



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
- Retained tree
- Root protection zone (RPZ)

Proposed Site

CBP - BSL - ZZ - XX - DR - A - 1501 - PL
22093: Paddock Development
Chalcroft Business Park
Client: FIPWEL
October 2023
1:500 @ A1
Drawn ER
Checked TB

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