



# Lane & Frankham



AREA

DOOSAN HOUSE

REFERENCING

Manor Royal

REPORT

CRAWLEY

LF2137

RH10 9AD

## Lane & Frankham Limited

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# AREA REFERENCING REPORT - JOB REF: LF2137-DH

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Report Issue Status \_\_\_\_\_

Survey Report \_\_\_\_\_

Schedules \_\_\_\_\_

Reference Plans \_\_\_\_\_

## Floors Measured

Roof \_\_\_\_\_

Second Floor \_\_\_\_\_

First Floor \_\_\_\_\_

Ground Floor \_\_\_\_\_

Basement \_\_\_\_\_

## AREA REFERENCING REPORT - JOB REF: LF2137-DH

### Report Issue Status

<b>ISSUE</b>	<b>DATE ISSUED</b>	<b>STATUS</b>	<b>CHANGE</b>
<b>A</b>	April 2019	ORIGINAL	

## Survey Report

### 1. INTRODUCTION

This Net and Gross Internal Area survey was undertaken by Lane & Frankham in April 2019 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 office elements were also measured in accordance with The RICS Professional Statement: The RICS Property Measurement 1st edition, May 2015 incorporating the International Property Measurement Standard (IPMS).

#### IPMS 3-Office Definition

The floor area available on an exclusive basis to an occupier, but excluding standard facilities and shared circulation areas, and calculated on an occupier-by-occupier or floor-by-floor basis for each building.

Standard facilities are those parts of a building providing shared or common facilities that typically do not change over time, including for example stairs, escalators, lifts/elevators and motor rooms, toilets cleaners' cupboards, plant rooms, fire refuge areas and maintenance rooms.

The measurement was undertaken by Lane & Frankham's representative at the date of survey, under site conditions at that time and in line Lane & Frankham's standard conditions of contract.

### 2. SCOPE OF WORKS

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.

# AREA REFERENCING REPORT - JOB REF: LF2137-DH

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

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:

- Schedules of Internal Areas
- 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

**SUMMARY OF INTERNAL AREAS**  
DOOSAN HOUSE, Manor Royal, CRAWLEY, RH10

**International Property Measurement Standard**

FLOOR IPMS-3	USE	AREA sq m	AREA sq ft	INCLUDED COMPONENTS		LIMITED USE AREAS			
				sq m	sq ft	sq m	sq ft		
Second	Office	2035.3	21908	Terraces	56.4	607	Internal Dominant Face (IDF) Structure	42.7 7.0	460 75
First	Office	2216.2	23855	Terraces	149.2	1606	Internal Dominant Face (IDF) Structure	42.3 8.0	455 86
Ground	Office	2455.9	26435				Circulation Internal Dominant Face (IDF) Structure Unusable	11.3 44.0 9.0 0.3	122 474 97 3
<b>OVERALL TOTAL</b>		<b>6707.4</b>	<b>72198</b>	<b>Included Component Total</b>	<b>205.6</b>	<b>2213</b>	<b>Limited Use Total</b>	<b>164.6</b>	<b>1772</b>

**SUMMARY OF INTERNAL AREAS**  
DOOSAN HOUSE, Manor Royal, CRAWLEY, RH10



**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
Second	Office	1929.1	20765			Internal Dominant Face (IDF) Structure Terraces	42.7 460 7.0 75 56.4 607
First	Office	2016.9	21710			Internal Dominant Face (IDF) Structure Terraces	42.3 455 8.0 86 149.2 1606
Ground	Office	2391.0	25736			Circulation Internal Dominant Face (IDF) Structure Unusable  Structure Unusable	11.3 122 44.0 474 9.0 97 0.3 3  9.0 97 0.7 8
Basement	Storage	117.8	1268				
<b>TOTAL</b>		<b>6454.8</b>	<b>69479</b>				

**GROSS INTERNAL AREAS (GIA)**

FLOOR GIA	USE	AREA sq m	AREA sq ft	INCLUDED AREAS		EXCLUDED AREAS	
				sq m	sq ft	sq m	sq ft
Roof	Plant	243.1	2617				
Second	Office	2160.5	23255				
First	Office	2257.9	24304				
Ground	Office	2613.4	28130				
Basement	Storage	166.8	1795				
<b>TOTAL</b>		<b>7441.7</b>	<b>80101</b>				

# AREA PLAN

## DOOSAN HOUSE

Manor Royal, CRAWLEY, RH10

### Roof

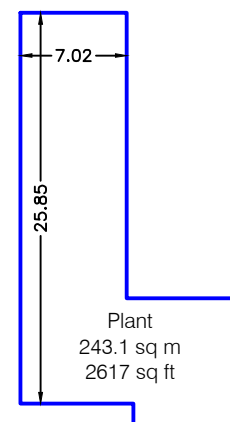
#### Gross Internal Area



GIA

243.1 sq m

2617 sq ft



#### Notes:

(X.XX)- Floor to Ceiling Height (Metres)

A dashed line denotes assumed -no access at time of survey.

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.

**Dwg No. LF2137-DH-AREA-AR**

Issue A

April 2019

Scaled for presentation - 1:500 @ A3

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# AREA PLAN

## DOOSAN HOUSE

Manor Royal, CRAWLEY, RH10

### Second Floor

#### IPMS3 Office Area Plan

**IPMS 3**                      **2035.3 sq m**      **21908 sq ft**

The following areas are 'Component' Areas within the TOTAL Area:

 Terraces                                      56.4 sq m      607 sq ft

The following areas are 'Limited Use' Areas within the TOTAL Area:

 Internal Dominant Face (IDF)                      42.7 sq m      460 sq ft

 Structure    7.0 sq m      75 sq ft

#### Net Internal Area

**NIA**                                      **1929.1 sq m**      **20765 sq ft**

The following has been EXCLUDED from the TOTAL NIA:

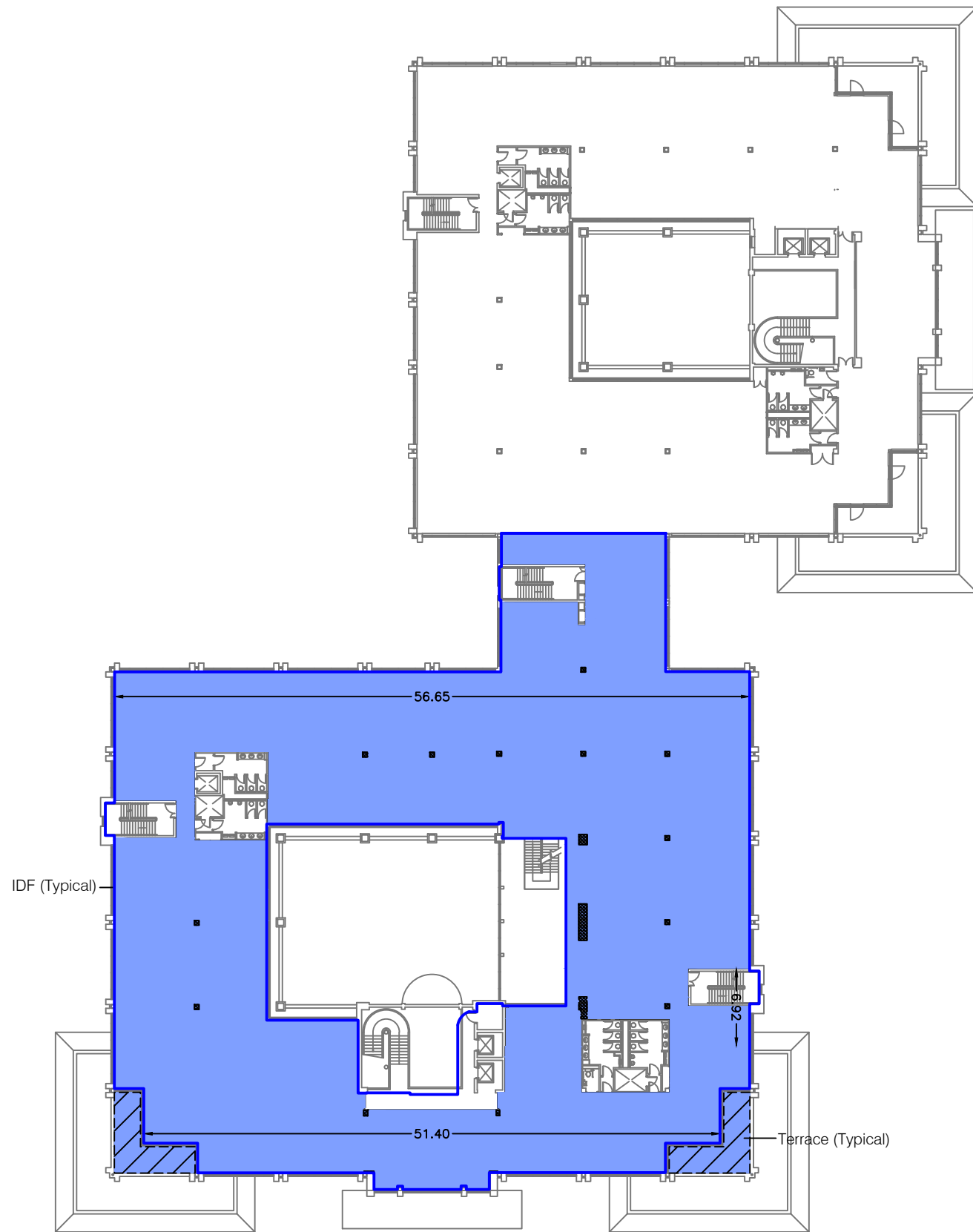
Internal Dominant Face (IDF)                      42.7 sq m      460 sq ft

Structure    7.0 sq m      75 sq ft

Terraces    56.4 sq m      607 sq ft

#### Gross Internal Area

**GIA**    **2160.5 sq m**      **23255 sq ft**



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#### Notes:

(X.XX) - Floor to Ceiling Height (Metres)

A dashed line denotes assumed -no access at time of survey.

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.

**Dwg No. LF2137-DH-AREA-A2**

Issue A

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# AREA PLAN

## DOOSAN HOUSE

Manor Royal, CRAWLEY, RH10

### First Floor

#### IPMS3 Office Area Plan

**IPMS 3**                      **2216.2 sq m**      **23855 sq ft**

The following areas are 'Component' Areas within the TOTAL Area:

 Terraces                                      149.2 sq m      1606 sq ft

The following areas are 'Limited Use' Areas within the TOTAL Area:

 Internal Dominant Face (IDF)                      42.3 sq m      455 sq ft

 Structure    8.0 sq m      86 sq ft

#### Net Internal Area

**NIA**                                      **2016.9 sq m**      **21710 sq ft**

The following has been EXCLUDED from the TOTAL NIA:

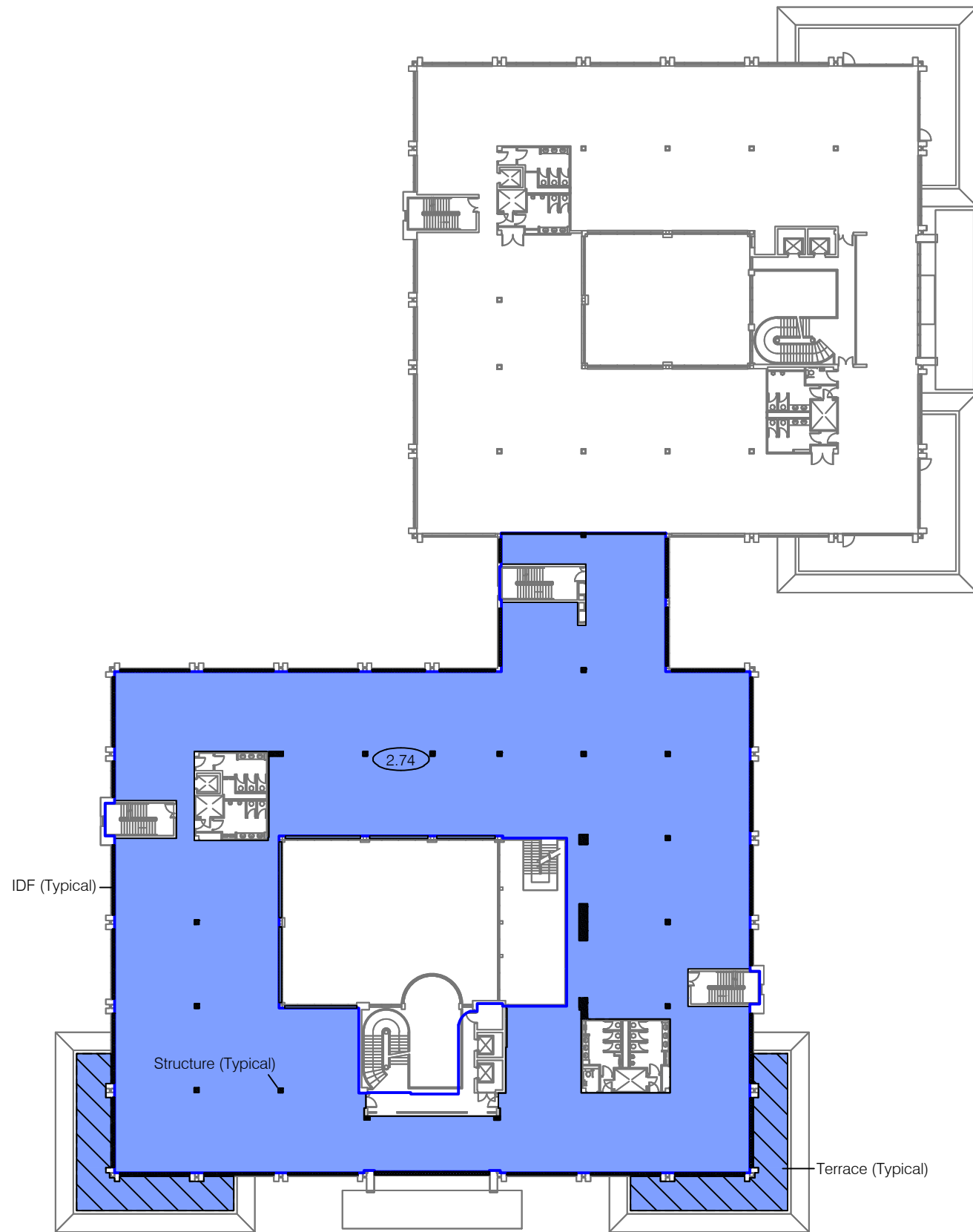
Internal Dominant Face (IDF)                      42.3 sq m      455 sq ft

Structure    8.0 sq m      86 sq ft

Terraces    149.2 sq m      1606 sq ft

#### Gross Internal Area

**GIA**    **2257.9 sq m**      **24304 sq ft**



MANOR ROYAL

#### Notes:

(X.XX) - Floor to Ceiling Height (Metres)

A dashed line denotes assumed -no access at time of survey.

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.

**Dwg No. LF2137-DH-AREA-A1**

Issue A

April 2019

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# AREA PLAN

## DOOSAN HOUSE

Manor Royal, CRAWLEY, RH10

### Ground Floor

#### IPMS3 Office Area Plan

**IPMS 3**      **2455.9 sq m**      **26435 sq ft**

#### LIMITED USE AREAS

The following areas are 'Limited Use' Areas within the TOTAL Area:

	Circulation	11.3 sq m	122 sq ft
	Internal Dominant Face (IDF)	44.0 sq m	474 sq ft
	Structure	9.0 sq m	97 sq ft
	Unusable	0.3 sq m	3 sq ft

#### Net Internal Area

**NIA**      **2391.0 sq m**      **25736 sq ft**

The following has been EXCLUDED from the TOTAL NIA:

Circulation	11.3 sq m	122 sq ft
Internal Dominant Face (IDF)	44.0 sq m	474 sq ft
Structure	9.0 sq m	97 sq ft
Unusable	0.3 sq m	3 sq ft

#### Gross Internal Area

**GIA**      **2613.4 sq m**      **28130 sq ft**

#### Notes:

(X.XX) - Floor to Ceiling Height (Metres)

A dashed line denotes assumed - inaccessible due to fit out.

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.

#### Dwg No. LF2137-DH-AREA-AG

Issue A

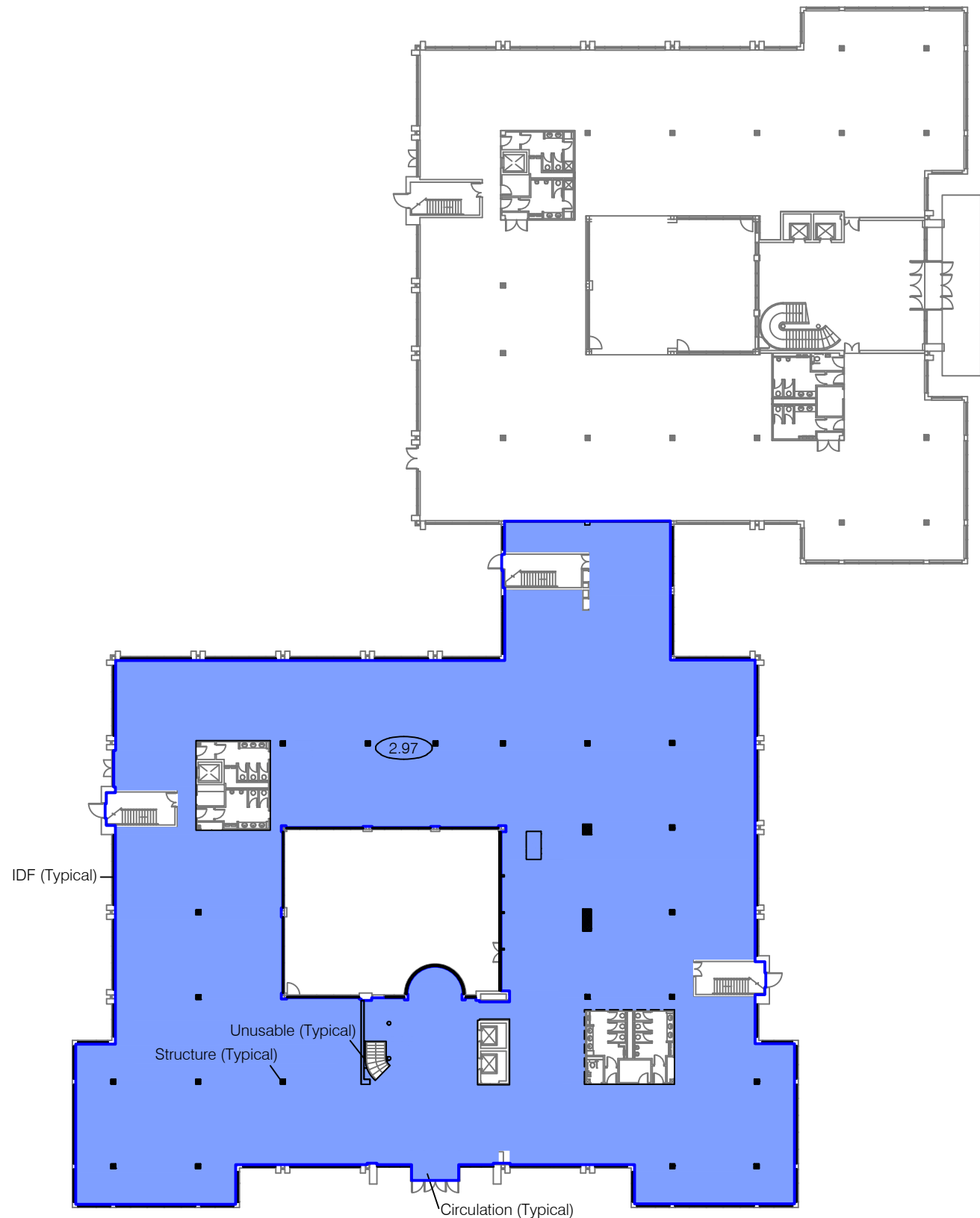
April 2019

Scaled for presentation - 1:500 @ A3

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## AREA PLAN

### DOOSAN HOUSE

Manor Royal, CRAWLEY, RH10

#### Basement

##### IPMS3 Office Area Plan

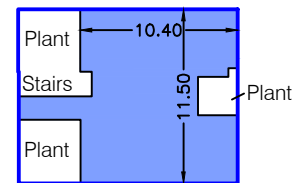
	IPMS 3	117.8 sq m	1268 sq ft
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##### Net Internal Area

	NIA	117.8 sq m	1268 sq ft
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##### Gross Internal Area

	GIA	166.8 sq m	1795 sq ft
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MANOR ROYAL

Notes:

(X.XX) - Floor to Ceiling Height (Metres)

A dashed line denotes assumed - inaccessible due to fit out.

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.

**Dwg No. LF2137-DH-AREA-AB**

Issue A

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