

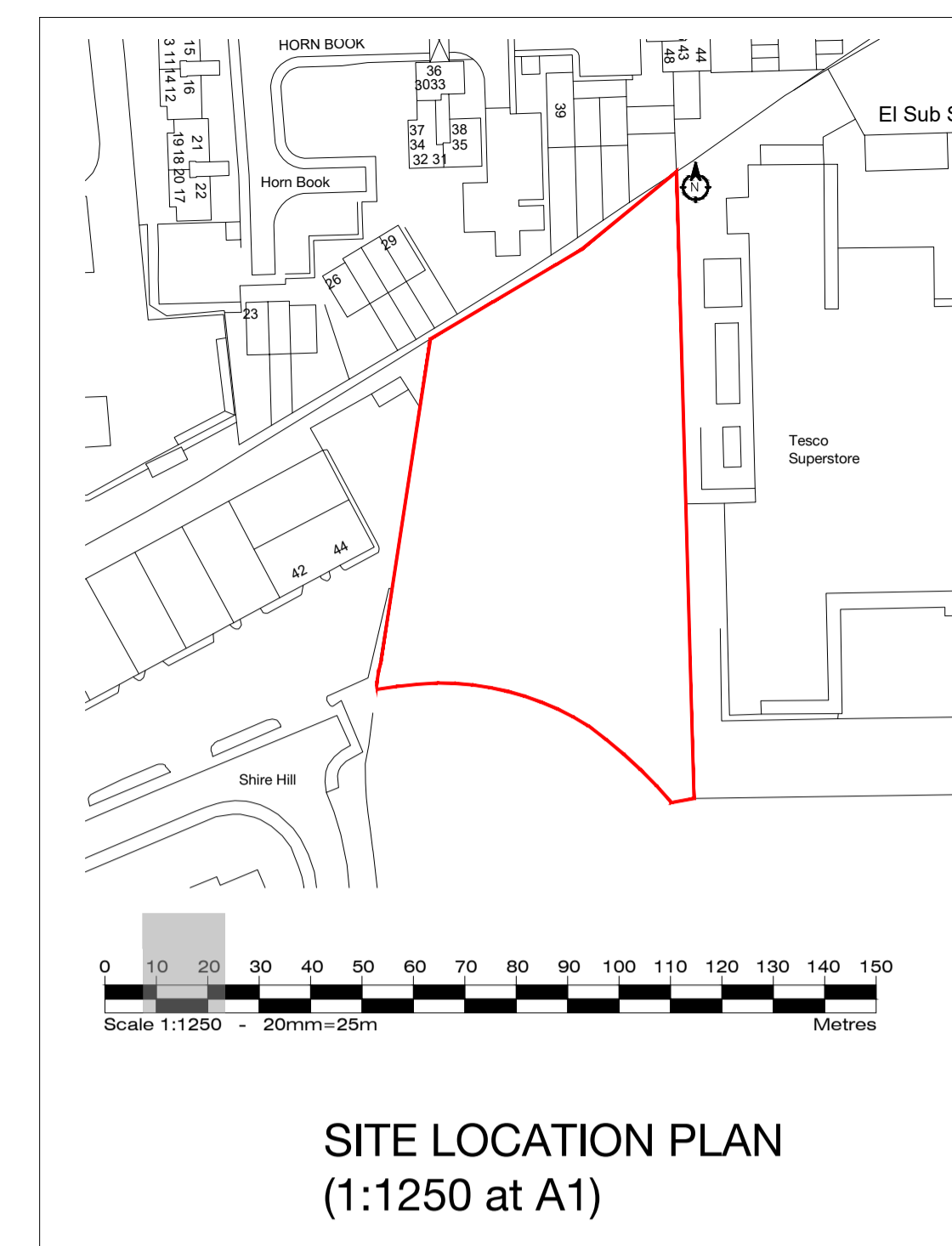
SITE PLAN (1:250 at A1)



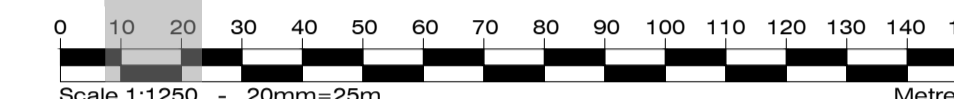
Gross External Area
 GF 964 sq m (10,377 sq ft)
 FF 964 sq m (10,377 sq ft)
 GEA 1,928 sq m (20,754 sq ft)

Gross Internal Area
 GF 921 sq m (9,914 sq ft)
 FF 866 sq m (9,322 sq ft)
 GIA 1,787 sq m (19,236 sq ft)

Net Internal Area
 GF 835 sq m (8,986 sq ft)
 FF 782 sq m (8,415 sq ft)
 NIA 1,617 sq m (17,405 sq ft)



SITE LOCATION PLAN
(1:1250 at A1)



Priora Permeable Paving



Velopa Stratford Cycle Compound



Bin store details

- 1) This drawing and design are copyright and may not be reproduced without the written consent of Derrick Wade Waters limited.
- 2) Please do not scale - use only dimensions stated on the drawing.
- 3) The contractor is to check and verify all dimensions and levels stated on the drawing, and cross reference same with site checks. Derrick Wade Waters are to be informed of any contradictions and discrepancies.
- 4) The contractor is to check the drawing against all other relevant drawings, specifications and bills of quantities as issued and appropriate. Derrick Wade Waters are to be informed of any contradictions and discrepancies.
- 5) If in doubt ask!

Materials Schedule:

- 1) ACCESS ROAD & CIRCULATION
Tarmac Surfacing
- 2) PARKING
Permeable block paving Marshall's Priora laid herringbone pattern, refer to MTC drawing 2963-03
- 3) FOOTPATH
Permeable block paving Marshall's Priora laid herringbone pattern, refer to MTC drawing 2963 -03
- 4) LANDSCAPING
Refer to Landscape Drawing TCTC-18627-L-01 from Tracy Clarke Tree Consultancy

PARKING

In accordance with the Essex Design Parking Standards 2009 for Office Use.

- a) Cars based on 1 space per 30 sqm of floor area = 61 spaces
- b) Disabled parking at 5% of total bays = 3 spaces
- c) Cycle spaces at 1 space per 100 sqm for staff plus 1 space per 200 sqm for visitors = 30 spaces
- d) PTW at 1 space + 1 per 20 car parking spaces = 4 spaces

Parking space size 2.9m x 5.5m

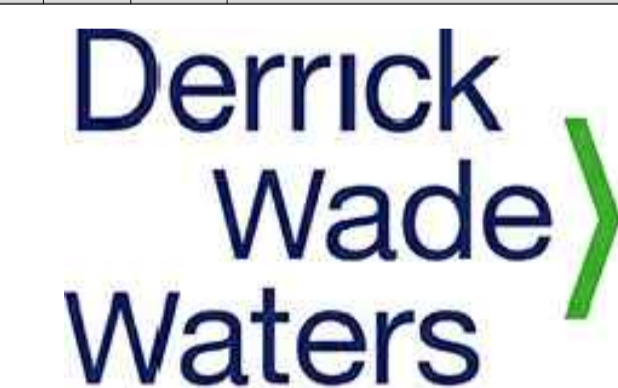
VEHICLE CHARGING POINTS
 16 no charging points (26% of total parking) in alignment with Uttlesford DC Interim climate change policy

BIN STORAGE
 Based on 2.6 cubic metres per 1000 sqm of office space = 5.2 cubic metres using 1100litre Eurobins = 6 No. of which 50% are recyclable waste.
 Bin store Enclosure

CYCLE STORAGE
 Velopa Sheffield cycle stand with Velopa Stratford cycle compound

This Drawing is to read in conjunction with
 101 - Floor plans
 103 - Elevations sheet 1
 104 - Elevations sheet 2
 105 - Topographic Survey
 106 - Roof Plan
 108 - Drainage
 111 - Sections

C	07/12/22	CJ		Charging points increased to 16 No
B	17/10/22	CJ		Retaining wall position adjusted, landscaping altered to suit, Potential sub-station area identified, minor parking amendments
A	03/08/2022	CJ		General update
Rev	Date	Issued by	Checked by	Description



DERRICK WADE WATERS | FIELD HOUSE | STATION APPROACH | HARLOW | CM20 2FB

ARCHITECTURE	PROJECT MANAGEMENT	STRUCTURAL ENGINEERING
QUANTITY SURVEYING	BUILDING SURVEYING	CDM PRINCIPAL DESIGNER

CLIENT Saffron Building Society

JOB TITLE Shire Hill, Saffron Walden

Drawing Title Proposed Site Plan and Location Plan

Job / Dwg No / Rev: HD22012 100 C

Drawn: CJ Checked: Approved: Date: 31 May 22

Drawing status: Planning Scale: 1:250 @ A1

