



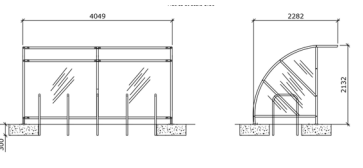
- Boundaries**
- Red Line Boundary
 - NDA
 - Security Fence



01 WASTE MANAGEMENT STORE
Concrete base with 2.4m high timber palisade fencing with galvanized structure.



02 BICYCLE STORE
Urban Engineering 'Series A' or similar and approved Polycarbonate transparent sheets with polyester powder coated steel frame.
Colour: White (BS00E55) Sheffield steel cycle racks or similar and approved to accommodate 10 cycles per shelter.



Arrangement and quantity of Cycle Stands within the Cycle Store area in accordance with planning requirements

Refer to site plan for location and positioning.



03 BOUNDARY SECURITY FENCE

Typical Paladin Fencing:
The perimeter of the service yards will be provided with 2.4m high paladin fencing. Post and panels to be black finish. Fences to be suitably set back from vehicular areas to reduce risk of accidental impact. Fencing / landscaping to be co-ordinated such that a maximum gap beneath fence is 100mm.



04 KNEE RAIL FENCING
Made from softwood guaranteed for 25 years. Galvanised strap for longer life 5 year treatment guarantee Height 1.20m with planed finish.



05 DOCK APRON RETAINING WALL
External retaining walls to the sides of the dock access will be also of fair faced concrete. Armco barrier galvanised mild steel and handrailing is to be provided adjacent to the retaining wall to level access ramps. The barrier uprights are to be surface fixed to the concrete.



06-07 VEHICLE AND PEDESTRIAN GATES:

To security sensitive areas near the main access road, vehicle gate is to be black steel paladin, 2.4m high to BS 1722-12:2006 (including concrete foundations). Gates to hinge open and be able to be held in the open position by providing bolt sleeves. Posts to be square section powder coated black steel with capped tops, cast in concrete bases.



07 AUTO CANTILEVERED SLIDING GATE
2.4m high Paladin automated sliding Gates.



08 DROPPED KERBS AND TACTILE PAVING

Red Line Boundary		
Name	Area (Hectares)	Area (Acres)
Application Boundary	5.43 hectare	13.41 acres

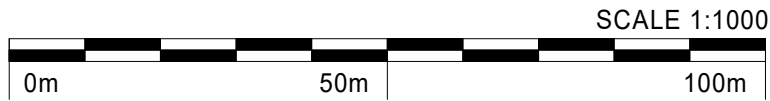
Planning Site Area Schedule		
Name	Area (Hectares)	Area (Acres)
Net Dev Area Unit 1	0.98 hectare	2.42 acres
Net Dev Area Unit 2	1.04 hectare	2.58 acres
Total Area	2.02 hectare	4.99 acres

UNIT 1 GIA Area Schedule		
Name	Area (m²)	Area (ft²)
Unit 1 Escape Stair	24.29 m²	261.48 ft²
Unit 1 QP Core	86.98 m²	933.06 ft²
Unit 1 Mezzanine Office	415.78 m²	4,475.16 ft²
Unit 1 Warehouse	4,029.72 m²	43,375.58 ft²
	4,556.45 m²	49,045.27 ft²

UNIT 2 GIA Area Schedule		
Name	Area (m²)	Area (ft²)
Unit 2 Escape Stair	24.29 m²	261.48 ft²
Unit 2 QP Core	86.98 m²	933.06 ft²
Unit 2 Mezzanine Office	415.78 m²	4,475.16 ft²
Unit 2 Warehouse	4,561.56 m²	49,100.20 ft²
	5,088.29 m²	54,769.90 ft²

TOTAL GIA		
Name	Area (m²)	Area (ft²)
<varies>	9,644.74 m²	103,815.17 ft²
	9,644.74 m²	103,815.17 ft²

GEA Schedule		
Name	Area (m²)	Area (ft²)
<varies>	9,889.97 m²	106,454.73 ft²
Total GEA:	9,889.97 m²	106,454.73 ft²



Rev	Date	Iss. By	App. By	Description
P1	26/07/23	ELF		Revised Layout
P2	03/08/23	ELF		Access to Unit 1 moved.
P3	04/08/23	ELF		Car Park layout updated.
P4	08/09/23	ELF		Update site layout as per latest comments from Panattoni.
P5	08/09/23	ELF		Issued for Planning.
P6	11/09/23	ELF		Updated layout according to the latest landscape and drainage strategy.
P7	25/03/24	ELF		Updated footpath.
P8	16/04/24	ELF		Added dropped kerbs and tactile paving.

PANATTONI
SGP
Architects + Masterplanners

Waterfront House
2a Smith Way
Grove Park
Enderby
Leicester LE19 1SX

t: +44 (0)116 247 0557

www.stephengeorge.co.uk

Theale, Reading

Drawing Name:
Site Plan

Drawing Stage: Planning

Status: S0

SGP File Ref: 18-095-SGP-ZZ-ZZ-M3-A-00000

18-095 26/07/23 ELF MMS As indicated @ A1 P8
SGP Project No. Date Drawn Team Scale Rev

Drawing Number:

18-095-SGP-ZZ-ZZ-DR-A- 131001

Project Code Originator Volume Level Type Role Number