



# Area Measurement Report

Report Issue Status: Final Date: 05/12/2019

Athena House

Bedford Road

Petersfield

GU32 3LJ

## REPORT CONTENTS

PROJECT OUTLINE	1
OUR SERVICES	2
MEASUREMENT BASIS DEFINITIONS	3
1. INTRODUCTION	4
2. SCOPE OF WORKS	4
3. SITE SURVEY	4
4. LIMITATIONS OF INSPECTION	4
5. AREA CALCULATION	5
6. REPORT PRODUCTION	5
7. QUALITY CONTROL	5
8. PHOTOGRAPHS	6
9. SUMMARY OF AREAS	7
· IPMS 3 - OFFICE	7
· NET INTERNAL AREAS	8
· IPMS 3 & NIA RECONCILIATION	9
· GROSS INTERNAL AREAS	10
10. DRAWINGS	
· IMPS 3 GROUND FLOOR	
· IMPS 3 FIRST FLOOR	
· GIA / NIA GROUND FLOOR	
· GIA / NIA FIRST FLOOR	

PROJECT OUTLINE

**Area Measurement Report:**

Athena House

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Issue	Date Issued	Status	Change
A	19/11/2019	Draft	-
B	05/12/2019	Final	-







# Our Services

Energy & Plan Matters UK is a firm of Chartered Surveyors providing Energy Assessment, Measured Surveys and Plans throughout the UK. With over a decade of experience, our specialist team of Energy Assessors and Measured Building Surveyors provide a client focused, high quality service that can be relied upon.

## energymatters<sup>uk</sup>

-  Energy Performance Certificates (EPC's)
-  Energy Audits & Consultancy
-  New Build SBEM Calculations
-  Air Conditioning Inspections

## planmatters<sup>uk</sup>

-  Measured Surveys
-  Lease Plans
-  Land Registry Plans
-  Floor Plans
-  CAD Plans
-  Elevation & Section Plans

## Measurement Basis Definitions

Title	Meaning	Definition	Guidance
<b>GEA</b>	Gross External Area	The area of a building measured externally at each floor level.	RICS Code of Measuring Practice, 6 <sup>th</sup> Edition, May 15
<b>GIA</b>	Gross Internal Area	The area of a building measured to the internal face of the perimeter walls at each floor level.	RICS Code of Measuring Practice, 6 <sup>th</sup> Edition, May 15
<b>NIA</b>	Net Internal Area	The usable area within a building measured to the internal face of the perimeter walls at each floor level.	RICS Code of Measuring Practice, 6 <sup>th</sup> Edition, May 15
<b>IPMS 1 Office</b>	International Property Measurement Standards 1 – Office	The sum of the areas of each floor level of a building measured to the outer perimeter of external construction features and reported on a floor-by-floor basis.	RICS Property Measurement, 2 <sup>nd</sup> Edition, January 18
<b>IPMS 2 Office</b>	International Property Measurement Standards 2 – Office	The sum of the areas of each floor level of an office building measured to the internal dominant face and reported on a component-by-component basis for each floor of a building.	RICS Property Measurement, 2 <sup>nd</sup> Edition, January 18
<b>IPMS 3 Office</b>	International Property Measurement Standards 3 – Office	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.	RICS Property Measurement, 2 <sup>nd</sup> Edition, January 18
<b>IDF</b>	Internal Dominant Face	The internal finish comprising more than 50% of the floor to ceiling height for each IDF Wall Section. If such does not occur, the Finished Surface is deemed to be the IDF.	RICS Property Measurement, 2 <sup>nd</sup> Edition, January 18

## 1. INTRODUCTION

The property was inspected on 11<sup>th</sup> November 2019 by Plan Matters UK, in accordance with the following guidance documents published by the Royal Institution of Chartered Surveyors (RICS):

- RICS Property Measurement, 2nd edition, January 2018, for IPMS 3 area measurements.
- Code of Measuring Practice, 6th edition, May 2015, for Net Internal Area (NIA) and Gross Internal Area (GIA) measurements.
- Measured Surveys of Land, Buildings and Utilities, 3rd edition.

The property is a detached two storey modern office building.

## 2. SCOPE OF WORKS

Plan Matters UK were instructed by Mark Minchell of Flude Commercial on behalf of Woodpecker Plc via email on 23<sup>rd</sup> October 2019, to carry out a Measured Building Survey of the interior of the property and to provide an Area Measurement Report detailing floor areas on a GIA/NIA/IPMS3 basis. The client advised which parts of the property were to be included within this report. This Area Measurement Report provides a table of floor areas on a floor by floor basis with accompanying plans. Reliance on this Area Measurement Report is limited to Woodpecker Plc and/or named parties specified in a Letter of Reliance relating to this project.

## 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. All structural elements are assumed and are subject to review by a qualified structural engineer.

Dimensions, using a steel tape and “Leica Disto D2” laser measure were taken between turning points around enclosing walls. These were recorded manually on sketches together with overall distances and where necessary, diagonals and check measurements.

## 4. LIMITATIONS OF INSPECTION

The area measurements contained in this report were undertaken by a Plan Matters UK representative at the date of survey under site conditions at the time of inspection.

Any areas and wall lines with limited access at the time of survey are shown on the 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.

At the time of inspection, the property was occupied, fully fitted out and furnished. Photographs were limited by the occupier due to data protection concerns.

## 5. AREA CALCULATION

Site survey work and corresponding accuracy levels are constrained by the methods adopted, given the nature of access to the site at the time of inspection. 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.

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.

Floor area calculations have been compared with information provided by the client, or with information found through research in order to maximise the accuracy of the survey.

The conversion factor used for square metres (m<sup>2</sup>) to square feet (ft<sup>2</sup>) is **10.7639**. Square feet (ft<sup>2</sup>) figures have been decimalised.

The figures within the Summary of Areas have been rounded to two decimal places.

## 6. REPORT PRODUCTION

This report includes copies of:

- A summary of areas
- Area plans as a separate Appendix: showing the extent of the area measured, identifying specific areas of inclusion/exclusion and quoting area values in square metres and square feet.

## 7. QUALITY CONTROL

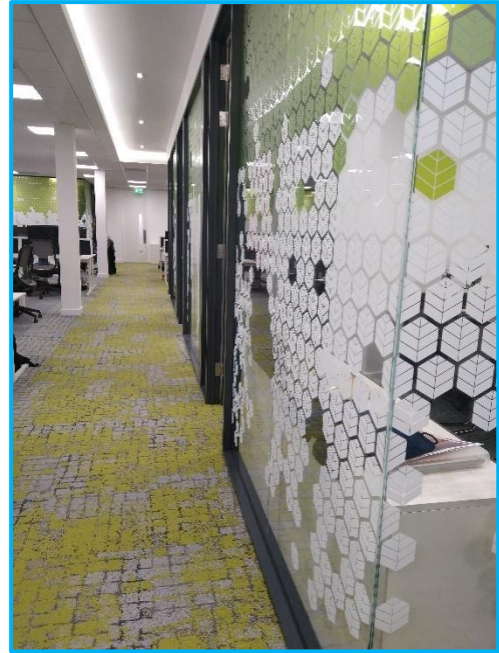
All figures and drawings are checked as part of strict company standard of work procedures and protocol, in accordance with the company's quality control and surveying measurement standards prescribed by the RICS.

## 8. PHOTOGRAPHS

The following photographs are a sample of those taken during the survey of the property.



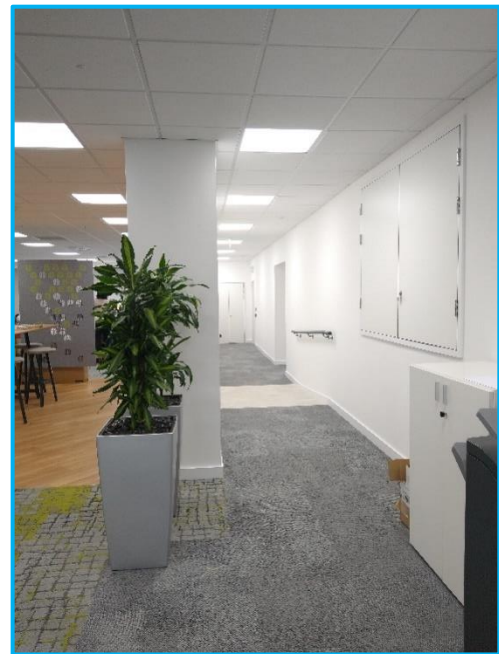
**Photo A:** Ground Floor Entrance to Waiting Area



**Photo B:** Ground Floor Central Offices & Circulation Area



**Photo C:** First Floor PA Office & Circulation Area



**Photo D:** First Floor Circulation Area



9. SUMMARY OF AREAS

Athena House, Bedford Road, Petersfield, GU32 3LJ

IPMS 3 – Office

FLOOR	USE	AREA m <sup>2</sup>	AREA ft <sup>2</sup>	EXCLUDED AREAS	AREA m <sup>2</sup>	AREA ft <sup>2</sup>
GROUND	Offices, Kitchen, Meeting Rooms, Entrance Area, Gym & Studio	1,255.45	13,513.54			
	Limited Use Areas (Circulation)	68.95	742.17			
	Limited Use Areas (Glazing IDF)	10.09	108.61			
	3 x Stairwell Store Rooms	9.85	106.02			
	Limited Use Area (Ceiling Height <1.5m)	7.01	75.45			
	Limited Use Area (Ceiling Height >1.5m)	2.32	24.97			
	<b>Ground Total</b>	<b>1,353.67</b>	<b>14,570.77</b>			
FIRST	Offices, Meeting Rooms, Training Rooms, Comms Room	1,187.15	12,778.36			
	Limited Use Areas (Circulation)	83.20	895.56			
	Limited Use Areas (Glazing IDF)	11.62	125.08			
	<b>First Total</b>	<b>1,281.97</b>	<b>13,799.00</b>			
<b>IPMS 3 OVERALL TOTAL</b>		<b>2,635.64</b>	<b>28,369.77</b>			

Net Internal Areas (NIA)

FLOOR	USE	AREA m <sup>2</sup>	AREA ft <sup>2</sup>	EXCLUDED AREAS	AREA m <sup>2</sup>	AREA ft <sup>2</sup>
GROUND	Offices, Kitchen, Meeting Rooms, Entrance Area, Gym & Studio	1,253.33	13,490.72	30 x Columns	2.12	22.82
	3 x Stairwell Store Rooms	9.85	106.02			
	Limited Use Area (Ceiling Height >1.5m)	2.32	24.97			
	<b>Ground Total</b>	<b>1,265.50</b>	<b>13,621.71</b>			
FIRST	Offices, Meeting Rooms, Training Rooms, Comms Room	1,187.13	12,778.15	1 x Column	0.02	0.22
	<b>First Total</b>	<b>1,187.13</b>	<b>12,778.15</b>			
<b>NIA OVERALL TOTAL</b>		<b>2,452.63</b>	<b>26,399.86</b>			

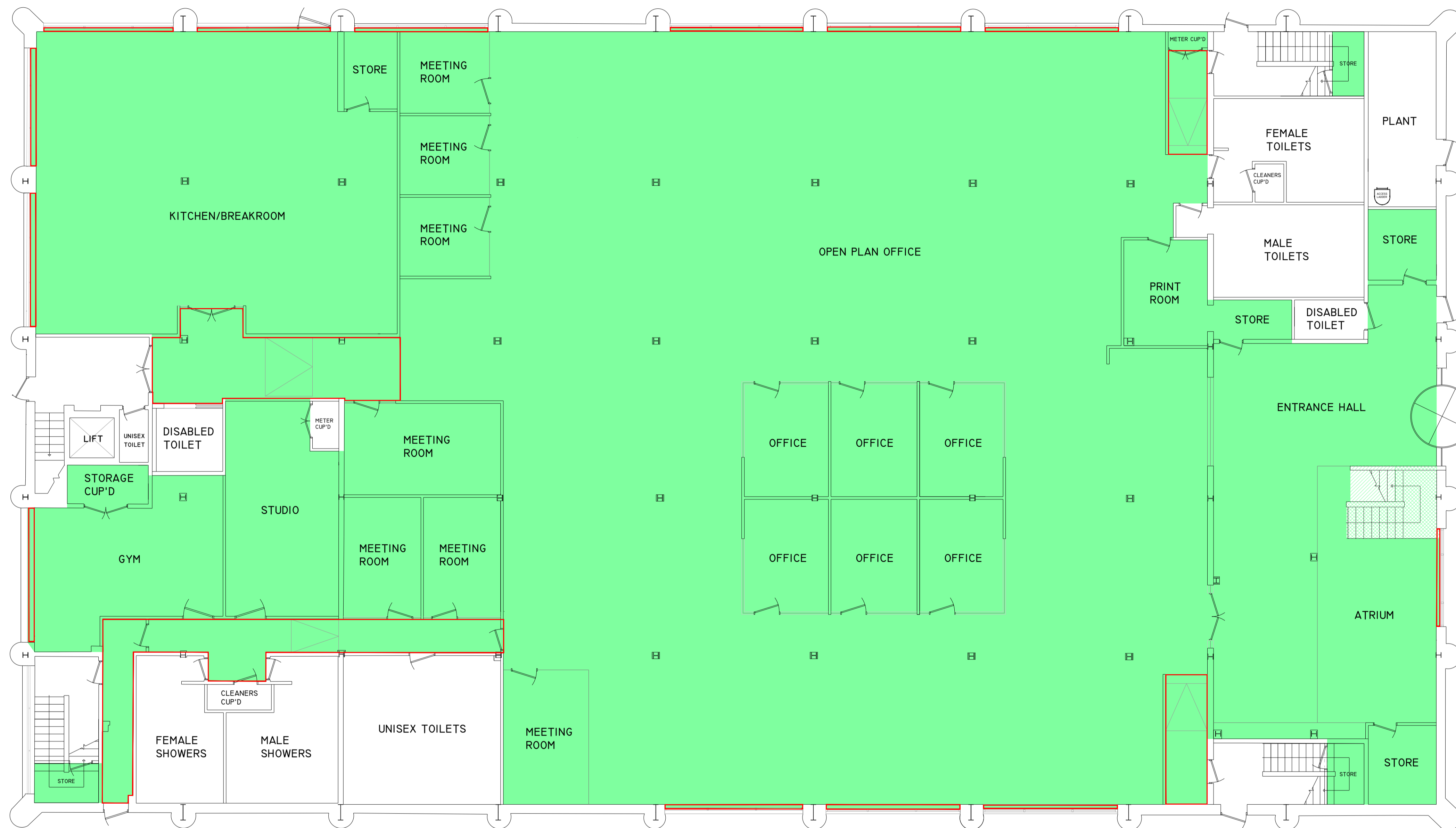
## IPMS 3 & NIA Reconciliation

In order to make a direct comparison between IPMS 3 Office and NIA, the reconciliation set out in the table below has been undertaken.

FLOOR	USE	AREA m <sup>2</sup>	AREA ft <sup>2</sup>
IPMS 3 OVERALL TOTAL		2,635.64	28,369.77
NIA OVERALL TOTAL		2,452.63	26,399.86
VARIANCE IPMS 3 vs NIA		183.01	1,969.90
Variance Breakdown:			
	GROUND	Limited Use Areas (Circulation)	68.95    742.17
		Limited Use Areas (Glazing IDF)	10.09    108.61
		Limited Use Area (Ceiling Height <1.5m)	7.01    75.45
		30 x Columns	2.12    22.82
		<b>Ground Total</b>	<b>88.17    949.05</b>
	FIRST	Limited Use Areas (Circulation)	83.20    895.56
		Limited Use Areas (Glazing IDF)	11.62    125.08
		1 x Column	0.02    0.22
		<b>First Total</b>	<b>94.84    1,020.85</b>
<b>OVERALL VARIANCE IPMS vs NIA</b>		<b>183.01</b>	<b>1,969.90</b>

Gross Internal Areas (GIA)

FLOOR	AREA m <sup>2</sup>	AREA ft <sup>2</sup>
GROUND	1,559.51	16,786.41
FIRST	1,557.54	16,765.20
<b>GIA OVERALL TOTAL</b>	<b>3,117.05</b>	<b>33,551.61</b>



**NOTES**

THIS PLAN IS TO BE USED ONLY IN CONJUNCTION WITH THE AREA MEASUREMENT REPORT FOR THIS PROJECT.

DO NOT SCALE FROM THIS DRAWING.

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**KEY**

GROUND FLOOR:

IPMS 3:

	IPMS 3 OFFICES, KITCHEN, MEETING ROOMS, ENTRANCE AREA, GYM & STUDIO	1255.45 m <sup>2</sup>	13513.54 Ft <sup>2</sup>
	IPMS 3 LIMITED USE AREAS (CIRCULATION)	68.95 m <sup>2</sup>	742.17 Ft <sup>2</sup>
	IPMS 3 LIMITED USE AREAS (GLAZING IDF)	10.09 m <sup>2</sup>	108.61 Ft <sup>2</sup>
	IPMS 3 3 X STORE ROOMS	9.85 m <sup>2</sup>	106.02 Ft <sup>2</sup>
	IPMS 3 LIMITED USE AREA (CEILING HEIGHT <1.5M)	7.01 m <sup>2</sup>	75.45 Ft <sup>2</sup>
	IPMS 3 LIMITED USE AREA (CEILING HEIGHT >1.5M)	2.32 m <sup>2</sup>	24.97 Ft <sup>2</sup>
<b>IPMS 3 GF TOTAL:</b>		<b>1353.67 m<sup>2</sup></b>	<b>14570.77 Ft<sup>2</sup></b>

RAMPED AREA

GLAZING

CLIENT

**WOODPECKER PLC**

PROJECT TITLE

**AREA MEASUREMENT REPORT - ATHENA HOUSE, BEDFORD ROAD, PETERSFIELD, GU32 3LJ**

DRAWING TITLE

**GROUND FLOOR IPMS 3**

DRG NO.	REV.	SCALE	
191024JCI-DI	B	1:100	
DATE	DRAWN	CHECKED	SHEET SIZE
5/12/2019	JC	MA	AI

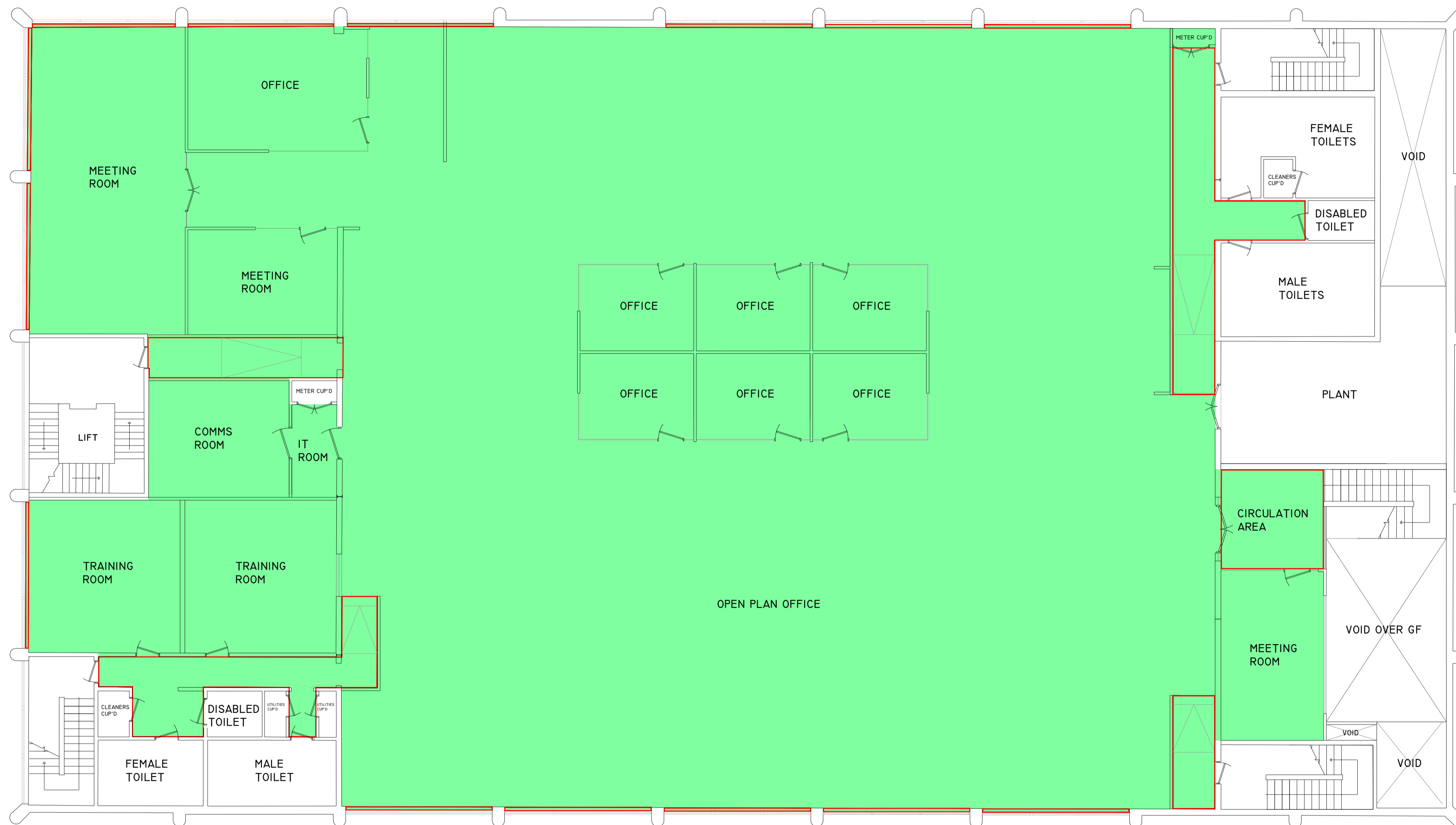
DRAWN BY:

**planmatters<sup>uk</sup>**  
www.energymattersuk.com

**GROUND FLOOR IPMS 3 PLAN**  
1:100



0M 10M  
SCALE 1:100



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**KEY**

FIRST FLOOR:

IPMS 3:

IPMS 3 OFFICES, MEETING ROOMS, TRAINING ROOMS, COMMS ROOM 1187.15 m<sup>2</sup> 12778.36 ft<sup>2</sup>

IPMS 3 LIMITED USE AREAS (CIRCULATION) 83.20 m<sup>2</sup> 895.56 ft<sup>2</sup>

IPMS 3 LIMITED USE AREAS (GLAZING IDF) 11.62 m<sup>2</sup> 125.08 ft<sup>2</sup>

IPMS 3 FF TOTAL: 1281.97 m<sup>2</sup> 13799.00 ft<sup>2</sup>

RAMPED AREA

GLAZING

CLIENT

**WOODPECKER PLC**

PROJECT TITLE

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**FIRST FLOOR IPMS 3**

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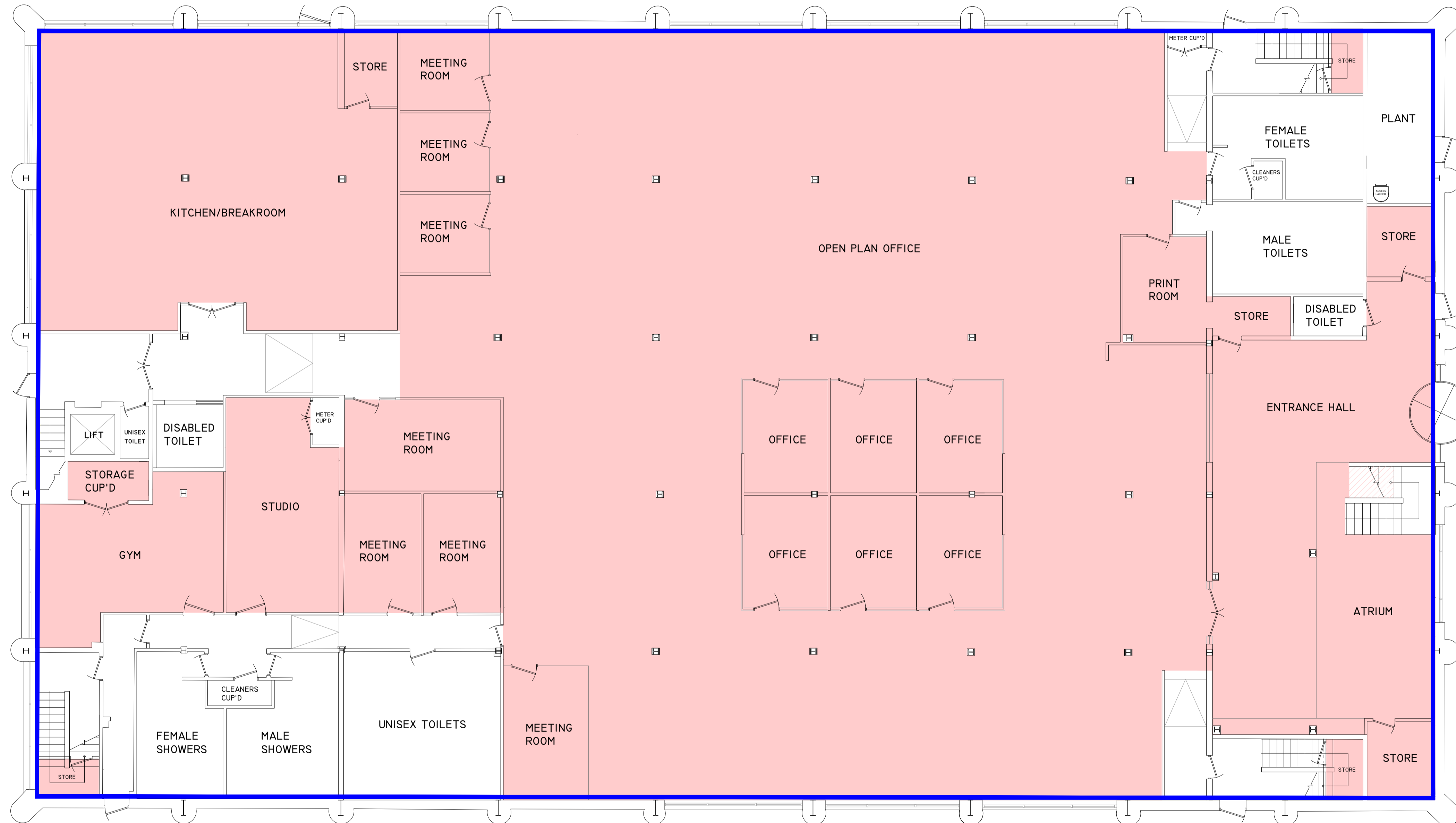
DRAWN BY:

**planmatters<sup>uk</sup>**  
www.energymattersuk.com

**FIRST FLOOR IPMS 3 PLAN**  
1:100



0M 10M  
SCALE 1:100



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**KEY**  
 GROUND FLOOR:

GROSS INTERNAL AREA:

<span style="border: 1px solid blue; display: inline-block; width: 10px; height: 10px;"></span> GIA:	1559.51 M <sup>2</sup>	16786.41 FT <sup>2</sup>
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NET INTERNAL AREA:

<span style="background-color: #f8d7da; border: 1px solid #c0392b; display: inline-block; width: 10px; height: 10px;"></span> NIA OFFICES, KITCHEN, MEETING ROOMS, ENTRANCE AREA, GYM & STUDIO	1253.33 M <sup>2</sup>	13490.72 FT <sup>2</sup>
<span style="background-color: #f8d7da; border: 1px solid #c0392b; display: inline-block; width: 10px; height: 10px;"></span> NIA 3 X STORE ROOMS	9.85 M <sup>2</sup>	106.02 FT <sup>2</sup>
<span style="background-color: #f8d7da; border: 1px solid #c0392b; display: inline-block; width: 10px; height: 10px;"></span> NIA LIMITED USE AREA (CEILING HEIGHT >1.5M)	2.32 M <sup>2</sup>	24.97 FT <sup>2</sup>
<b>NIA GF TOTAL:</b>	<b>1265.50 M<sup>2</sup></b>	<b>13621.72 FT<sup>2</sup></b>

AREAS EXCLUDED FROM NIA:

COLUMNS X 30:	2.12 M <sup>2</sup>	22.82 FT <sup>2</sup>
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- RAMPED AREA
- GLAZING

CLIENT

**WOODPECKER PLC**

PROJECT TITLE  
**AREA MEASUREMENT REPORT - ATHENA HOUSE, BEDFORD ROAD, PETERSFIELD, GU32 3LJ**

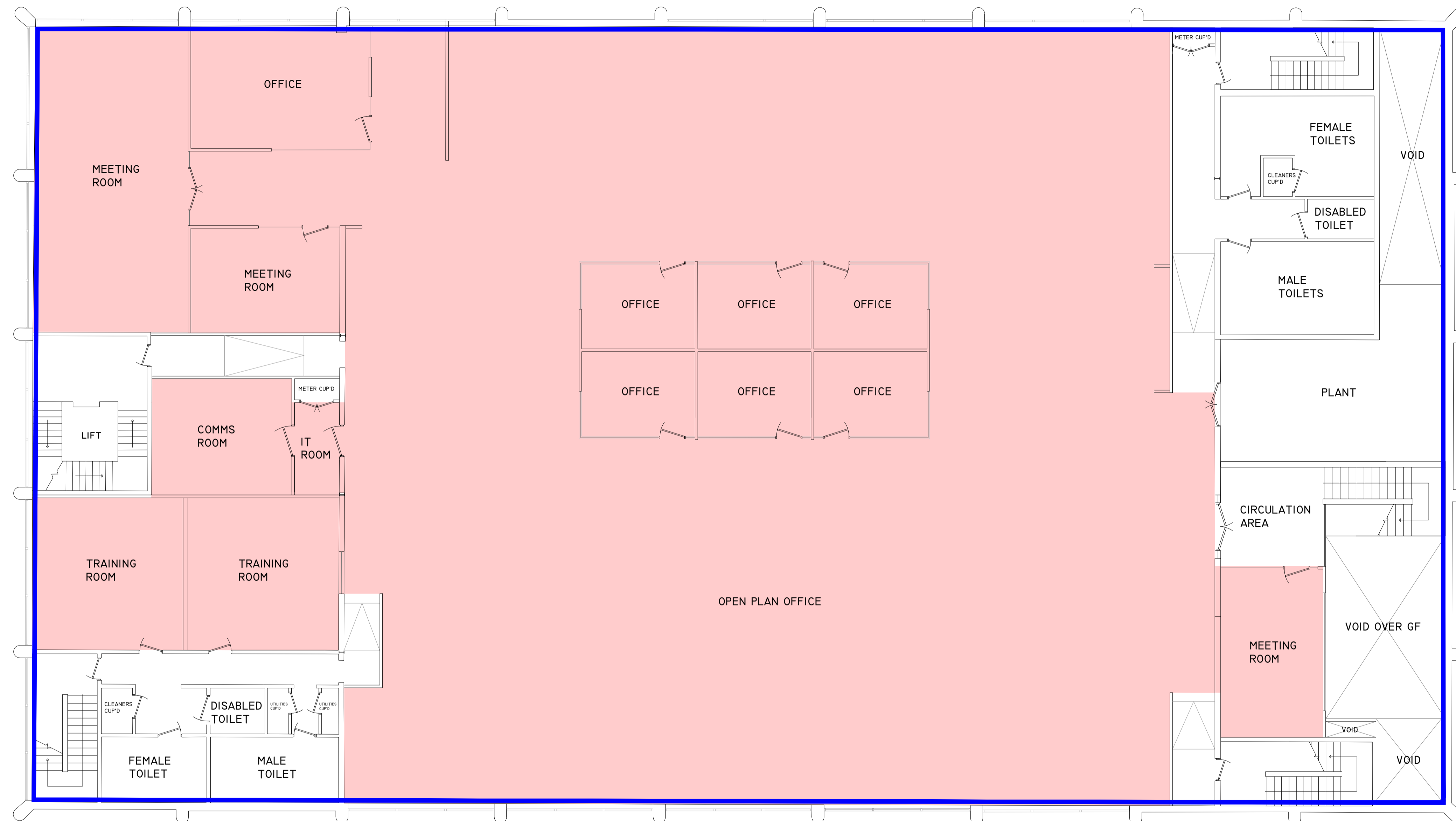
DRAWING TITLE  
**GROUND FLOOR GIA & NIA**

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DATE	DRAWN	CHECKED	SHEET SIZE
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**GROUND FLOOR GIA & NIA PLAN**  
 1:100



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**KEY**

FIRST FLOOR:

GROSS INTERNAL AREA:

GIA: 1557.54 m<sup>2</sup> 16765.20 Ft<sup>2</sup>

NET INTERNAL AREA:

NIA OFFICES, MEETING ROOMS, TRAINING ROOMS, COMMS ROOM 1187.13 m<sup>2</sup> 12778.15 Ft<sup>2</sup>

NIA FF TOTAL: 1187.13 m<sup>2</sup> 12778.15 Ft<sup>2</sup>

AREAS EXCLUDED FROM NIA:

COLUMNS X 1: 0.02 m<sup>2</sup> 0.22 Ft<sup>2</sup>

RAMPED AREA

GLAZING

CLIENT

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DRAWING TITLE

**FIRST FLOOR GIA & NIA**

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5/12/2019	JC	MA	AI

DRAWN BY:

**planmatters<sup>uk</sup>**  
www.energymattersuk.com

**FIRST FLOOR GIA & NIA PLAN**  
1:100

