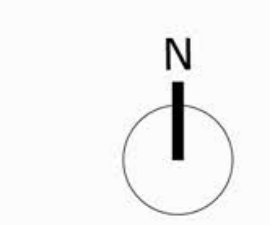


**NOTES:**

- If this drawing has been received electronically it is the recipient's responsibility to print the document to the correct scale.
- All dimensions are in millimetres unless stated otherwise. It is recommended that information is not scaled off this drawing.
- This drawing should be read in conjunction with all other relevant drawings and specifications.



**Key**

- Ownership Boundary
- Planning Boundary
- Extent of Indicative Plateau
- Retaining Wall
- Existing Public Footpath
- Proposed Cycle Route
- Proposed Footpath Diversion



**SCHEDULE OF ACCOMMODATION**

PLOT A	
<b>Unit A</b>	sq m sq ft
Warehouse	: 52,200 561,876
Offices (Ground & 1st 5%)	: 2,784 29,967
<b>TOTAL (GIA)</b>	<b>: 54,984 591,843</b>
Car Parking	: 513 (inc 22 dis')
Dock Levellers	: 50
Level Access	: 4
HGV Parking	: 122 (inc 54 loading)
<b>Plot Area</b>	<b>: 9.4 Ha 23.2 Acres</b>
<b>Plot Density</b>	<b>: 58.2%</b>
PLOT B	
<b>Unit B</b>	sq m sq ft
Warehouse	: 22,815 245,579
Offices (Ground & 1st 5%)	: 1,170 12,594
<b>TOTAL (GIA)</b>	<b>: 23,985 258,172</b>
Car Parking	: 245 (inc 15 dis')
Dock Levellers	: 26
Level Access	: 5
HGV Parking	: 66 (inc 31 loading)
<b>Plot Area</b>	<b>: 4.9 Ha 12.2 Acres</b>
<b>Plot Density</b>	<b>: 48.5%</b>
PLOT C	
<b>Unit C1-3 (Over 3 Units)</b>	sq m sq ft
Warehouse	: 1,872 20,150
Offices (1st)	: 504 5,425
<b>TOTAL (GIA)</b>	<b>: 2,376 25,575</b>
HGV Loading	: 6
Parking	: 15 (inc 3 dis')
<b>Unit C4-5 (Over 2 Units)</b>	sq m sq ft
Warehouse	: 1,548 16,663
Offices (1st)	: 396 4,263
<b>TOTAL (GIA)</b>	<b>: 1,944 20,925</b>
HGV Loading	: 4
Parking	: 14 (inc 2 dis')
<b>Unit C6-7 (Over 2 Units)</b>	sq m sq ft
Warehouse	: 1,168 12,572
Offices (1st)	: 472 5,081
<b>TOTAL (GIA)</b>	<b>: 1,640 17,653</b>
HGV Loading	: 4
Parking	: 8 (inc 2 dis')
Plot C Continued	
<b>Unit C8-9 (Over 2 Units)</b>	sq m sq ft
Warehouse	: 1,368 14,725
Offices (1st)	: 360 3,875
<b>TOTAL (GIA)</b>	<b>: 1,728 18,600</b>
HGV Loading	: 4
Parking	: 12 (inc 2 dis')
Shared Parking	: 53
<b>Plot Area</b>	<b>: 1.57 Ha 3.9 Acres</b>
<b>Plot Density</b>	<b>: 48.7%</b>
PLOT D	
<b>Unit D1</b>	sq m sq ft
Warehouse	: 6,588 70,913
Office (Ground & 1st 5%)	: 336 3,617
<b>TOTAL (GIA)</b>	<b>: 6,924 74,529</b>
Car Parking	: 67 (inc 4 dis')
HGV Loading	: 10
Level Access	: 4
HGV Parking	: 29 (inc 14 loading)
<b>Unit D2</b>	sq m sq ft
Warehouse	: 5,984 64,411
Office (Ground & 1st 5%)	: 320 3,444
<b>TOTAL (GIA)</b>	<b>: 6,304 67,856</b>
Car Parking	: 54 (inc 3 dis')
Dock Levellers	: 10
Level Access	: 4
HGV Parking	: 14 (inc 14 loading)
<b>Unit D3</b>	sq m sq ft
Warehouse	: 8,776 94,464
Office (Ground & 1st 5%)	: 448 4,822
<b>TOTAL (GIA)</b>	<b>: 9,224 99,286</b>
Car Parking	: 90 (inc 8 dis')
Dock Levellers	: 20
Level Access	: 4
HGV Parking	: 24 (inc 24 loading)
<b>Plot Area</b>	<b>: 5.7 Ha 14.1 Acres</b>
<b>Plot Density</b>	<b>: 40.8%</b>
<b>TOTAL Overall Warehouse</b>	<b>: 102,319 1,101,353</b>
<b>TOTAL Overall Offices</b>	<b>: 6,790 73,087</b>
<b>TOTAL Overall (GIA)</b>	<b>: 109,109 1,174,440</b>
<b>Total Ownership Area</b>	<b>: 43 Ha 106.3 Acres</b>
<b>Ownership Density</b>	<b>: 25.3%</b>

Illustrative Proposed Site Plan  
 (Scale 1:1250)

P03	SH	KB	DC	15/01/21
Plot B Car Park updated				
P02	EM	KB	DC	27/11/20
Road through site updated				
P01	EM	KB	DC	12/11/20
First Issue				

Rev	Drawn By:	Checked By:	Approved By:	Date:
Amendments				

Project: Chatterley Valley

Title: Proposed Site Plan Option A

Drawing Number: CHAT\_BED\_ST\_ZZ\_DR\_A\_0004

NO	DATE	BY	REVISION
1			

Rev Description:	Status Code:	Model Ref:	Rev No:
Preliminary	S1	N/A	P03
Scale:	Sheet:	Discipline:	BED Project Number:
1:1250	A0	Architecture	NWK 190074



SCALE 1:1250