



# Lane & Frankham



AREA

22-26

REFERENCING  
REPORT  
LF4324-10

NEW GEORGE STREET  
PLYMOUTH  
PL1 1RL

## Lane & Frankham Limited

### London

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Registered Office: Irene House Five Arches Business Park Sidcup Kent DA14 5AE  
Registered in England & Wales Company Registration Number: 08357709

# AREA REFERENCING REPORT - JOB REF: LF4324-10

## Contents

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

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

Schedules \_\_\_\_\_

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

## Units Measured

22-24 New George Street \_\_\_\_\_

26 New George Street \_\_\_\_\_

## AREA REFERENCING REPORT - JOB REF: LF4324-10

### Report Issue Status

<b>ISSUE</b>	<b>DATE ISSUED</b>	<b>STATUS</b>	<b>CHANGE</b>
<b>A</b>	August 2022	ORIGINAL	

# AREA REFERENCING REPORT - JOB REF: LF4324-10

## Survey Report

### 1. INTRODUCTION

This net and gross Internal Area survey was undertaken by Lane & Frankham in August 2022, 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 measurement was undertaken by Lane & Frankham's representative at the date of survey, under site conditions at that time and in line with Lane & Frankham's standard conditions of.

### 2. SCOPE OF WORKS

Internal area measurements were required for all levels of the units stated.

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.

Dimensions, using a steel tape and "Leica Disto" laser device, were taken between turning points around the walls. These were recorded manually on sketches or tablet computers, 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.

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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 meters 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

22-24 New George Street, Plymouth, PL1

FLOOR NIA	USE	AREA sq m	AREA sq ft	IPMS 3 INCLUDED AREAS		EXCLUDED AREAS	
				sq m	sq ft	sq m	sq ft
SECOND	Office/Staff	40.6	437			Stairs 1	23.2 250
	Storage	372.4	4008			Stairs 2	11.3 122
	<b>Sub Total</b>	<b>413.0</b>	<b>4445</b>			Stairs 3	8.8 95
FIRST	Office/Staff	54.0	581			Lift	9.9 107
	Office	272.1	2929			Toilets	8.4 90
	Storage	68.5	737			Stairs 1	21.0 226
	<b>Sub Total</b>	<b>394.6</b>	<b>4247</b>			Stairs 2	13.6 146
						Stairs 3	18.7 201
<b>RETAIL AREA</b>						Lift	10.1 109
GROUND	Zone A	63.5	684			Toilets	8.4 90
	Zone B	73.9	795			Stairs 1	11.3 122
	Zone C	74.3	800			Stairs 2	12.2 131
	Zone D	53.4	575			Access	11.3 122
	Remainder	14.7	158			Lift	9.2 99
	<b>Retail Sub Total</b>	<b>279.8</b>	<b>3012</b>			Toilets	3.6 39
<b>TOTAL</b>		<b>1087.4</b>	<b>11704</b>				

REDUCED AREA (ITZA)				
ZONE	SQ FT	FACTOR	ITZA	
Zone A	684	@ 1	684	
Zone B	795	@ 1/2	398	
Zone C	800	@ 1/4	200	
Zone D	575	@ 1/8	72	
Remainder	158	@ 1/16	10	
<b>Total</b>	<b>3012</b>		<b>1363</b>	

SHOP DIMENSIONS	Metres	Feet	Inches
Gross Frontage	12.95	42	6
Net Frontage	12.15	39	10
Shop Depth	21.17	69	5
Shop Width	12.24	40	2

### GROSS INTERNAL AREAS (GIA)

FLOOR	USE	AREA sq m	AREA sq ft	INCLUDED AREAS		EXCLUDED AREAS	
				sq ft	sq ft	sq m	sq ft
SECOND	Storage	<b>477.2</b>	<b>5137</b>				
FIRST	Storage	<b>472.8</b>	<b>5089</b>				
GROUND	Retail	<b>328.7</b>	<b>3538</b>				
<b>TOTAL</b>		<b>1278.7</b>	<b>13764</b>				

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CORNWALL STREET

# AREA PLAN

## 22-24 NEW GEORGE STREET

PLYMOUTH, PL1

### Ground Floor

#### Net Internal Area

<span style="color: #00AEEF;">■</span> NIA - Retail	279.8 sq m	3012 sq ft
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The following has been EXCLUDED from the TOTAL NIA:

Stairs 1	11.3 sq m	122 sq ft
Stairs 2	12.2 sq m	131 sq ft
Access	11.3 sq m	122 sq ft
Lift	9.2 sq m	99 sq ft
Toilets	3.6 sq m	39 sq ft

### First Floor

#### Net Internal Area

<span style="color: #4F81BD;">■</span> NIA - Office/Staff	54.0 sq m	581 sq ft
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<span style="color: #4F81BD;">■</span> NIA - Office	272.1 sq m	2929 sq ft
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<span style="color: #E67E22;">■</span> NIA - Store	68.5 sq m	737 sq ft
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The following has been EXCLUDED from the TOTAL NIA:

Stairs 1	21.0 sq m	226 sq ft
Stairs 2	13.6 sq m	146 sq ft
Stairs 3	18.7 sq m	201 sq ft
Lift	10.1 sq m	109 sq ft
Toilets	8.4 sq m	90 sq ft

### Gross Internal Area

<span style="color: #000000;">□</span> GIA	1278.7 sq m	13764 sq ft
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Notes:

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 NoLF4324-10-22-24NGS-AREA-G

Issue A

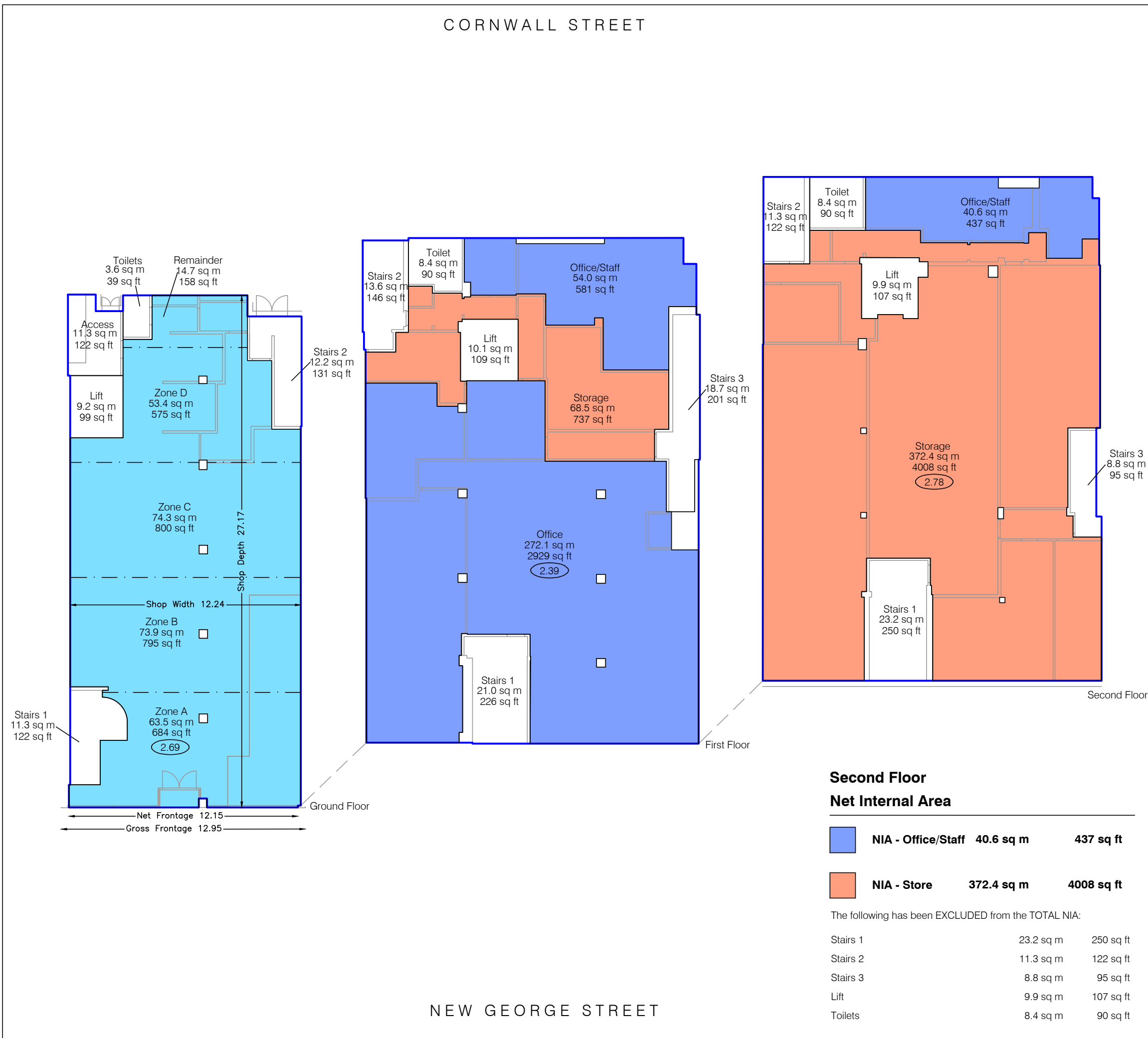
September 2022

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### Second Floor

#### Net Internal Area

<span style="color: #4F81BD;">■</span> NIA - Office/Staff	40.6 sq m	437 sq ft
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<span style="color: #E67E22;">■</span> NIA - Store	372.4 sq m	4008 sq ft
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The following has been EXCLUDED from the TOTAL NIA:

Stairs 1	23.2 sq m	250 sq ft
Stairs 2	11.3 sq m	122 sq ft
Stairs 3	8.8 sq m	95 sq ft
Lift	9.9 sq m	107 sq ft
Toilets	8.4 sq m	90 sq ft

NEW GEORGE STREET

## SUMMARY OF INTERNAL AREAS

26 New George Street, Plymouth, PL1

FLOOR NIA	USE	AREA sq m	AREA sq ft	IPMS 3 INCLUDED AREAS		EXCLUDED AREAS	
				sq m	sq ft	sq m	sq ft
SECOND	Office/Staff	16.8	181			Stairs	7.4 80
	Storage	52.6	566			Toilets	8.2 88
	<b>Sub Total</b>	<b>69.4</b>	<b>747</b>			Access	4.7 51
FIRST	Storage	<b>126.8</b>	<b>1365</b>			Stairs	13.8 149
<b>RETAIL AREA</b>							
GROUND	Zone A	51.0	549			Stairs	5.3 57
	Zone B	51.3	552			Access	8.9 96
	Zone C	50.7	546				
	Zone D	36.1	389				
	Remainder	9.2	99				
	<b>Retail Sub Total</b>	<b>198.3</b>	<b>2135</b>				
GROUND	Office	<b>6.4</b>	<b>69</b>				
<b>TOTAL</b>		<b>400.9</b>	<b>4316</b>				

### REDUCED AREA (ITZA)

ZONE	SQ FT		FACTOR	ITZA
Zone A	549	@	1	549
Zone B	552	@	1/2	276
Zone C	546	@	1/4	137
Zone D	389	@	1/8	49
Remainder	99	@	1/16	6
<b>Total</b>	<b>2135</b>			<b>1016</b>

### SHOP DIMENSIONS

	Metres	Feet	Inches
Gross Frontage	8.56	28	1
Net Frontage	7.99	26	3
Shop Depth	26.94	88	5
Shop Width	8.41	27	7

### GROSS INTERNAL AREAS (GIA)

FLOOR	USE	AREA sq m	AREA sq ft	INCLUDED AREAS		EXCLUDED AREAS	
				sq ft	sq ft	sq m	sq ft
SECOND	Storage	<b>90.0</b>	<b>969</b>				
FIRST	Storage	<b>145.6</b>	<b>1567</b>				
GROUND	Retail	<b>225.9</b>	<b>2432</b>				
<b>TOTAL</b>		<b>461.5</b>	<b>4968</b>				

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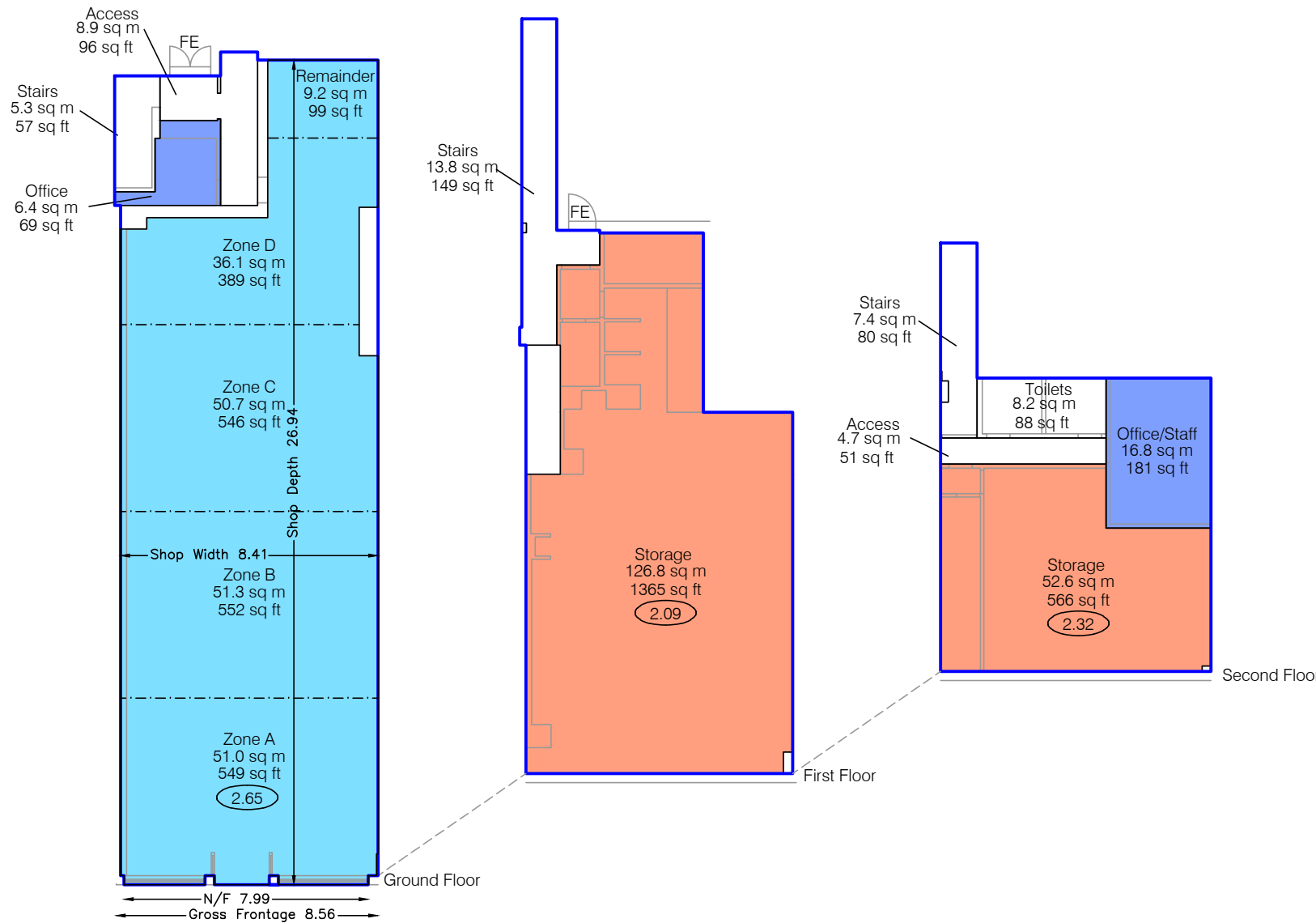
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CORNWALL STREET



NEW GEORGE STREET

## AREA PLAN

### 26 NEW GEORGE STREET

PLYMOUTH, PL1

#### Ground Floor

##### Net Internal Area

**NIA - Retail** 198.3 sq m 2135 sq ft

**NIA - Office** 6.4 sq m 69 sq ft

The following has been EXCLUDED from the TOTAL NIA:

Stairs	5.3 sq m	57 sq ft
Access	8.9 sq m	96 sq ft

#### First Floor

##### Net Internal Area

**NIA - Store** 126.8 sq m 1365 sq ft

The following has been EXCLUDED from the TOTAL NIA:

Stairs	13.8 sq m	149 sq ft
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#### Second Floor

##### Net Internal Area

**NIA - Office** 16.8 sq m 181 sq ft

**NIA - Store** 52.6 sq m 566 sq ft

The following has been EXCLUDED from the TOTAL NIA:

Stairs	7.4 sq m	80 sq ft
Toilets	8.2 sq m	88 sq ft
Access	4.7 sq m	51 sq ft

#### Gross Internal Area

**GIA** 461.5 sq m 4968 sq ft

Notes:

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

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### Dwg No. LF4324-10-26NGS-AREA-G

Issue A

September 2022

Scaled for presentation - 1:200 @ A3

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