

Site Area
c.11.97 acres

Area Schedule:

Colour Key:

- Office Space
- Warehouse Space
- Undercroft
- Mezzanine

Unit 001:

Plot site area	(acres)	tbw	GIA (m ²)	GEA (ft ²)
Warehouse footprint	131,400	12,207	141,889	
Ground Floor Cores & Offices	3,820	355	3,971	
First Floor Offices **	7,500	697	7,875	
Second Floor Offices **	7,500	697	7,875	
Ground Floor Undercroft*	3,700	343		
Mezzanine over docks	8,500	790	8,925	
Total	162,420	15,089	170,535	

Unit 002:

Plot site area	(acres)	tbw	GIA (m ²)	GEA (ft ²)
Warehouse footprint	82,500	7,672	91,316	
Ground Floor Cores	1,000	93	1,334	
First Floor Offices **	5,865	545	6,160	
Second Floor Offices **	5,865	545	6,160	
Ground Floor Undercroft	4,660	433		
Mezzanine over docks	9,500	882	9,975	
Total	109,470	10,170	114,945	

Unit 003:

Plot site area	(acres)	tbw	GIA (m ²)	GEA (ft ²)
Warehouse footprint	23,855	2,216	26,421	
Ground Floor Cores	675	63	904	
First Floor Offices **	2,110	196	2,400	
Ground Floor Undercroft	1,385	129		
Mezzanine over docks	3,670	341	4,040	
Total	31,695	2,945	33,765	

Unit 004:

Plot site area	(acres)	tbw	GIA (m ²)	GEA (ft ²)
Warehouse footprint	162,420	15,089	170,535	
Ground Floor Cores	13,820	1,275	14,345	
First Floor Offices **	27,640	2,550	28,640	
Second Floor Offices **	27,640	2,550	28,640	
Ground Floor Undercroft	13,820	1,275		
Mezzanine over docks	27,640	2,550	29,815	
Total	316,960	29,739	337,975	

Totals:

	GIA (ft ²)	GIA (m ²)	GEA (ft ²)
Total Warehouse & Office	281,915	26,191	296,305
Total Mezzanine	21,670	2,013	22,940
Total Overall (inc Mezz)	303,585	28,204	319,245

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- SCHEDULE OF MATERIALS**
- EXTERNAL WORKS**
- CONCRETE BLOCK PAVING LAID HERRINGBONE
- COLOUR - BRINDLE
 - MACADAM SURFACING TO PATHWAY
- COLOUR - BLACK/GREY SELF-COLOUR
 - MACADAM SURFACING (CAR PARKING & ROADWAY)
- THERMOPLASTIC PAINT LINING ETC.
- COLOUR - BLACK/GREY SELF-COLOUR WITH LINING TO CONVENTION
 - CONCRETE PERMEABLE BLOCK PAVING
LAID IN HERRINGBONE PATTERN
- COLOUR - GREY
 - CONCRETE SURFACING
- COLOUR - LIGHT GREY SELF-COLOURING
 - STRUCTURED LANDSCAPING
 - SRI WELDMESH HIGH SECURITY FENCING 2.4M HIGH
 - GRASSCRETE
 - ELECTRIC VEHICLE CHARGING SPACE
 - CAR SHARING SPACE
 - DISABLED CAR PARKING SPACE
 - TACTILE BLISTER PAVING AT ROAD CROSSINGS

- SITE CONSTRAINTS:**
- For Crossrail implications please refer to Design and Access Statement.
 - Indicative location of drain & 8.0m easement
 - Flood Easement (8.0m easement)
 - Gas Main Easement (5.0m easement)

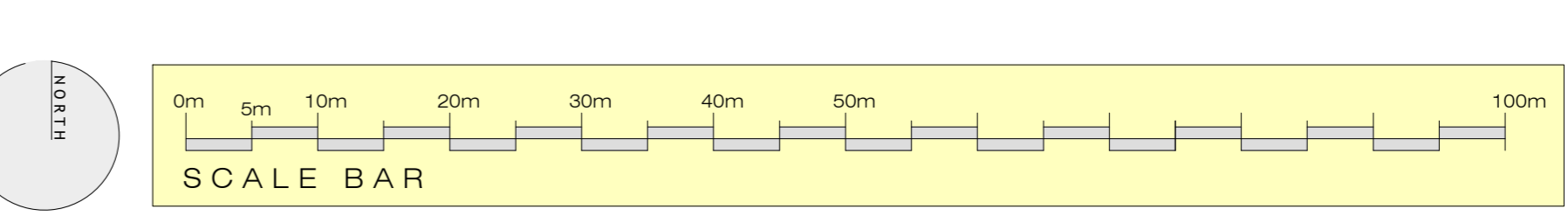
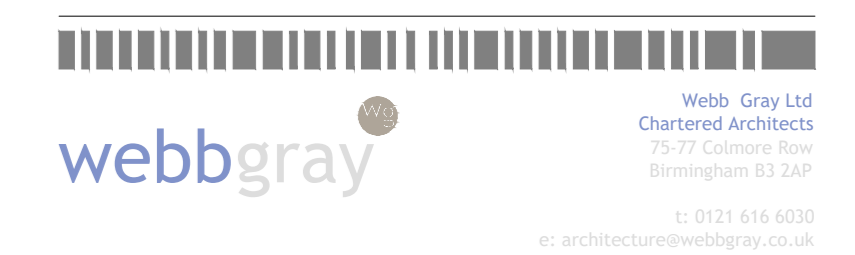
- PARKING PROVISION (Size: 2.5mx5.0m):**
- UNIT 001**
- 85 Base Car Parking
 - 6 Disabled Parking (c.5%)
 - 91 Total Car Parking (Includes 19 Charging Points)
 - 48 Cycle Spaces
- UNIT 002**
- 65 Base Car Parking
 - 4 Disabled Parking (c.5%)
 - 20 Total Car Parking (Includes 4 Charging Points)
 - 24 Cycle Spaces
- UNIT 003**
- 18 Base Car Parking
 - 2 Disabled Parking (c.5%)
 - 20 Total Car Parking (Includes 4 Charging Points)
 - 24 Cycle Spaces
- EV Vehicle Charging Point (37No)**

- SITE MARKINGS & PROTECTION:**
- Steel Bollard
 - Pedestrian Crossing
 - Sliding Gate
 - Timber Enclosure to Refuse & Plant
 - Cycle Hoops
 - Retaining Wall (RW)
- PLANNING APPLICATION BOUNDARY**
- Site Area 11.97 Acres (4.84 Hectares)

Rev	Description	Date	Drafted	Checked
01	Units GEA Area breakdown updated to Warehouse and ground floor office cores & Offices.	03-06-24	LJM	LA

A. G. Thames Investments Limited
STOFORD

Project: Proposed Development at
Thames Road Crayford
Drawing Title: Overall Site Layout Plan



TENDER

Scale	Date	Drawn	Checked
1:500	Mar 23	LJM	DDH

Job No: 8781 | Origin: WGA | Visc: EX | Level: DR | A: 002 | T: 01