

REVENUE

File: Proposed Scheme 35%

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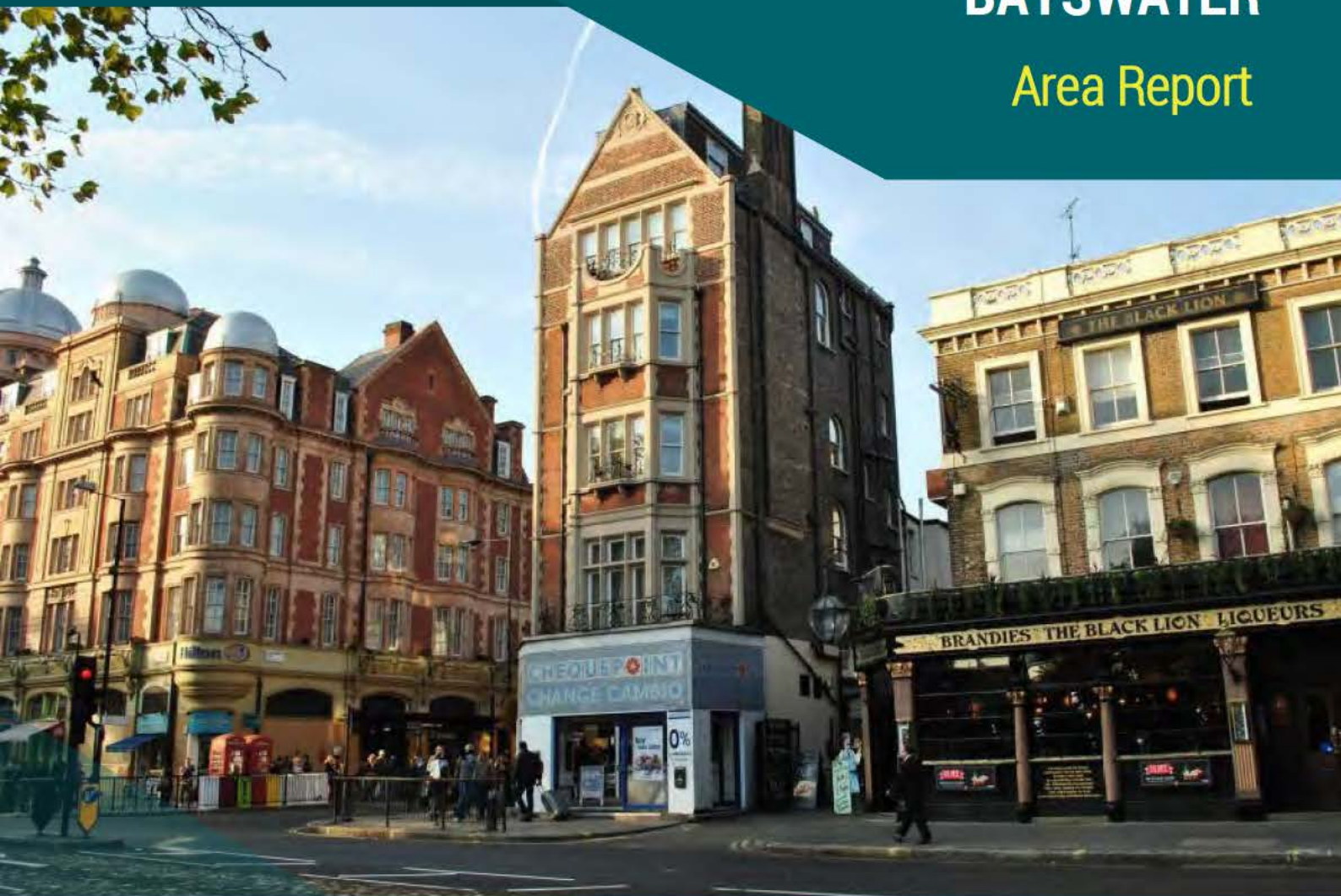


Appendix 6

Measured Survey

BAYSWATER

Area Report



Date: October 2015
Project No: 4435 V1

Scheme: Queensway and Bayswater Road
Address: 2-6 Queensway, 119-125 Bayswater Road



AREA REPORT

Date:

October 2015

Surveyor: Sophie Pearson

Anna Kmieciak

Project No: 4435



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01 OVERVIEW OF MSA

Launched in 1989, MSA is a thriving measured surveying business with an extensive client list of developers, commercial agents and other property consultants working on major City schemes.

OUR APPROACH

In a market historically serviced by technically oriented firms our vision at MSA is to provide an energetic, dynamic business approach. This fresh and flexible approach combines extensive technical knowledge with commercial awareness to ensure that the advice we provide meets the objectives of your project, and does so efficiently and on time, every time.

EXPERTISE

Surveys vary in the level of detail, but we have an uncompromising approach to quality. We are recognised as leaders in our field, and are therefore often asked to oversee all aspects of the land surveying and measurement of large commercial projects. Development decisions are based on our advice and our clients look to us to get it absolutely right first time.

OUR PEOPLE

We care very much about our staff, training and supporting them to achieve their fullest potential. This approach to development brings a loyalty and a fantastic team spirit to MSA which ensures that we as a team deliver excellent service to you. Planned strategic growth has almost doubled our staff numbers in the last 18 months and recruitment continues. Our team structure supports the development of staff within their particular niche area and allows us to bring clients the necessary breadth of experience to undertake the most complex of projects and challenges.



TECHNOLOGY & RESOURCES

Technology enhances speed, efficiency and accuracy. At MSA it is how we develop and maintain the technology in which we continually invest which sets us apart from others and continually enhances the service we deliver. To illustrate this, MSA invested in 3D laser scanning technology, which allows comprehensive site and building detail to be captured. Apart from the speed and unobtrusive nature of our approach we are also able to extract additional information, not required at the onset of the project, at a later stage without having to return to site. In addition to the considerable time and cost savings we are able to deliver strategic decision support and information to optimise the value of any project making us a valuable business partner.

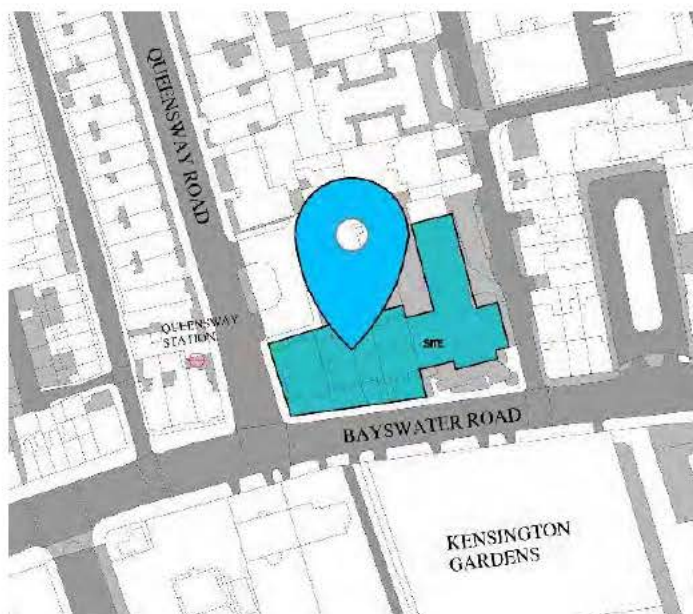
02 LOCALITY PLAN

Scheme: Queensway and Bayswater Road
Address: 2-6 Queensway, 119-125 Bayswater Road

► LOCALITY PLAN A



► LOCALITY PLAN B



03 AREAS SUMMARY

Scheme: Queensway and Bayswater Road

Address: 2-6 Queensway, 119-125 Bayswater Road

GROSS EXTERNAL AREAS - MEASURED SURVEY REPORT

PROPERTY NAME	LEVEL	AREA		DESCRIPTION
		(m ²)	(ft ²)	
2 QUEENSWAY	BASEMENT LEVEL	80.07	861.9	Area as GIA (no access to external face of perimeter walls at Basement Level)
	GROUND FLOOR	13.52	145.5	
	FIRST FLOOR	69.37	746.7	
	SECOND FLOOR	70.62	760.1	
	THIRD FLOOR	72.97	785.4	
	FOURTH FLOOR	69.79	751.2	
	FIFTH FLOOR	29.12	313.4	
4 QUEENSWAY	GROUND FLOOR - DENTIST	16.52	177.8	
	GROUND FLOOR - SOUVENIR SHOP	39.94	429.9	
	FIRST FLOOR	54.31	584.6	
	SECOND FLOOR	55.90	601.7	
6 QUEENSWAY	GROUND FLOOR (INCLUDES MEZZ LEVEL)	81.29	875.0	
7 FOSBURY MEWS	GROUND FLOOR	110.06	1184.7	
	FIRST FLOOR	101.29	1090.3	
8 FOSBURY MEWS	GROUND FLOOR	65.57	705.8	
	FIRST FLOOR	55.43	596.6	



GROSS EXTERNAL AREAS - MEASURED SURVEY REPORT

PROPERTY NAME	LEVEL	AREA		DESCRIPTION
		(m ²)	(ft ²)	
125 BAYSWATER ROAD - CURRENCY EXCHANGE	GROUND FLOOR	65.00	699.7	
120 - 121 BAYSWATER ROAD, ROYAL BAYSWATER HOSTEL	BASEMENT LEVEL	422.13	4543.8	Area as GIA (no access to external face of perimeter walls at Basement Level)
	GROUND FLOOR	260.07	2799.4	Measurements have been taken to the centreline of party wall
	FIRST FLOOR	463.61	4990.3	
	SECOND FLOOR	400.18	4307.5	
	THIRD FLOOR	327.21	3522.1	
	FOURTH FLOOR	276.61	2977.4	
123 BAYSWATER ROAD - THE BLACK LION	BASEMENT LEVEL	114.40	1231.4	Area as GIA (no access to external face of perimeter walls at Basement Level)
	GROUND FLOOR	223.49	2405.6	
	FIRST FLOOR	153.85	1656.0	
	SECOND FLOOR	79.56	856.4	
122 BAYSWATER ROAD - MONEY EXCHANGE	GROUND FLOOR	246.74	2655.9	
119 BAYSWATER ROAD - CONSTRUCTION SITE & MONEY EXCHANGE	BASEMENT LEVEL	262.66	2827.2	Area as GIA (no access to external face of perimeter walls at Basement Level)
	GROUND FLOOR	248.16	2671.2	
TOTAL AREAS	TOTAL AREAS	4529.4	39738.3	



GROSS INTERNAL AREAS - MEASURED SURVEY REPORT

PROPERTY NAME	LEVEL	AREA		DESCRIPTION
		(m ²)	(ft ²)	
2 QUEENSWAY	BASEMENT FLOOR	80.07	7.64	
	GROUND FLOOR	7.64	7.64	
	FIRST FLOOR	53.13	571.9	
	SECOND FLOOR	58.10	625.4	
	THIRD FLOOR	56.64	609.7	
	FOURTH FLOOR	55.78	600.4	
	FIFTH FLOOR	25.07	269.9	
4 QUEENSWAY	GROUND FLOOR - DENTIST	11.21	120.7	
	GROUND FLOOR - SOUVENIR SHOP	35.03	377.1	
	FIRST FLOOR	44.29	476.7	
	SECOND FLOOR	45.78	492.8	
6 QUEENSWAY	GROUND FLOOR (INCLUDES MEZZ LEVEL)	68.52	737.5	
7 FOSBURY MEWS	GROUND FLOOR	93.12	1002.3	
	FIRST FLOOR	87.72	944.2	
8 FOSBURY MEWS	GROUND FLOOR	58.16	626.0	
	FIRST FLOOR	44.93	483.6	



GROSS INTERNAL AREAS - MEASURED SURVEY REPORT

PROPERTY NAME	LEVEL	AREA		DESCRIPTION
		(m ²)	(ft ²)	
125 BAYSWATER ROAD - CURRENCY EXCHANGE	GROUND FLOOR	58.22	626.7	
121-120 BAYSWATER ROAD - ROYAL BAYSWATER HOSTEL	BASEMENT FLOOR	422.13	4543.8	
	GROUND FLOOR/ HOSTEL	130.57	1405.4	
	GROUND FLOOR/ CAFÉ	102.99	1108.6	
	FIRST FLOOR	403.77	4346.1	
	SECOND FLOOR	344.56	3708.8	
	THIRD FLOOR	285.77	3076.0	
	FOURTH FLOOR	241.08	2595.0	
123 BAYSWATER ROAD - THE BLACK LION	BASEMENT FLOOR	114.40	1231.4	
	GROUND FLOOR	193.37	2081.4	
	FIRST FLOOR	134.79	1450.9	
	SECOND FLOOR	66.47	715.5	
122 BAYSWATER ROAD - MONEY EXCHANGE	GROUND FLOOR	227.90	2453.1	
119 BAYSWATER ROAD - CONSTRUCTION SITE & MONEY EXCHANGE	BASEMENT FLOOR	262.66	2827.2	
	GROUND FLOOR	236.24	2542.9	
TOTAL AREAS	TOTAL AREAS	4050.1	42666.2	



NET INTERNAL AREAS - MEASURED SURVEY REPORT

PROPERTY NAME	LEVEL	AREA		DESCRIPTION
		(m ²)	(ft ²)	
2 QUEENSWAY	BASEMENT LEVEL - STORAGE	71.28	767.3	The basement level is calculated treating it as adequate usable space for storage only
	GROUND FLOOR - ENTRANCE LOBBY	0.00	0.0	Permanent circulation areas, corridors and stairwells are excluded from the calculation
	FIRST FLOOR - RESIDENTIAL ACCOMMODATION	45.11	485.6	Permanent circulation areas, corridors and thresholds/ recesses associated with access has been excluded in the calculation as well as columns, internal structural walls and other projections
	SECOND FLOOR - RESIDENTIAL ACCOMMODATION	48.62	523.3	
	THIRD FLOOR - RESIDENTIAL ACCOMMODATION	46.97	505.6	
	FOURTH FLOOR - RESIDENTIAL ACCOMMODATION	48.08	517.5	Permanent circulation areas, corridors and thresholds/ recesses associated with access has been excluded in the calculation as well as columns, internal structural walls and other projections
	FIFTH FLOOR - RESIDENTIAL ACCOMMODATION	23.03	247.9	
4 QUEENSWAY	GROUND FLOOR - SOUVENIR SHOP	33.94	365.3	Where toilets are normally excluded in the calculation, they have been included due to single occupancy of the property
	GROUND FLOOR - DENTIST	0.00	0.0	Permanent circulation areas, corridors and stairwells are excluded from the calculation
	FIRST FLOOR - DENTIST	35.47	381.8	
	SECOND FLOOR - DENTIST	40.32	434.0	



NET INTERNAL AREAS - MEASURED SURVEY REPORT

PROPERTY NAME	LEVEL	AREA		DESCRIPTION
		(m ²)	(ft ²)	
6 QUEENSWAY	GROUND FLOOR - SOUVENIR SHOP	67.64	728.1	Columns and structural walls have not been included in the calculation. Mezzanine floor has been included as considered usable space
7 Fosbury Mews	Ground Floor	91.03	979.8	Permanent circulation areas, corridors and stairwells are excluded from the calculation. Aided by client request - Not surveyed for NIA Indicative figures
7 Fosbury Mews	First Floor	83.24	896.0	Permanent circulation areas, corridors and stairwells are excluded from the calculation. Aided by client request - Not surveyed for NIA Indicative figures
125 BAYSWATER ROAD	GROUND FLOOR - CURRENCY EXCHANGE	54.88	590.7	Permanent circulation areas, corridors and thresholds/ recesses associated with access has been excluded in the calculation as well as columns, internal structural walls and other projections
123 BAYSWATER ROAD - THE BLACK LION	BASEMENT FLOOR - STORAGE	95.07	1023.3	The basement level is calculated treating it as adequate usable space for storage only. Permanent circulation areas, corridors and thresholds/ recesses associated with access has been excluded in the calculation as well as columns, internal structural walls and other projections
	GROUND FLOOR - RETAIL AND STORAGE	173.05	1862.7	Areas occupied by toilets used by members of the public have not been included in the calculations. Staff toilets have been included due to their exclusive use
	FIRST FLOOR - RESIDENTIAL ACCOMMODATION	98.48	1060.0	
	SECOND FLOOR - RESIDENTIAL ACCOMMODATION	53.11	571.7	Permanent circulation areas, corridors and thresholds/ recesses associated with access has been excluded in the calculation
119 BAYSWATER RD	BASEMENT FLOOR - CONSTRUCTION SITE	238.53	2567.5	The basement level is calculated treating it as adequate usable space for storage only. Columns, internal structural walls and other projections have been excluded in the calculation
	GROUND FLOOR - CONSTRUCTION SITE	191.15	2057.5	
	GROUND FLOOR - MONEY EXCHANGE	13.73	147.8	Usable floor space. This area calculation does not include internal voids
TOTAL AREAS	TOTAL AREAS	1552.7	16713.4	



04 METHOD STATEMENT FOR AREA REPORTS

Scheme: Queensway and Bayswater Road

Address: 2-6 Queensway, 119-125 Bayswater Road

SCHEME DETAILS

The Bayswater development scheme is located at the intersection of Bayswater Road and Queensway, London, WC2 and is centred around the Royal Bayswater Hotel in the heart of the Westminster City Council's Queensway regeneration area. Its location, situated immediately adjacent to Queensway tube station and just minutes' walk from both Bayswater tube and London Paddington mainline train station make it a prime redevelopment opportunity. A plan showing the location of the buildings is provided in Section 2 of this report. The site consists of a variety of buildings and usages which range in construction periods; The Royal Bayswater Hostel had been converted from a hotel featuring high ceilings and bay windows, The Black Lion situated at 123 Bayswater Road has recently been renovated keeping its 300 year old pub charm with a more modern and bright interior. The whole site features multiple levels from Level 0 (basement) to Level 5.

This area measured report seeks to determine the GEA, GIA and NIA of the basement, ground, first, second, third, fourth and fifth levels found throughout the properties at 119-122 Bayswater Road, numbers 2, 4, 6 and 125 Queensway Road and 7-8 Fosbury Mews situated at the rear of the site.

OVERVIEW

This area report has been produced to establish areas and usages for basement, ground first, second, third, fourth and fifth floors of the properties previously mentioned.

CORE DEFINITIONS

AS SPECIFIED IN THE RICS CODE OF MEASURING PRACTICE 6TH EDITION

GROSS EXTERNAL AREA

Gross External Area is the calculated area of the building measured to the external face of the perimeter walls at each floor level. Where the external wall is not visible at basement level then this is taken to the internal perimeter wall face. It is used a basis for planning applications and approvals.

GROSS INTERNAL AREA

Gross Internal Area is the calculated area of the building measured to the internal face of the perimeter walls at each floor level. It is used a basis for building costs estimation, marketing valuation and service charge calculations.

NET INTERNAL AREA

Net Internal Area is the usable area within the building measured to the internal face of the perimeter walls at each floor level. It is used a basis for marketing, valuations, rating and service charge calculations.

SURVEY METHODOLOGY

The field measurements were undertaken using a 3D laser scanner, which captures all the internal detail on each floor by measuring and recording millions of points from each scan location. Targets were used at consecutive scan locations so that the individual scans could be related to one another in a process referred to as "cloud registration". This enabled us to generate a layout for each floor level. Although the survey of each floor was conducted independently, an over-arching survey control network ensures consistency and accuracy for all floors.

We have outlined below the significant points relating to the area calculations for each floor and drawings showing the layout of the areas are provided in Section 5 of this report. This survey information is based upon the survey undertaken in January 2015.

NOTES ON AREA CALCULATIONS

The following notes highlight the interpretations made in determining the included and excluded areas within this report for the purpose of the GIA and NIA area calculation. The drawings showing the layout of the areas are provided in Section 5 of this report.



The following properties have been surveyed:

- 2 Queensway - Residential Accommodation (First to Fifth Floors)
- 4 Queensway - Retail (Ground Floor) and Dental Care Practice (First and Second)
- 6 Queensway - Retail (Ground and Mezzanine Level)
- 125 Bayswater Road - Retail (Ground Floor)
- 123 Bayswater Road - Restaurant / Café (Basement and Ground) and Residential (First and Second)
- 122 Bayswater Road - Retail (Ground Floor)
- 120 - 121 Bayswater Road - Hotel (Basement, Ground, First to Fourth Floors)
- 119 Bayswater Road- Construction Site (Basement and Part Ground) and Retail (Part Ground)
- No. 6 Fosbury Mews - Residential Accommodation (Ground to First)
- No. 8 Fosbury Mews - Residential Accommodation (Ground to First)

GEA Calculations (Gross External Area) –



We have taken into account the perimeter wall thickness and external projections, areas occupied by internal walls and partitions. Columns, piers, chimney breasts, stairwells, lift wells and the like are also included in the final calculations. Mezzanine areas intended for use with permanent access as well as store rooms have also been included.

GIA Calculations (Gross Internal Area) –



When calculating the GIA of the properties we have taking into account and exclude the perimeter wall thickness and external projections, thus these are include in the GEA. Areas occupied by internal walls and partitions, columns, piers, chimney breast and other internal projections have been included in the final calculations. Mezzanine floors with permanent access, service accommodation such as toilets, staff rooms, bathrooms and the like have also been included.

NIA Calculations (Net Internal Area) –



When calculating the NIA of the properties we have excluded several key elements. These are toilets, toilets lobbies and the like dedicated for customer/ public use, lift rooms, stairwells, lift wells and permanent lift lobbies such as the ones found at The Royal Bayswater Hostel building. Corridors and areas classified as permanent circulation as well as fire escape routes have also been excluded in the final calculations. Internal structural walls, walls enclosing excluded areas, columns, piers and walls separating tenancies as well as areas with a head rooms of less than 1.5m and areas rendered substantially unusable by virtue of having a dimension between opposite faces of less than 0.25 m such as radiators protruding more than 0.25m from the wall which are found at 123 Bayswater Road, The Black Lion have been excluded.



2 QUEENSWAY

This building consists a ground floor level which is used as access into the building, basement and 5 floors upper floors utilised as flats.

GEA Calculations (Gross External Area) - Measurements were taken to the perimeter of the external walls. Where the building is adjoins the neighbouring property, the boundary line which has been used to calculate this area and has been taken to the halfway point of the adjacent property's party wall.

GIA Calculations (Gross Internal Area) - Measurements were taken to the perimeter of the internal walls. Any internal columns, projections and structural walls have been included in the final calculations. Circulation areas such as stairwell and corridors have also been included.

NIA Calculations (Net Internal Area) - Measurements were taken to the perimeter of the internal walls. As mentioned in Section 4, columns, structural walls and internal projections have been excluded. The service facility provided (toilet) has been included due to its exclusive use only by the tenants renting the property as well as corridors. However, the staircase which is used in common with other tenants which allows access to the floors and is also used as a fire escape route, has been excluded in the final calculations.



4 QUEENSWAY

Currently in use as a Souvenir Shop at ground floor level and Queensway Dental Care at first and second floor, this property consists of 3 floor levels including a ground floor entrance lobby to the dentists above. We have treated them as separate to have a more accurate idea of the areas calculated.

