

BUILDING GROSS INTERNAL AREA SCHEDULE

UNIT

Warehouse Area	-	1,752 sqm / 18,858 ft ²
Office Ground Floor	-	56 m ² / 602 ft ²
Office First Floor	-	167 m ² / 1,797 ft ²

Total GIA - 1,975 m² / 21,258 ft²

Internal Haunch Height - 9m

VEHICLE PARKING SUMMARY

Car Parking = 27 Bays (Including 3 Disabled)
Motorcycle Parking (PTW) = 2 Bays
Cycle Shelters = 10 Cycles Spaces

Level Access = 2 Doors

Site Application Boundary = 1.32 Acres / 0.534 Acres

External Finishes Legend

- Concrete Service Yard**
Concrete slab on sub-base/capping designed to suit ground conditions to Structural Engineer's specification.
- Landscape Areas**
Refer to Landscape Architect's drawings and Arboricultural Survey to details on proposed landscape design.
- Tarmac Finish Access Roads & Car Park Bays**
Tarmac road - construction to Structural Engineer's Specification.
- Block Paving Footpaths**
Permeable block paving footpaths - construction to Structural Engineer's specification.
- Gravel**
To align pedestrian footpaths around perimeter of building. Gravel margins around perimeter of site.
- Standing Fencing**
2.4m High Paladin Security Fence to enclose external service yard area and tie into existing fence line boundary along riverbank. Colour: Dark Green RAL 6005.
- EV Ductwork**
Electric vehicle charging ductwork installed to car parking bays, for future provision for bays to become EV bays.
- WT**
Water Tap
External manual water tap for landscape watering.
- Trees and Hedges**
All proposed trees are shown indicatively for illustrative purposes. For detailed information on new, retained and removed planting refer to Landscape Architects drawing and specification.
- Trees to be removed**
Refer to Landscape Architects drawings for further details.



P07: Updated red line area, amended existing trees to be retained and coordinated with proposed landscape scheme and updated key planning issue.	18.10.23 DM
P06: Updated material profile of condensers. Amended red line boundary and updated new proposed and removed trees. Amended tree store and wall at bin fence supported by condensers. Added extent of adjacent footpaths.	06.10.23 DM
P05: Updated red line boundary and amended trees to be removed. Update red line area.	05.10.23 DM
P04: Updated positions of EV and future EV ducting. Detailed drive & routes to warehouse. Updated with additional planting & legend. Updated ground level to bin store, updated ground margin.	02.10.23 JB
P03: Updated building position and size, added M&E equipment and tree locations and RPA details. Issued for Comment. Renumbered sheet to 101.	26.09.23 DM
P02: Updated building position in line with river assessment.	12.09.23 JB
P01: First Issue.	04.09.23 JB

Rev	Date	Checked
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Oxenwood Real Estate
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Proposed Site Plan

Status **PLANNING**

Drawn JB Checked JL

Date **AUGUST 2023**

Project Number: 4694

Project Code Originator Zone Level Info Type Role Dwg No Revision

RBP- pHp-XX-00- DR-A- 101- P07

Scale @ A0 As indicated

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