



**THE BOWER
4 Roundwood Avenue
Stockley Park
UXBRIDGE
UB11**



**AREA MEASUREMENT REPORT
(RICS Property Measurement)**

www.plowmancraven.co.uk



THE BOWER
4 Roundwood Avenue
Stockley Park
UXBRIDGE
UB11

PROJECT NUMBER

36822



CONTENTS

- Report Issue Status
- Survey Report
- Summary of Areas
- Reference Plans

FLOORS

- Second
- First
- Ground

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

INTRODUCTION

This Area Measurement Survey was undertaken by Plowman Craven in October 2016, in accordance with the guidelines as described in the *RICS Property Measurement, 1st Edition, May 2015*, 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.

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 *RICS Property Measurement, 1st Edition, May 2015*.

SITE SURVEY

Measurements were taken to the internal dominant face of vertical sections within perimeter walls, to the face of walls enclosing standard facility and circulation areas (toilets, stairs, and cores), the constituent parts of the core areas (where applicable) and to the internal face of any included components, such as balconies and roof terraces. Additional measurements were taken to check for internal dominant face positions by measuring feature heights above finished floor level.

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, 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.

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 using computer applications. The appropriate scale used for presentation purposes is stated on the area reference drawings.

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

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 RICS Property Measurement. 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.

REPORT PRODUCTION

This report includes copies of:

- Property Photographs
- A Summary of Areas
- Area Plans - showing the extent of the area measured, identifying specific areas of inclusions/exclusions 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 9001:2008.

SUMMARY OF AREAS

THE BOWER, 4 Roundwood Avenue, Stockley Park, UXBRIDGE, UB11

IPMS 3 - Office

FLOOR	OCCUPANCY	AREA		LIMITED USE AREAS		INCLUSIONS		EXCLUSIONS		NET INTERNAL AREA				
		sq m	sq ft	sq m	sq ft	sq m	sq ft	sq m	sq ft	sq m	sq ft			
SECOND	Single Occupant	4682.4	50401	Area Difference from IDF	1.1	12					4455.4	47957		
				Circulation	214.2	2306								
				Structure	11.7	126								
FIRST	Single Occupant	4504.5	48486	Area Difference from IDF	1.1	12					4255.3	45803		
				Circulation	236.9	2550								
				Structure	11.2	121								
GROUND	Office	4257.2	45824	Area Difference from IDF	52.0	560			Stairs	10.2	110	4195.7	45162	
	Reception	591.1	6363	Structure	9.5	102								
	Ground Floor Total		4848.3	52187										
	TOTAL IPMS 3 - OFFICE AREA		14035.2	151074	TOTAL LIMITED USE AREA	537.7								5789

Conversion Factor: 1 sq m = 10.7639 sq ft
IDF - Internal Dominant Face

These Net Internal Areas have been derived from IPMS 3 - Office area calculations



IPMS AREA PLAN

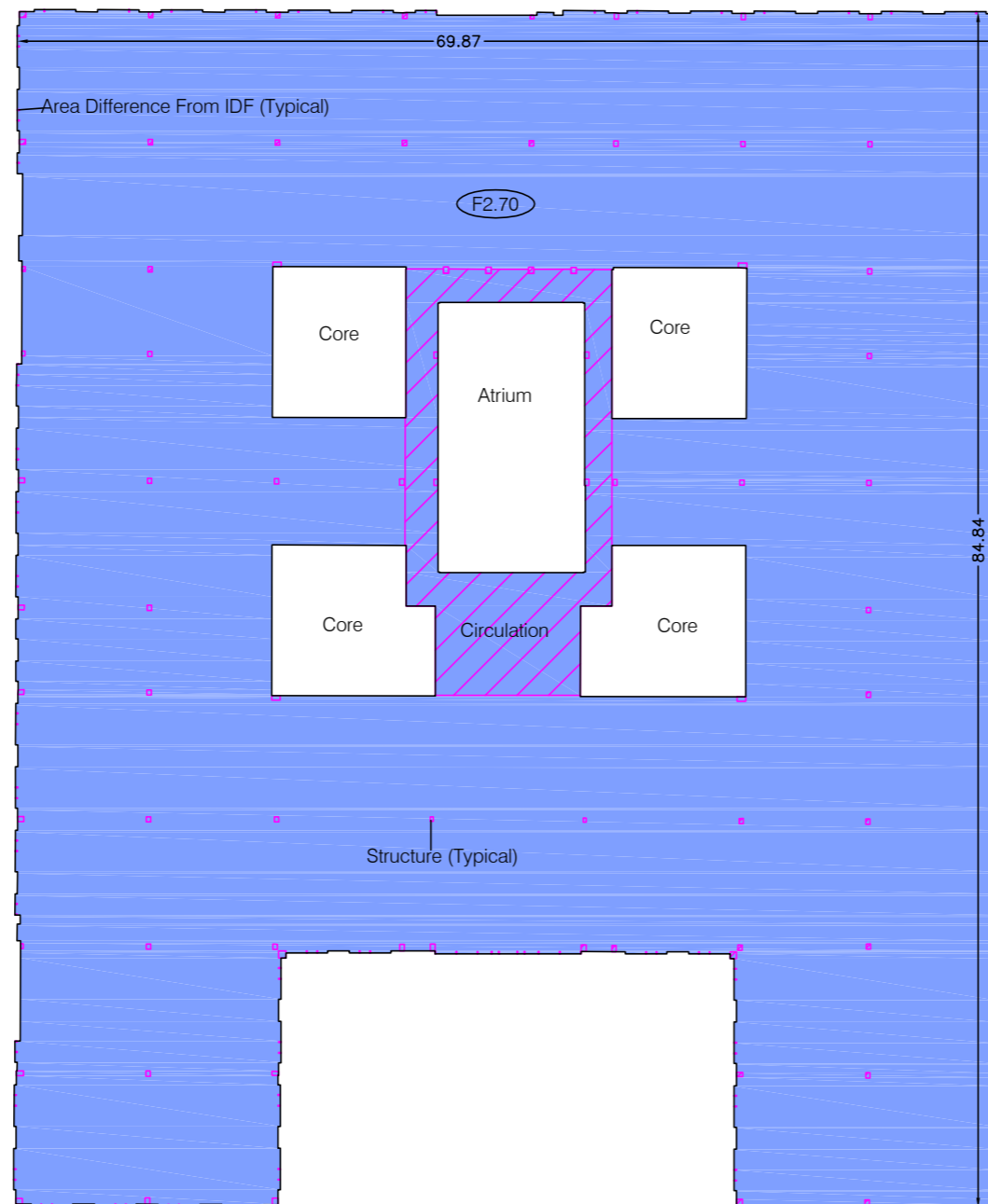
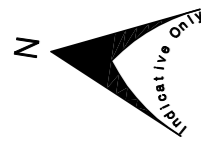
THE BOWER

4 Roundwood Avenue, Stockley Park, UXBRIDGE, UB11

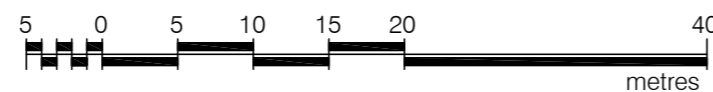
Second Floor

IPMS 3 - Office


	IPMS 3	4682.4 sq m	50401 sq ft
	LIMITED USE AREAS (Included in the Total Area)		
	Area Difference From IDF	1.1 sq m	12 sq ft
	Circulation	214.2 sq m	2306 sq ft
	Structure	11.7 sq m	126 sq ft



ROUNDWOOD AVENUE



LEGEND

	FLOOR TO FALSE CEILING HEIGHT (METRES)
IDF	AREA DIFFERENCE FROM INTERNAL DOMINANT FACE

Dwg No. 36822-IPMS3-A2

Issue A October 2016

Presentation Scale 1:500 @ A3

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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 RICS Property Measurement, 1st edition, May 2015 and indicates the extent of the areas measured, produced to an accuracy commensurate with the standard. It is held in a scaled digital CAD format.

Revisions:
A - Original Issue (October 2016)



IPMS AREA PLAN

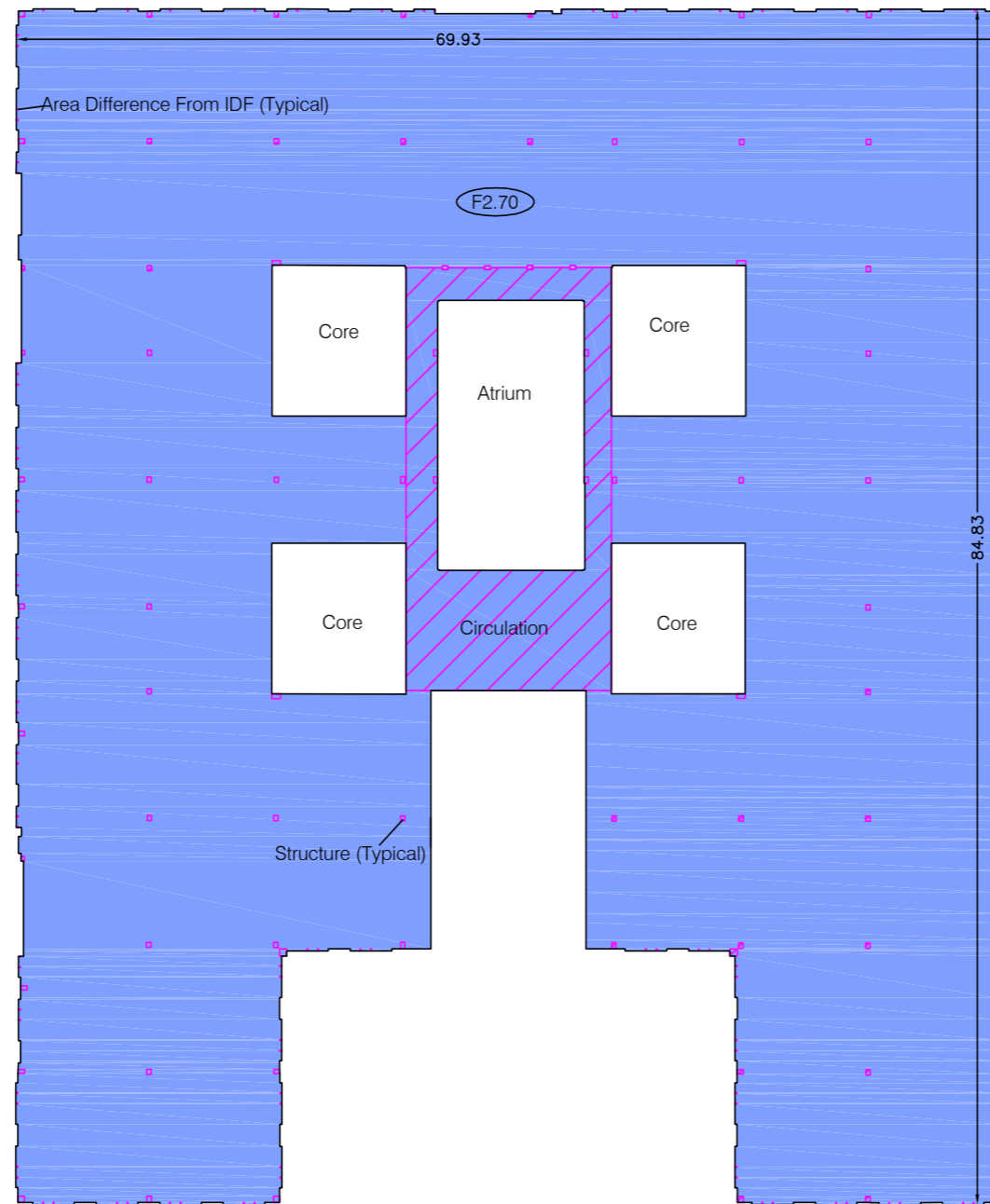
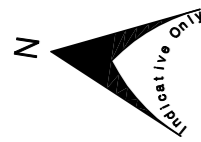
THE BOWER

4 Roundwood Avenue, Stockley Park, UXBRIDGE, UB11

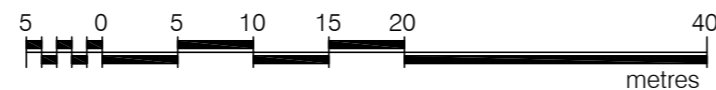
First Floor

IPMS 3 - Office


	IPMS 3	4504.5 sq m	48486 sq ft
	LIMITED USE AREAS (Included in the Total Area)		
	Area Difference From IDF	1.1 sq m	12 sq ft
	Circulation	236.9 sq m	2550 sq ft
	Structure	11.2 sq m	121 sq ft



ROUNDWOOD AVENUE



LEGEND

-  FLOOR TO FALSE CEILING HEIGHT (METRES)
- IDF AREA DIFFERENCE FROM INTERNAL DOMINANT FACE

Dwg No. 36822-IPMS3-A1
 Issue A October 2016
 Presentation Scale 1:500 @ A3

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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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IPMS AREA PLAN

THE BOWER

4 Roundwood Avenue, Stockley Park, UXBRIDGE, UB11

Ground Floor

IPMS 3 - Office

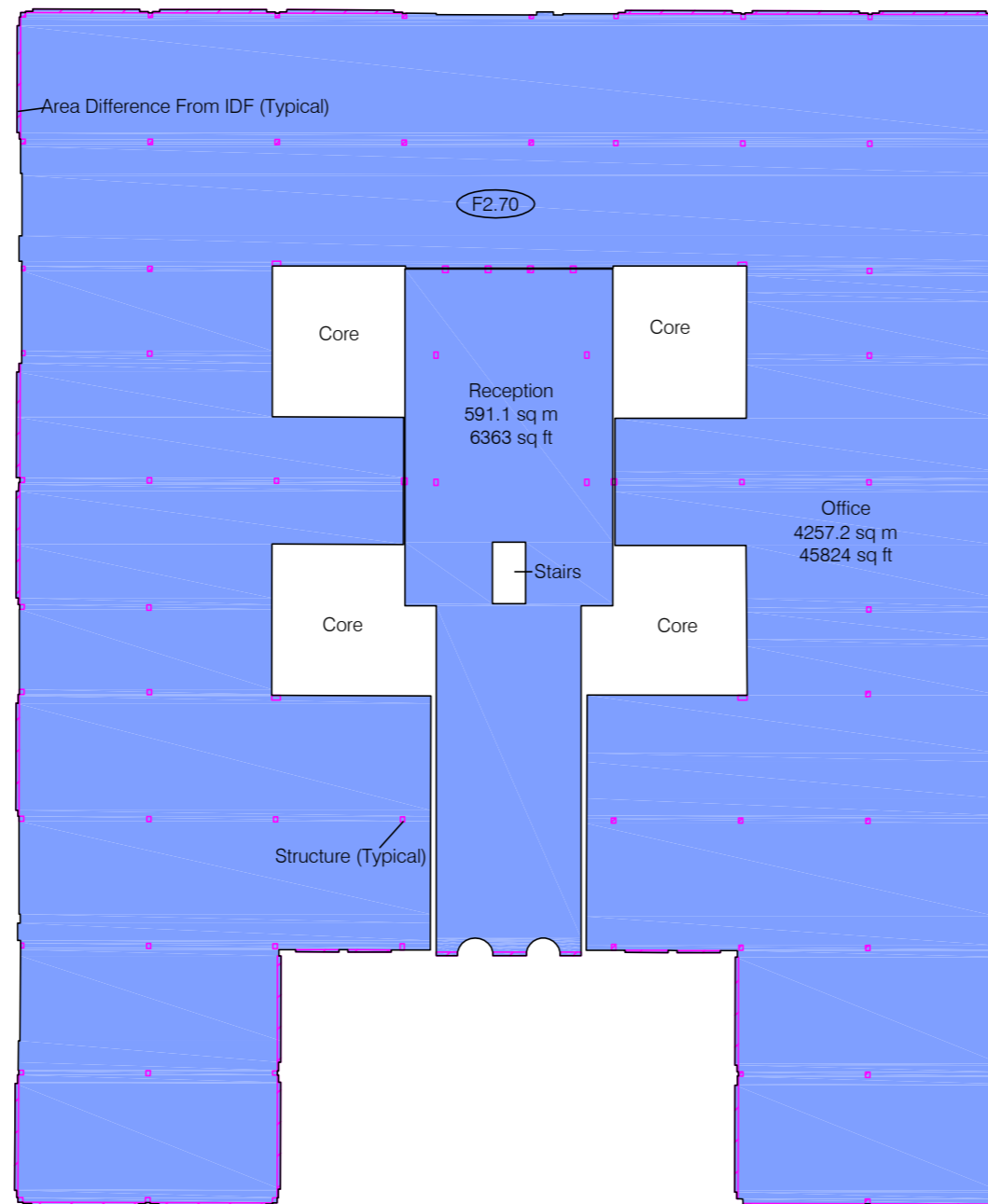
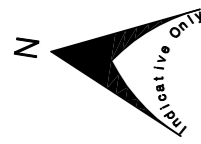
IPMS 3 **4848.3 sq m** **52187 sq ft**

LIMITED USE AREAS (Included in the Total Area)

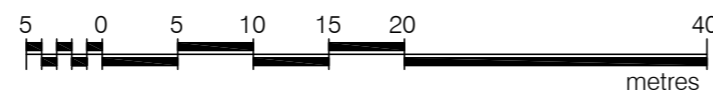
Area Difference From IDF	52.0 sq m	560 sq ft
Structure	9.5 sq m	102 sq ft

The following are EXCLUSIONS from the IPMS 3 - OFFICE TOTAL:

Stairs	10.2 sq m	110 sq ft
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ROUNDWOOD AVENUE



LEGEND

F0.00 FLOOR TO FALSE CEILING HEIGHT (METRES)
 IDF AREA DIFFERENCE FROM INTERNAL DOMINANT FACE

Dwg No. **36822-IPMS3-AG**

Issue A October 2016

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Condition of Site:
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Cat A Fit-Out

Notes:
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