

Based on ordnance and topographical measured survey
Ordnance Survey Licence Number: 100022432
Topographical & measured building survey prepared by MK Surveys:
Drawing Number 32390

Landscape shown illustrative only, refer to landscape architects drawings for full details

- Ownership Boundary
- Site 1
- Site 2
- Site 3
- Metropolitan Green Belt
- Covered Cycle Parking
- Area for Refuse Bins
- Active Pedestal for EVCP
- Passive for future EVCP
- 2.4m Palladin Fence
- Existing fence
- Existing tree
- Proposed Tree
- Proposed Woodland
- Space can be used to park 2 cargo bikes or 1 car



Plot 1 Area: 1.38 ha / 3.41 acres

Unit 1 GIA	m²	ft²
Ground Floor	4,679	50,366
First Floor Office (11%)	523	5,630
Total	5,202	55,995

Unit 1 GEA	m²	ft²
Ground Floor	4,821	51,894
First Floor Office	577	6,211
Total	5,398	58,105

Plot 2 Area: 1.03 ha / 2.54 acres

Unit 2 GIA	m²	ft²
Ground Floor	1,808	19,462
First Floor Office (12%)	229	2,465
Total	2,037	21,927

Unit 2 GEA	m²	ft²
Ground Floor	1,871	20,140
First Floor Office	254	2,734
Total	2,125	22,874

Unit 3 GIA	m²	ft²
Ground Floor	2,406	25,899
First Floor Office (14%)	348	3,746
Total	2,754	29,645

Unit 3 GEA	m²	ft²
Ground Floor	2,481	26,706
First Floor Office	373	4,015
Total	2,854	30,721

Total Site Area: 1.09 ha / 2.71 acres

Unit 4 GIA	m²	ft²
Ground Floor	3,472	37,372
First Floor Office (10%)	355	3,821
Total	3,827	41,193

Unit 4 GEA	m²	ft²
Ground Floor	3,579	38,524
First Floor Office	386	4,155
Total	3,965	42,679

Site Parking	No.	Ratio
Unit 1	46	1:113
Unit 2	23	1:89
Unit 3	30	1:99
Unit 4	38	1:101
Site Total	137	

GEA calculations based on an external wall build-up of 480mm to the Warehouse measured from grid-lines.

ALL AREAS SUBJECT TO DETAILED DESIGN

Rev P3: Site layouts updated to reflect planning submissions.
SoA added: HHM - 09.07.2024
Rev P2: Service yard dimensions added. HHM - 20.06.2024
Rev P1: Preliminary Issue For Comment. MS - 05.06.2024

Drawing Status:
PRELIMINARY ISSUE FOR COMMENT

CMP Architects
Client: WRENBRIDGE LLP
eltham,

ow 1 & 2
Date: 05.06.2024

Urg. no. F018-CMP-SI-ZR-DD-A-00110 Revision P3
Do not scale from this drawing, use figured dimensions only. Subject to accurate site survey. All dimensions to be checked and verified for any discrepancies. All drawings to be read in conjunction with all CMP Architects and other consultants' contract documentation. Any discrepancies to be reported before any work commences. All items installed by others are to be fully site coordinated and programmed with the Contractor. All products to be installed to manufacturers recommendations.
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