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SERVICES STRIP
475m² (hatched area)

TOTEM SIGN LOCATION

GYPSY PATCH LANE

BULLFINCH CLOSE

PLOTS B3-B5

Restrictive Covenant No-Build Area to remain entirely devoid of Buildings, Structures or Trees within 2m of PRS

Vehicle Access Required to be maintained for Access to the PRS

2 x 185PER and 100mm 70HDC Earthwire

180 Dia Gas Installed in Existing 2m Easement

Use Easement as Access Road to PRS. To SSE Agreed Spec / Detail. Min 4m Wide for Hiab Lorry. Build up suitable for Gross Weight of 26 tonnes.

Connection to SSEN Existing Site UV System

5
1255m² @GROUND FLOOR
202m²@MEZZANINE
1457m² (15,680ft²) GIA TOTAL

6
793m² @GROUND FLOOR
126m²@MEZZANINE
919m² (9,900ft²) GIA TOTAL

7
721m² @GROUND FLOOR
116m²@MEZZANINE
837m² (9,000ft²) GIA TOTAL

8
882m² @GROUND FLOOR
186m²@MEZZANINE
1068m² (11,500ft²) GIA TOTAL

4
629m² @GROUND FLOOR
144m²@MEZZANINE
773m² (8,320ft²) GIA TOTAL

3
493m² @GROUND FLOOR
113m²@MEZZANINE
606m² (6,520ft²) GIA TOTAL

2
385m² @GROUND FLOOR
88m²@MEZZANINE
473m² (5,100ft²) GIA TOTAL

1
365m² @GROUND FLOOR
80m²@MEZZANINE
445m² (4,800ft²) GIA TOTAL

61 Total Car Parking Spaces
2.5m x 5m
(Incl. 8x Accessible spaces and 16x EV spaces)

Covered Shelter Cycle spaces (x56)

STAFF ENTRANCE

GKN AEROSPACE GLOBAL TECHNOLOGY CENTRE

HV SWITCHROOM

GAS HOUSE

STAFF PARKING

12m to Bus Haunch

Pedestrian Dropped road crossing

Tactile paving

PARAPET 63.4

Back of house
Refuse Area
Restaurant
Main Lift
Reception
Main Entrance
Pub
Scullery
Plant
Pool Hall
Indicative Swimming Pool Location
Fitness Suite
30000
52100
19100
12000

SELCO BUILDERS WAREHOUSE

Covered Shelter 3304 Hoops

Block Paving

Beech

Poplar 16h

Rowan 4h

Acer

Sp

UK 5h

Fruit 4h

UNIT REF	GROUND m²	MEZZ m²	TOTAL m²	TOTAL (ft²) ft²
UNIT 1	365	80	445	4800
UNIT 2	385	88	473	5100
UNIT 3	493	113	606	6520
UNIT 4	629	144	773	8320
UNIT 5	1255	202	1457	15680
UNIT 6	793	126	919	9900
UNIT 7	721	116	837	9000
UNIT 8	882	186	1068	11500
TOTAL GIA AREA			6578	70820

Rev	Date	Description	Rev By	Chk'd By
B	101122	AMENDED MEZZANINE AREAS INCLUDED BY CLIENT	LEEB	RG
A	091122	AMENDED MEZZANINE AREAS INCLUDED BY CLIENT	LEEB	RG

Project Title	PROPOSED REDEVELOPMENT HORIZON 38 BRISTOL
Client	CUBEX LAND
Status	FEASIBILITY
Scale	1:500
Drawing Size	A2
Date	NOV 22
Drawn By	LEEB
Checked	IP
Drawing Title	SITE PLAN - B1-B5
Job-Dwg No	18949-S-001
Rev	B

2 St. Johns North, Wakefield, WF1 3QA t. 01924 291800
Carvers Warehouse, 77 Dale Street, Manchester, M1 2HG t. 0161 2388555
The Old Rectory, 79 High Street, Newport Pagnell, MK16 8AB t. 01908 211577
101 London Road, Reading, RG1 5BY t. 0118 9507700
10 Gees Court, St Christophers Place, London, W1U 1JJ t. 0207 4091215
THE HARRIS PARTNERSHIP
ARCHITECTS
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SITE PLAN - B1-B5
scale 1:500 @ A2

0 5 10 15 20 25m
SCALE 1:500

CAD file reference J:\18000-19000\18949\17.0 Drawings\001 Series-Feasibility