



Key

- Not part of scope
- Existing building fabric
- New Building fabric
- Circulation
- Plant
- Staff Support
- Tenant areas

NIA (Lower Ground floor + Ground floor + Roof)

Department	Area (m ²)	Area (ft ²)
Circulation	57.2 m ²	616 ft ²
Plant	77.7 m ²	836 ft ²
Staff Support	37.0 m ²	399 ft ²
Support	31.7 m ²	341 ft ²
Tenant areas	578.5 m ²	6,227 ft ²
Total	782.2 m²	8,419 ft²

NIA (Lower Ground floor)

Department	Area (m ²)	Area (ft ²)
Circulation	33.6 m ²	362 ft ²
Plant	54.8 m ²	590 ft ²
Staff Support	37.0 m ²	399 ft ²
Tenant areas	213.7 m ²	2,300 ft ²
Total	339.1 m²	3,650 ft²

- Notes**
- External brickwork and stonework to be cleaned, repaired, re-pointed as required and made good.
 - Any damaged part to be replaced with matching one.
 - All new glazing to be double glazed.
 - Lightwells and basement to receive damp proof treatment as required.
 - For table of metrics refer to 8391.

GIA (Lower Ground floor)

GIA	Area (m ²)	Area (ft ²)
LG Lower Ground Floor	384.8 m ²	4,142 ft ²

GIA (Lower Ground floor + Ground floor)

GIA	Area (m ²)	Area (ft ²)
LG Lower Ground Floor	384.8 m ²	4,142 ft ²
GF Ground Floor	468.6 m ²	5,044 ft ²
Total	853.5 m²	

Rev

Rev	Date	Description/ Drawn/ Sign
T04	26.07.24	Updates to Stage 3+ submission/ D/L/S/J/Q/ GT
T03	04.09.23	Stage 3+ submission - Part 2/ PR/D/L/ GT
T02	01.09.23	Stage 3+ submission/ PR/D/L/ GT

Co-ordination pending receipt of MEP information

sonnemanntoon
 3rd Floor, Camelford House, 87-90 Albert Embankment, London, SE1 7TP, United Kingdom
 +44 (0)20 7580 8881 www.st-arch.co.uk

Drawing not intended to be scaled. If scaling from the drawing is required, be aware of reprographic discrepancies and tolerances, critical dimensions to be checked. Architect to be informed of all discrepancies in dimensions. Contractor to check all dimensions on site. © Drawing protected by copyright

Project Title
 HdWE
 Devonshire Row Mews

Drawing Title
 PROPOSED PLANS
 Lower Ground Floor

Scale 1:50 @A1
Status TENDER
Revision T04

Drawing number
 2221-ST-XX-LG-DR-A-2201

1 Lower Ground Floor
 2201 1:50

