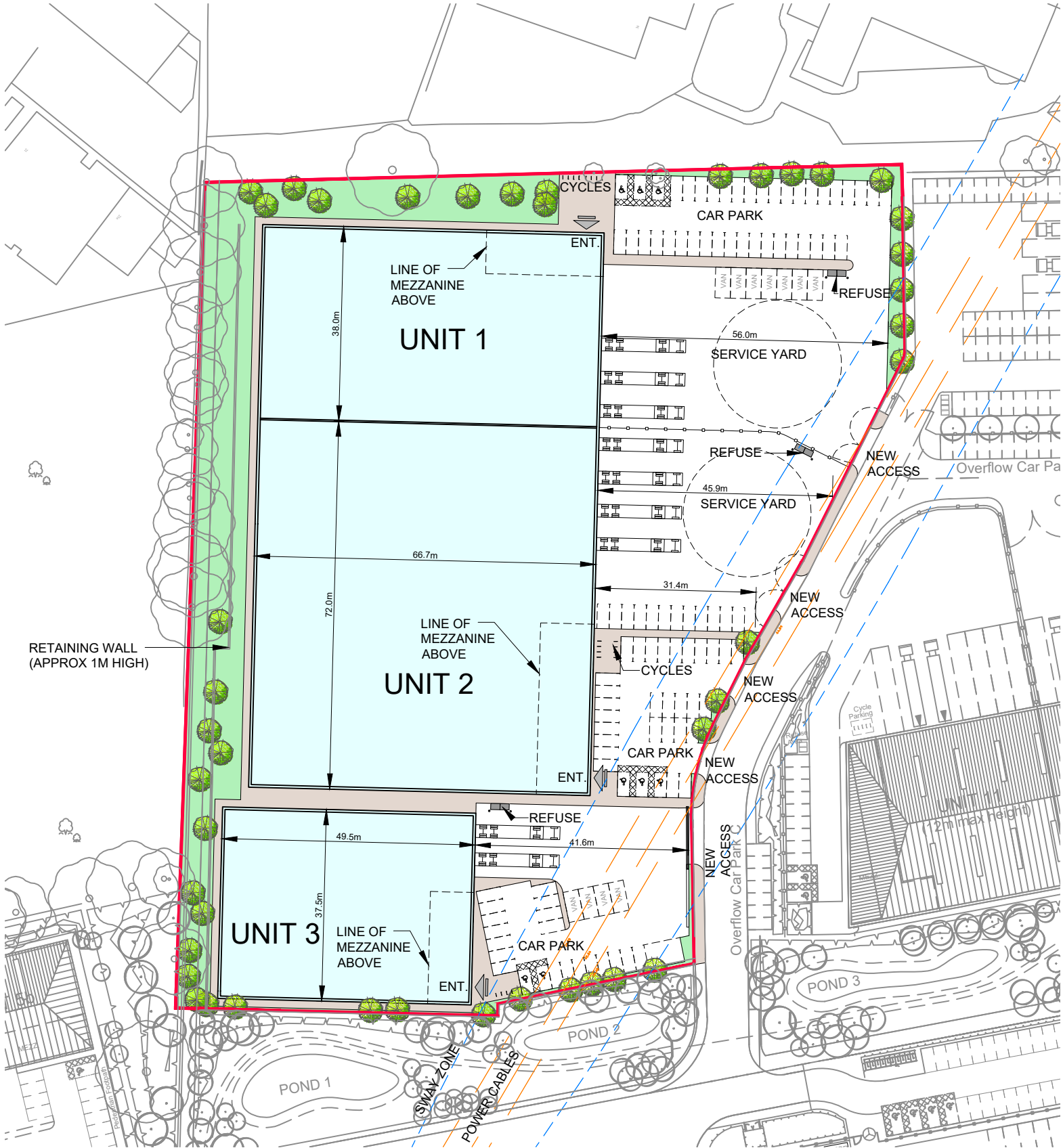


DEVELOPMENT MATRIX - SITE A												
UNIT	WAREHOUSE GEA (m²)	OFFICE MEZZ. GEA (m²)	TOTAL GEA (m²)	WAREHOUSE GEA (ft²)	OFFICE MEZZ GEA (ft²)	MEZZ % OF WAREHOUSE GEA	TOTAL GEA (ft²)		PARKING SPACES	CYCLE PARKING	LORRY LEVEL LOADING	VAN PARKING
UNIT 1	2535	253	2788	27,287	2,723	10.0	30,010		44	16	3	7
UNIT 2	4610	345	4955	49,622	3,714	7.5	53,336		40	16	3	0
UNIT 3	1854	185	2039	19,956	1,991	10.0	21,948		21	8	2	4
TOTAL	8999	783	9782	96,865	8,428	8.7	105,293		105	40	8	11



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All dimensions are in mm unless otherwise stated.

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This drawing is not suitable for construction. Design development is required in order to comply with Building Regulations requirements.

LIST OF INFORMANTS :

MICHAEL SPARKS ASSOCIATES- 30893-FE-01

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REVISIONS	DATE	DRN	REV
FIRST ISSUE	02.02.26	OB	P01
PARKING AND YARDS UPDATED	16.02.26	OB	P02
PARKING AND YARDS UPDATED	25.02.26	OB	P03
PARKING AND YARDS UPDATED	13.03.26	OB	P04

KEY:

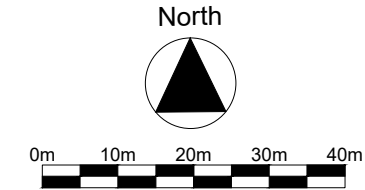
— ASSUMED BOUNDARY

This drawing contains critical information in colour
The scheme design shown is subject to topographic survey

The boundary positions shown are assumed and subject to verification

The access shown is indicative only and subject to design by the Highways Engineer
All development areas quoted are subject to survey and detailed design

This proposal will be subject to mandatory Biodiversity Net Gain (BNG) requirements. The developed design will be subject to BNG calculation and it may be necessary to utilize off-site credits to achieve the mandatory minimum requirement



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COBHAM GATE
FERNDOWN

PLOT C - SITE PLAN
AS PROPOSED

PROJECT ORIGINATOR TYPE NUMBER REVISION
2432-MP-DR-F008-P04

1:1000 @ A3
DRAWN BY OB

02.26