 ROBERTSON
ELLIOT

1-10 The Marsh, Hythe, Southampton,
Hampshire, SO45 6AL

Client: Evolve Estates Ltd

Completed by: Daniel Elliot

Checked by: Anthony Howcroft MRICS

Date: 28th June 2024

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1. Introduction

- 1.1 This area report was carried out for Evolve Estates Ltd by Robertson Elliot Ltd following the guidelines outlined in the Royal Institute of Chartered Surveyors '*Code of Measurement Practice*' 6th Edition.

2. Scope of Works

- 2.1 This report on 1-10 The Marsh, Hythe, Southampton, Hampshire, SO45 6AL contains NIA, ITZA and GIA areas of all units as instructed.
- 2.2 The property was measured by Robertson Elliot Ltd. under site conditions at the time of survey.
- 2.3 Area schedule and indicative reference plans can be found in Section 7. They cannot be used for architectural use. Hard copies will be chargeable.
- 2.4 Unless mezzanines are outlined in the tenancy schedule, or stated at the outset, if found onsite these may not have been measured due to being tenant fit out.
- 2.5 Should you provide any documentation, such as license for alterations, and ask us to read these documents or alter our draft areas after they have been submitted for your approval, there will be an additional fee of our hourly rates plus VAT.

3. Site Survey

- 3.1 Measurements were made to the dominant internal face (outlined in the Royal Institute of Chartered Surveyors '*Code of Measurement Practice*' 6th Edition) of perimeter walls as well as walls enclosing toilet and core areas. All columns, partitions and structures were measured and excluded from the area calculation, as necessary.
- 3.2 Building dimensions were measured using laser scanning equipment, with check measurements made with a Leica "Disto" laser measurer. This is to ensure all wall dimensions are accurate.
- 3.3 Any areas which were not accessible at the time of survey were estimated professionally using all information available. On the plans these are shown as hatched to identify estimated areas.

4. Area Calculations

- 4.1 We aim to complete the survey to the highest accuracy possible; this is dependent on the equipment used to capture relevant site data, the access and site conditions afforded, and the time allocated to complete the work.
- 4.2 The software used to produce accurate drawings using the information collected on site is AutoCAD. This software is also used to calculate area values. Polygons can be created which outline the perimeter of the relevant area. Then the area is calculated using the area function within AutoCAD.
- 4.3 The relevant scale of the area reference drawings is stated on the drawings.
- 4.4 The areas are summarised on a schedule for easy reference. However, the two elements (the plans and the schedule) of the document should be read together as there may be information on one that is not contained on the other.
- 4.5 Area measurements will be presented in both square metres and square feet. Square metres are converted to square feet using a factor of 10.764.

5. Quality Control

- 5.1 All drawings and areas produced have been checked in accordance with the company's measurement standard and quality control as well as the RICS standards.
- 5.2 Any measurements found to exceed the tolerances outlined in RICS *Measured Surveys of Land, Buildings and Utilities, 3rd edition* guidance, were remeasured on site to maintain high levels of accuracy.
- 5.3 All figures and drawings are put through our quality control process as standard to identify any errors before delivery.
- 5.4 There are several procedures which form part of the quality control process. They are in place to minimise errors and ensure area figures delivered are accurate. They include:
- Dimensions recorded on site are within the necessary tolerance of our check measurements.
 - Equipment checks and calibrations are in place to maintain the accuracy of measurements.
 - Software checks are made to confirm the accuracy of the area calculation.

6. Letter of Reliance

- 6.1 Assignable Letters of Reliance are covered under our Professional Indemnity Insurance Cover (PI). Each report will have one assignable letter of reliance. Additional assignments will be chargeable at £850 (Eight Hundred and Fifty Pounds) plus VAT per assignment.
- 6.2 The Professional Indemnity cover is limited to a liability of £5,000,000 (five million pounds), any requirement to extend the current liability above £5,000,000 (five million pounds) will be an additional £850 (Eight Hundred and Fifty Pounds) plus VAT.
- 6.3 The standard cover is for 6 years, and should you wish to extend this, the cost will be £250 (Two Hundred and Fifty Pounds) plus VAT per year.



7. Results

7.1. Area Summary

Unit	Floor	Zone	NIA		ITZA		GIA	
			Area sq m	Area sq ft	Area sq m	Area sq ft	Area sq m	Area sq ft
Unit 2	Ground	A	34.92	376	34.92	376		
		B	19.96	215	9.98	107		
			54.88	591	44.90	483	58.72	632
	First		12.91	139	1.29	14	18.57	200
			67.79	730	46.19	497	77.29	832
Unit 4	Ground	A	31.31	337	31.31	337		
		B	28.27	304	14.14	152		
			59.58	641	45.45	489	61.87	666
	First		21.29	229	2.13	23	25.29	272
			80.87	870	47.57	512	87.16	938
Unit 6	Ground	A	30.16	325	30.16	325		
		B	24.81	267	12.41	134		
			54.97	592	42.57	458	60.17	648
	First		18.34	197	1.83	20	24.86	268
			73.31	789	44.40	478	85.03	915
Unit 8	Ground	A	22.55	243	22.55	243		
		B	20.07	216	10.04	108		
			42.62	459	32.59	351	44.52	479
Unit 10	Ground	A	31.67	341	31.67	341		
		B	23.84	257	11.92	128		
			55.51	598	43.59	469	62.07	668
	First		21.28	229	2.13	23	25.71	277
			76.79	827	45.72	492	87.78	945
Total			341.38	3,675	216.47	2,330	381.78	4,109

Dimensions are measured in meters and areas converted from m² to ft² using a factor of 10.7639.

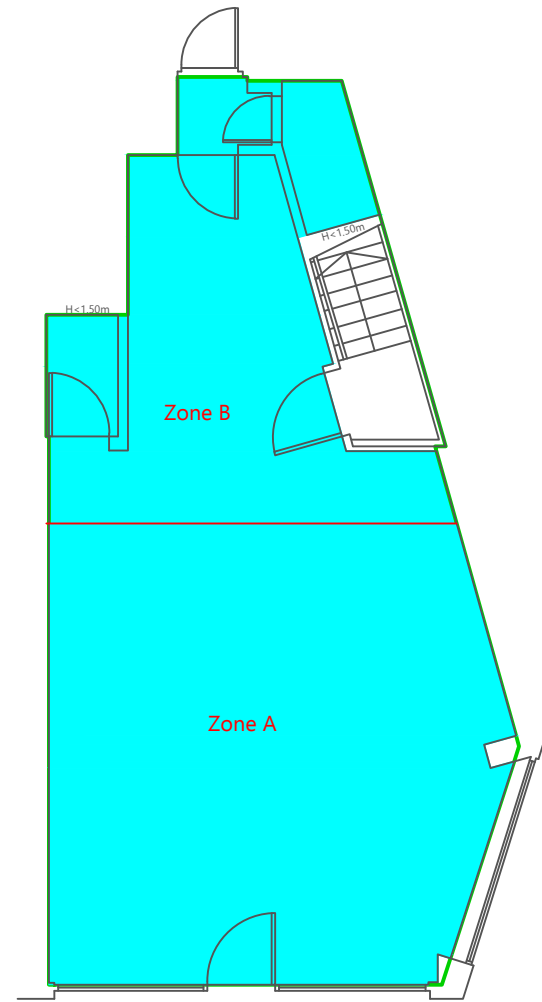
Zone B has been quantified as A/2 for ITZA

Zone C has been quantified as A/4 for ITZA

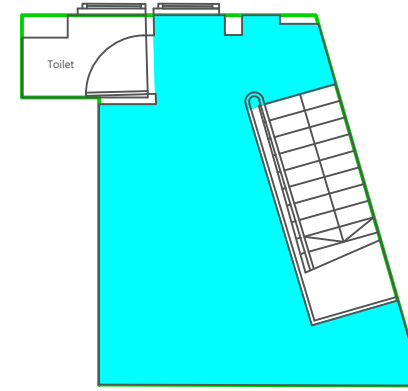
Zone D has been quantified as A/8 for ITZA

All other floors has been quantified as A/10 for ITZA

7.2. Drawings



Groundfloor



First Floor

Net Internal Area

67.79 sq m 730 sq ft

ITZA

46.19 sq m 497 sq ft

Gross Internal Area

77.29 sq m 832 sq ft

1-10 The Marsh, Hythe, Southampton, Hampshire, SO45 6AL
Address

Unit 2

Revision	Job No	Date
1	130	28.06.2024
Scale	Drawn By	Checked By
1:100@A3	AL	DE



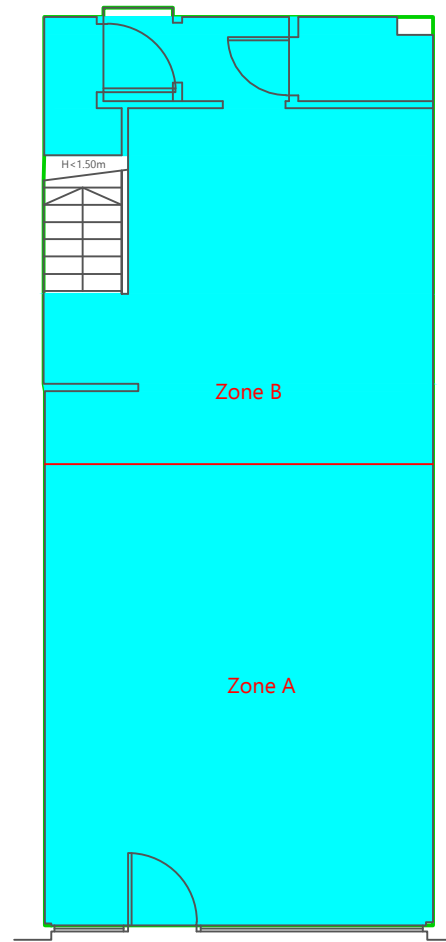
Notes:

- Dimensions are measured in meters
- Areas converted from m² to ft² using a factor of 10.764.
- All dimensions should be checked on site prior to construction.
- Hatching indicates inaccessible areas where a professional estimated has been made
- Assumed wall lines are shown as dashed.

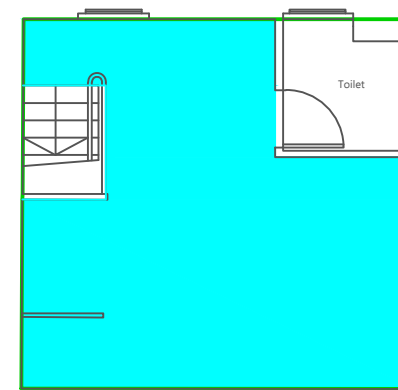


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Manchester
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Groundfloor



First Floor

Net Internal Area

80.87 sq m 870 sq ft

ITZA

47.57 sq m 512 sq ft

Gross Internal Area

87.16 sq m 938 sq ft

1-10 The Marsh, Hythe, Southampton, Hampshire, SO45 6AL
Address

Unit 4

Revision	Job No	Date
1	130	28.06.2024
Scale	Drawn By	Checked By
1:100@A3	AL	DE



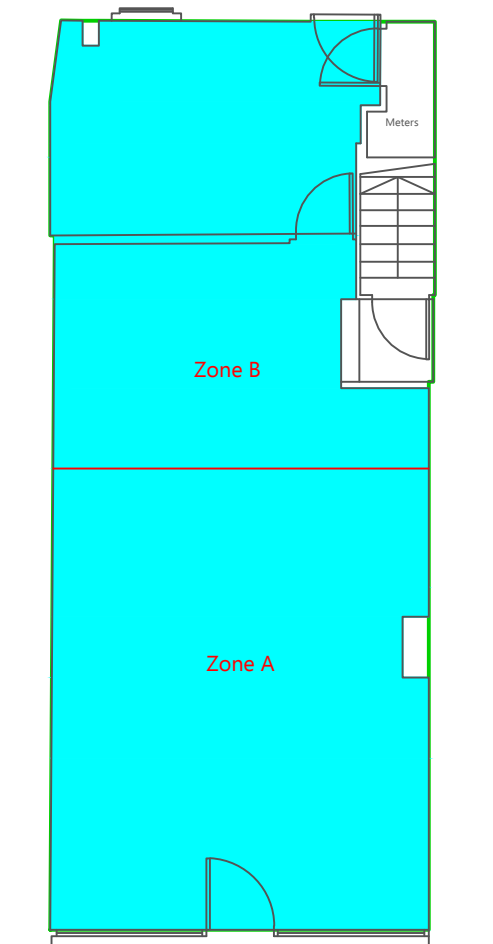
Notes:

- Dimensions are measured in meters
- Areas converted from m² to ft² using a factor of 10.764.
- All dimensions should be checked on site prior to construction.
- Hatching indicates inaccessible areas where a professional estimated has been made
- Assumed wall lines are shown as dashed.

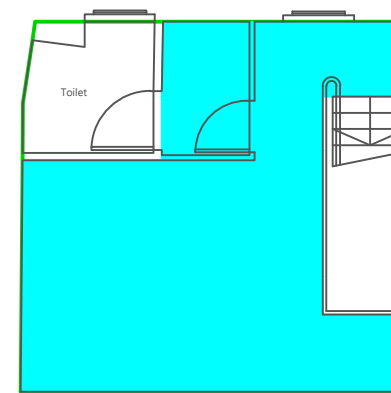


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Groundfloor



First Floor

Net Internal Area

73.31 sq m 789 sq ft

ITZA

44.40 sq m 478 sq ft

Gross Internal Area

85.03 sq m 915 sq ft

1-10 The Marsh, Hythe, Southampton, Hampshire, SO45 6AL
Address

Unit 6

Revision	Job No	Date
1	130	28.06.2024

Scale	Drawn By	Checked By
1:100@A3	AL	DE



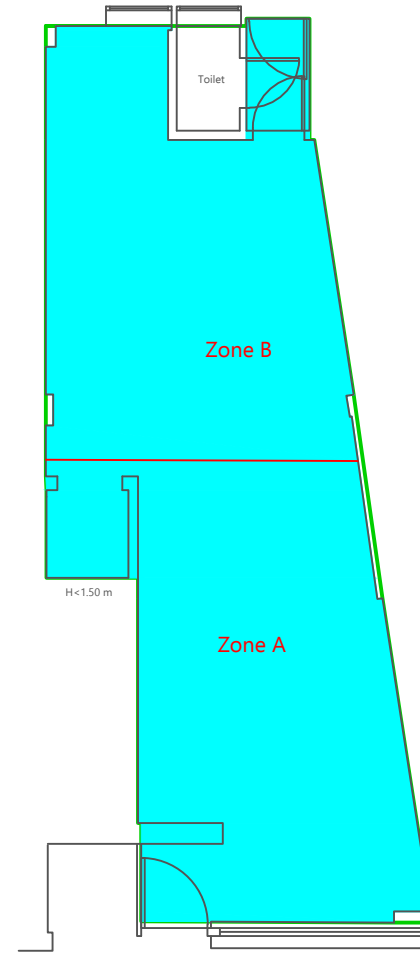
Notes:

- Dimensions are measured in meters
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Net Internal Area

42.62 sq m 459 sq ft

ITZA

32.59 sq m 351 sq ft

Gross Internal Area

44.52 sq m 479 sq ft

1-10 The Marsh, Hythe, Southampton, Hampshire, SO45 6AL
Address

Unit 8

Revision	Job No	Date
1	130	28.06.2024
Scale	Drawn By	Checked By
1:100@A3	AL	DE



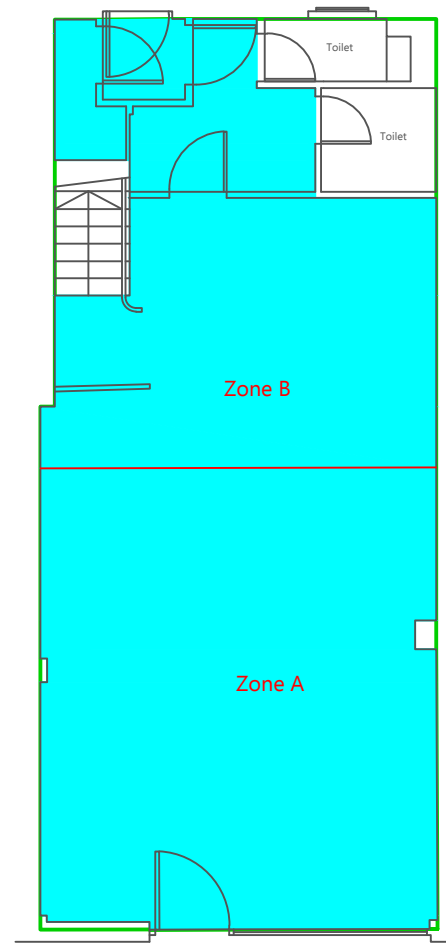
Notes:

- Dimensions are measured in meters
- Areas converted from m² to ft² using a factor of 10.764.
- All dimensions should be checked on site prior to construction.
- Hatching indicates inaccessible areas where a professional estimated has been made
- Assumed wall lines are shown as dashed.

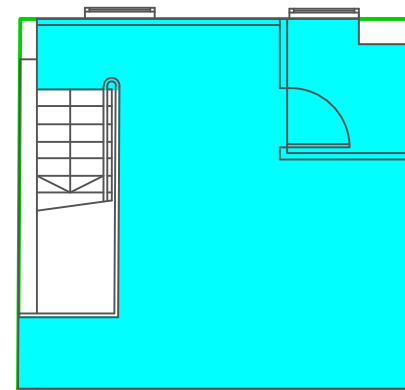


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Groundfloor



First Floor

Net Internal Area

76.79 sq m 827 sq ft

ITZA

45.72 sq m 492 sq ft

Gross Internal Area

87.78 sq m 945 sq ft

1-10 The Marsh, Hythe, Southampton, Hampshire, SO45 6AL
Address

Unit 10

Revision 1	Job No 130	Date 28.06.2024
Scale 1:100@A3	Drawn By AL	Checked By DE



Notes:

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- All dimensions should be checked on site prior to construction.
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