



Notes

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Other than for the purposes of planning, do not scale these drawings. Use written dimensions only. All dimensions to be checked on site prior to commencement of work.

Ordnance Survey Data

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Site and plot boundaries are shown indicatively only and subject to confirmation.

Area Schedule

New business starter and move-on units:
Gross plot area: 1.8ha / 4.45ac
Gross External Area (building footprints): 4,130sqm. / 44,454sqft.
Site coverage / plot ratio: approximately 25%
Gross Internal Area (building footprints): 3,823sqm. / 41,150sqft.
Allowance for mezzanine offices circa 5% of GIA: 198sqm. / 2,131sqft. (excluding farm shop)
Building height (to haunch): 6-8m (excluding farm shop)
Use Class: E(a),(g)(ii), (iii) and B8
Car parking: 97 spaces (including 9no. accessible)

Detailed area breakdown by building: Gross Internal Areas
Farm Shop 327sqm. / 3,519sqft.
A 169sqm. / 1,819sqft.
B 362sqm. / 3,896sqft.
C 474sqm. / 5,102sqft.
D 913sqm. / 9,827sqft.
E 454sqm. / 4,886sqft.
F 723sqm. / 7,782sqft.
G 401sqm. / 4,316sqft.

Legend

- Approximate site area - 1.8ha
- Client ownership boundary
- Indicative acoustic fence
- Proposed open green space - trees & landscaping
- Proposed SINC landscape buffer (20m depth)
- Proposed building
- Carriageway
- Proposed footway
- Proposed parking
- Proposed yard

Proposed Site Coloured

CBP - BSL - ZZ - XX - DR - A - 1502 - PL

October 2023

22093: Paddock Development

1:500 @ A1

Chalcroft Business Park

Drawn ER

Client: FIPWEL

Checked TB

Canute Chambers
Canute Road
Southampton
Hampshire
SO14 3AB

023 8063 1432

boyleandsummers.co.uk

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