



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): 3,410sqm. / 36,705sqft.
Site coverage / plot ratio: approximately 19%
Gross Internal Area (building footprints): 3,125sqm. / 33,637sqft.
Allowance for mezzanine offices circa 5% of GIA: 140sqm. / 1,507sqft. (excluding farm shop)
Building height (to haunch): 6-8m (excluding farm shop)
Use Class: E(a),(g)(ii), (iii) and B8
Car parking: 86no. spaces (including 9no. accessible)

Detailed area breakdown by building: Gross Internal Areas
Farm Shop 325sqm. / 3,498sqft.
A 170sqm. / 1,830sqft.
B 292sqm. / 3,143sqft.
C 166sqm. / 1,787sqft.
D 1,171sqm. / 12,504sqft.
E 280sqm. / 3,014sqft.
F 406sqm. / 4,370sqft.
G 315sqm. / 3,391sqft.

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

Rev B 26-02-24 Blue line boundary amended to match adopted highways boundary ER TB
Rev A 21-02-24 Redesign of layout to retain two existing oak trees. Area schedule updated accordingly ER TB

Proposed Site Coloured

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

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