



SITE AREA

Gross 25,502m² / 6.31acres

PHASE 1: DETAILED APPLICATION

URA THRUSTERS, SHARED FACILITIES & UNIT 1

URA Thrusters - Floor area

GIA	
GF	558m ²
FF	430m ²
TOTAL	988m ² / 10,635ft ²

GEA	
GF	597m ²
FF	465m ²
TOTAL	1,062m ² / 11,431ft ²

Use classes: E(g)(ii), E(g)iii, B2 & B8 with ancillary office space

Car parking 1 per 64m² (15)
Accessible parking 5% (1)
Car share spaces 5% (1)
Active EV spaces 10% (2)
Passive EV spaces 50% (8)
Cycle parking as BREEM (2)

Shared Facilities - Floor area

GIA	
GF	374m ²
FF	114m ²
TOTAL	488m ² / 5,253ft ²

GEA	
GF	404m ²
FF	126m ²
TOTAL	530m ² / 5,705ft ²

Use classes: E(g)(ii), E(g)iii, B2 & B8 with ancillary office space

Car parking 1 per 53m² (10)
Accessible parking 5% (1)
Car share spaces 5% (1)
Active EV spaces 10% (1)
Passive EV spaces 50% (2)
Cycle parking as BREEM (2)

Unit 1 - Floor area

GIA	
UNIT	GF m ²
1	321

FF m ²	TOTAL m ² / ft ²
160	481 / 5,177

GEA	
UNIT	GF m ²
1	359

FF m ²	TOTAL m ² / ft ²
182	541 / 5,823

Use classes: E(g)(ii), E(g)iii, B2 & B8 with ancillary office space

Car parking 1 per 53m² (10)
Accessible parking 5% (1)
Car share spaces 5% (1)
Active EV spaces 10% (1)
Passive EV spaces 50% (6)
Cycle parking as LPA

Phase 1 notes:

Use classes: E(g)(ii), E(g)iii, B2 & B8 with ancillary office space

PHASE 2: OUTLINE APPLICATION

THE HUB

Parameters:

Maximum Floor area (GEA): 1,600m² / 17,222ft²

Maximum height (ridge from GF fl): 15m

Use classes: E(b), E(g)

Car parking 1 per 36m² (44)
Accessible parking 5% (3)
Car share spaces 5% (3)
Active EV spaces 10% (6)
Passive EV spaces 50% (26)
Cycle parking as BREEM (12)

PHASE 3: OUTLINE APPLICATION

Commercial Employment Units

Parameters:

Maximum Floor area (GEA): 3,000m² / 32,291ft²

Maximum height (ridge from GF fl): 13m

Use classes: E(g)(ii), E(g)(iii), B2 & B8 with ancillary office space

Car parking 1 per 68m² (44)
Accessible parking 1 per unit
Car share spaces 2 per unit (in excess of 5%)
Active EV spaces 4 per unit (in excess of 10%)
Passive EV spaces 50%
Cycle parking as BREEM (11)

Figured dimensions only are to be used. All dimensions to be checked onsite. Differences between drawings and between drawings and specification or bills of quantities to be reported to the PRC Group.

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Revisions: Drawn/Chkd: Date:

KEY:

- APPLICATION SITE
- PHASE 1 AREA: DETAILED APPLICATION
- PHASE 2 AREA: HUB OUTLINE APPLICATION
- PHASE 3 AREA: UNITS OUTLINE APPLICATION
- EXISTING PEDESTRIAN / CYCLE ROUTES
- PROPOSED NEW TREES
- EXISTING TREES
- EV CHARGING POINT (2no. SPACES PER POST)
- EV PASSIVE CHARGING POINT (2no. SPACES PER POST)
- CAR SHARE PARKING SPACE
- ACCESSIBLE PARKING SPACE
- CYCLE SHELTER (4 SPACES URA & SF)
- TWO TIER CYCLE SHELTERS (14 SPACES HUB, 12 SPACES INDUSTRIAL UNITS AND 20 ADDITIONAL SPACES)
- BIN STORE ENCLOSURE
- OUTSIDE SEATING AREA TABLE AND BENCHES
- DK DROP KERB WITH TACTILE PAVING TO PEDESTRIAN CROSSING
- B TELESCOPIC RETRACTABLE BOLLARD
- BLOCK PAVING TO PARKING AREAS
- BLOCK PAVING TO PEDESTRIAN AREAS
- BLOCK PAVING TO CAFE AREAS
- BRUSHED CONCRETE SERVICE YARD
- WELL CONSOLIDATED GRAVEL
- SOFT LANDSCAPE
- TARMAC ACCESS ROAD
- NEW PEDESTRIAN CROSSING

Commercial Employment Units - Indicative floor areas

GIA	UNIT	GF m ²	FF m ²	TOTAL m ² / ft ²
	2	383	189	572 / 6,157
	3	426	205	631 / 6,792
	4	322	146	468 / 5,037
	5	170	84	254 / 2,734
	6	260	128	388 / 4,176
	7	202	97	299 / 3,218
	Total			2,612 / 28,115

GEA	UNIT	GF m ²	FF m ²	TOTAL m ² / ft ²
	2	415	213	628 / 6,759
	3	452	220	672 / 7,233
	4	350	167	517 / 5,564
	5	191	101	292 / 3,148
	6	279	140	419 / 4,510
	7	224	115	339 / 3,648
	Total			2,867 / 30,860

Client:
PATRIZIA PROPERTY
INVESTMENT MANAGEMENT

Project:
WESTCOTT VENTURE PARK

Drawing Title:
PROPOSED SITE PLAN

Scale @ A1: 1:500
Checked by: ME
Date: FEB 24

Job No: 11608
Stage: PL 103
Drawing No: P1

Issue Status:
Construction ☐ Preliminary ☐
Information ☐ Approval ☐
Tender ☐
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