) FLOOR TO FALSE CEILING HEIGHT (METRES)

PRESENTATION SCALE: NOT TO SCALE

ISSUE DATE: January 2023

PC PROJECT No. 48088 REVISION

A

DRAWING No.



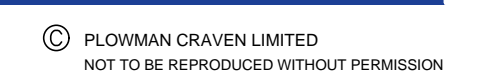
48088-A4

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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.
 The background data shown in grey has been produced by a Third-Party and is shown for reference purposes only. This data may not coincide with the extents of the on-site measurements.

REVISIONS		
Revision	Details	Date
A	Original Issue	January 2023



Plowman Craven

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