

# AREA MEASUREMENT REPORT (RICS Code of Measuring Practice)

UNITED KINGDOM HOUSE  
180 Oxford Street  
LONDON  
W1D



**Plowman Craven**

[plowmancraven.co.uk](http://plowmancraven.co.uk)

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W1D

Project Number  
33013-004

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**Floors/Levels**

Seventh



[illegible]

## 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, 1<sup>st</sup> 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 January 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 (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.

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.

### 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.

AWAITING COMMENTS

SUMMARY OF AREAS

UNITED KINGDOM HOUSE, 180 Oxford Street, LONDON, W1D

[Property Reference 33013-004  
Net Internal Areas

FLOOR	USE	AREA	AREA	INCLUDED AREAS		EXCLUDED AREAS	
		sq m	sq ft	sq m	sq ft	sq m	sq ft
SEVENTH	Office A	580.1	6245			Door Recess	8.2 88
	Office B	1182.2	12725			Party Walls	5.5 59
	Office C	266.2	2865			Restricted Headroom	25.4 273
	Seventh Floor Total	2028.5	21835				
OVERALL TOTAL		2028.5	21835				

AWAITING COMMENTS



AREA PLAN

UNITED KINGDOM HOUSE

180 Oxford Street, LONDON, W1D

Seventh Floor

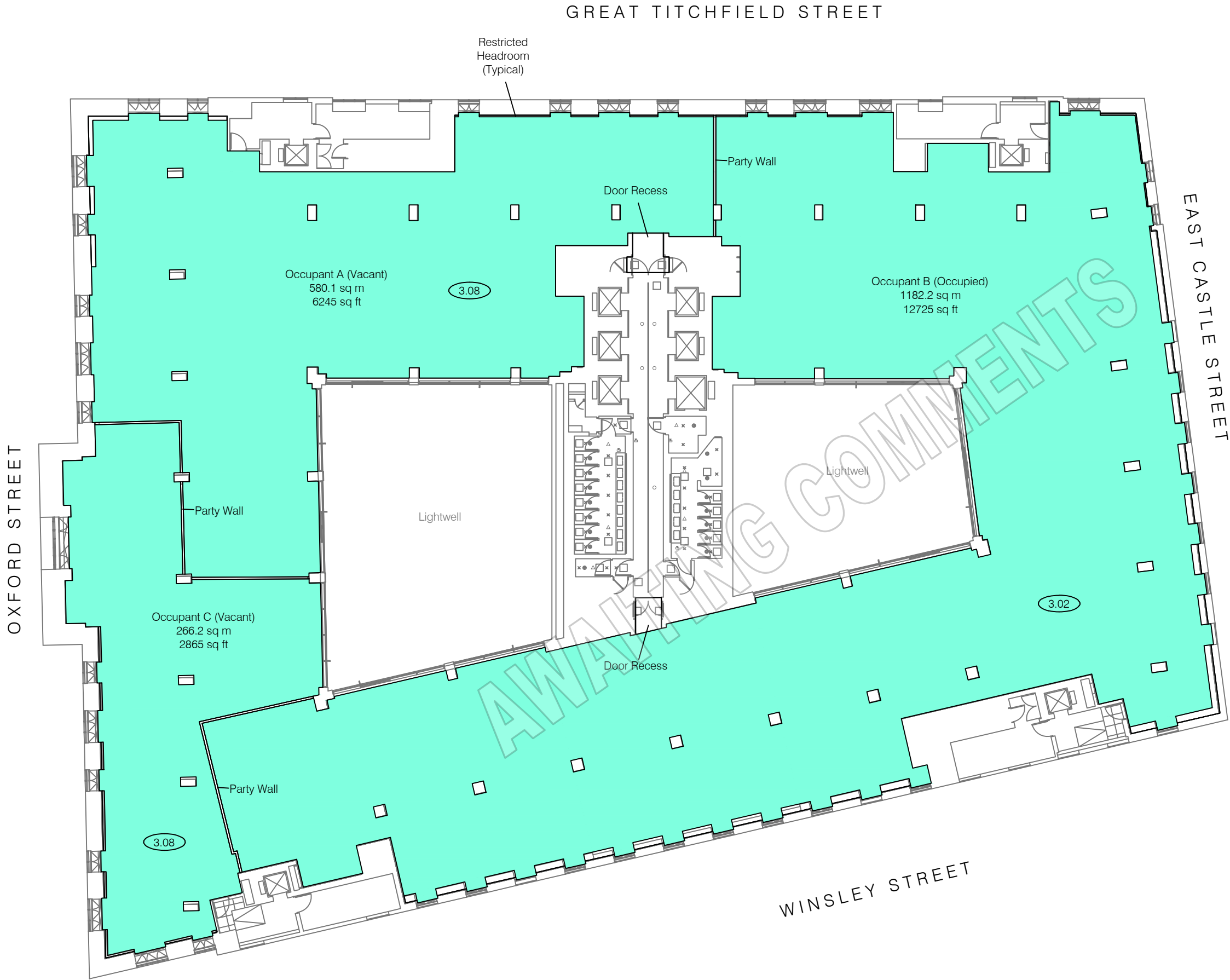
Net Internal Area

OFFICE	2028.5 sq m	21835 sq ft
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TOTAL NIA: 2028.5 sq m 21835 sq ft

The following has been EXCLUDED from the TOTAL NIA:

Door Recess	8.2 sq m	88 sq ft
Party Walls	5.5 sq m	59 sq ft
Restricted Headroom	25.4 sq m	273 sq ft



0.00 FLOOR TO CEILING HEIGHT (METRES)

Dwg No. 33013-004-A7

Issue A December 2016

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.  
  
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:  
A - Original Issue (December 2016)