

PLOT 02 LAYOUT OPTIONS

These options illustrate the potential and flexibility of Plot 02 showing how a commercial office approach can be accommodated with associated parking and arrival space or Option B incorporating the space and requirements for a mid-sized logistics building with parking and designated service yard.

Plot 2 Option A Commercial Office Approach



Plot 2 Option B Logistics Approach



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The two options below suggest how a lower density approach could be adopted, providing a mixed use solution incorporating office space for start-ups and SME's, workshops, light industrial storage and manufacturing.

Plot 2 Flexible Office Logistics & Light Industrial Approach



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Alternative design approach which considers three logistics buildings on the land parcel, with demised plots, parking accessed directly from the new estate road, allowing the buildings to be set back some 20 metres which may reduce the visual impact when moving through the site.

The site plan illustrates the layout of the B8 Warehouse development, featuring five distinct plots and their associated buildings and parking areas. A red line delineates the central portion of the site, which includes the largest buildings and a central service yard.

- Plot 01 (Left):** Contains Building 01, a 10.5m high B8 Warehouse with a GIA of 3,936.65 sq.m (42,589 sq.ft). It includes 49 parking spaces, a 24m diameter turning circle, and a service yard with a slope down.
- Plot 02 (Top Center):** Contains Building 02, a 12.5m high B8 Warehouse with a GIA of 5,427.52 sq.m (58,421 sq.ft). It features 62 parking spaces and an office mezzanine.
- Plot 03 (Top Right):** Contains Building 03, a 12.5m high B8 Warehouse with a GIA of 5,452.76 sq.m (58,693 sq.ft). It includes 60 parking spaces and an office mezzanine.
- Plot 04 (Bottom Center):** Contains Building 04, a 10.5m high B8 Warehouse with a GIA of 3,249.33 sq.m (34,976 sq.ft). It features 42 parking spaces and an office mezzanine.
- Plot 05 (Bottom Right):** Contains Building 05, a 10.5m high B8 Warehouse with a GIA of 3,249.33 sq.m (34,976 sq.ft). It includes 32 parking spaces and an office mezzanine.

Additional features include a central service yard, two 24m diameter turning circles, and various parking areas totaling 243 spaces. The plan also shows landscaping with numerous trees and a pumping station in the top left corner.