DEVELOPMENT ANALYSIS

All floor areas are GEA unless stated otherwise

Eg(iii)/B2/B8:	18,650.5m²	200,765ft²
Site area:	4.4ha	10.9acres
Coverage:	42.4%	
Total car parking:	247 (1-75.5m²)	
Car parking includes:		
Disabled:	15 (5%)	
Active EV charging:	50 (20%)	
Passive EV charging:	196 (80%)	
Car share:	14 (5%)	

Motorcycle spaces

Cycle shelter and rack - staff (sized to suit allocation)

Cycle shelter and rack - visitors (sized to suit allocation)

Location for wall mounted cycle racks inside building - staff (2 bikes per rack, number of racks to suit allocation)

E: Active car charging spaces
e: Passive car charging spaces
s: Car sharing spaces

Existing trees

Existing shrubs

Proposed infill landscaping and tree screen

Landscaping

Amenity / landscaped areas

Proposed trees

Proposed hedge

Proposed 2.5m high mesh fencing and gates

Proposed 2.5m high acoustic fencing and gates

Proposed sub-stations and landlord's kiosk

Indicative locations for proposed picnic benches

Existing footpath/cyclepath link between Cycle Red-Way and the site to be widened, and extended along Blackhill Drive site frontage
1m verge, 3m cyclepath, 1m verge

Retaining walls - existing

Retaining walls - proposed

A: 19/08/24
Cycle path from Featherstone Road Red-Way widened and extended and verges added
Cycle parking updated - visitors parking expanded and relocated (shown in blue)
Cycle parking in yards of units 1 and 8 re-planned
Gates added to maintenance / fire path behind units 5-7 as recommended by Secured by Design review
One additional car parking space added to unit 1

Chancerygate PLANNING

Revisions

Job Title
Eg(iii)/B2/B8 DEVELOPMENT

Location
BESPAK SITE, BLACKHILL DRIVE
MILTON KEYNES

Drawing Title
BLOCK PLAN

Date 08/05/24 Drawn

Scale 1:1250 at A3 Checked

ALL DIMENSIONS TO BE CHECKED ON SITE.

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Dwg no. 5900-PL-002 Revision A

BLACKHILL DRIVE

FEATHERSTONE ROAD

CYCLE RED-WAY

WOLVERTON MILL

Walnut House

Court

Pond

Pond

Approximate line of existing informal footpath (dotted light and dark pink) Dark pink section to be upgraded with hoggin paving (see drawing 5900-PL-010)

Area excluded from application: No construction or landscaping works within cross hatched area

Existing stile

amenity space for all units

amenity space for Unit 8

amenity space for Unit 4

8 G.F. Office: 463.2m² 4,985ft²
F.F. Office: 463.2m² 4,985ft²
Total: E(g)(iii)/B2/B8 926.5m² 9,970ft²
Cars (1-75m²): 6 (36.0m²) 387ft²
Cycles - staff: 2 x 3 = 6
Cycles - visitors: 2 x 3 = 6
Motorcycles: 2
80 x 24 = 1920

1 F.F. Office: 486.2m² 5,236ft²
G.F. E(g)(iii)/B2/B8: 3,639.4m² 39,170ft²
Total: 4,125.6m² 44,406ft²
Cars (1-75m²): 60 (3,600m²) 38,750ft²
Cycles - staff: 2 x 20 = 40
Cycles - visitors: 2 x 10 = 20
Motorcycles: 2
Visitors cycle parking for units 1-2-3 12 spaces

2 F.F. Office: 241.5m² 2,599ft²
G.F. E(g)(iii)/B2/B8: 1,524.5m² 16,410ft²
Total: 1,765.5m² 19,008ft²
Cars (1-77m²): 23 (1,771m²) 19,062ft²
Cycles - staff: 2 x 2 = 4
Cycles - visitors: 2 x 1 = 2
Motorcycles: 2

3 F.F. Office: 199.4m² 2,145ft²
G.F. E(g)(iii)/B2/B8: 1,245.7m² 13,407ft²
Total: 1,445.1m² 15,552ft²
Cars (1-77m²): 19 (1,463m²) 15,746ft²
Cycles: 2 x 2 = 4
Motorcycles: 2

4 F.F. Office: 220.0m² 2,368ft²
G.F. E(g)(iii)/B2/B8: 2,645.0m² 28,465ft²
Total: 2,865.0m² 30,833ft²
Cars (1-77m²): 34 (2,618m²) 28,176ft²
Cycles: 2 x 2 = 4
Motorcycles: 2

5 F.F. Office: 111.8m² 1,203ft²
G.F. E(g)(iii)/B2/B8: 469.3m² 5,051ft²
Total: 581.1m² 6,254ft²
Cars (1-77m²): 8 (616m²) 6,630ft²
Cycles - staff: 2 x 3 = 6
Cycles - visitors: 2 x 3 = 6
Motorcycles: 2

6 Office: 126.7m² 1,364ft²
E(g)(iii)/B2/B8: 469.3m² 5,051ft²
Total: 596.0m² 6,415ft²
Cars (1-75m²): 8 (600m²) 6,458ft²
Cycles - staff: 2 x 3 = 6
Cycles - visitors: 2 x 3 = 6
Motorcycles: 2

7 F.F. Office: 171.4m² 1,845ft²
G.F. E(g)(iii)/B2/B8: 1,028.7m² 11,072ft²
Total: 1,200.1m² 12,917ft²
Cars (1-77m²): 15 (1,155m²) 12,432ft²
Cycles - staff: 2 x 3 = 6
Cycles - visitors: 2 x 3 = 6
Motorcycles: 2

Visitors cycle parking for units 5-6-7 6 spaces

loading dock

level access

secure yard

50000

45000

30650

17000

12000

7500

2500

suggested location for public art

Mast