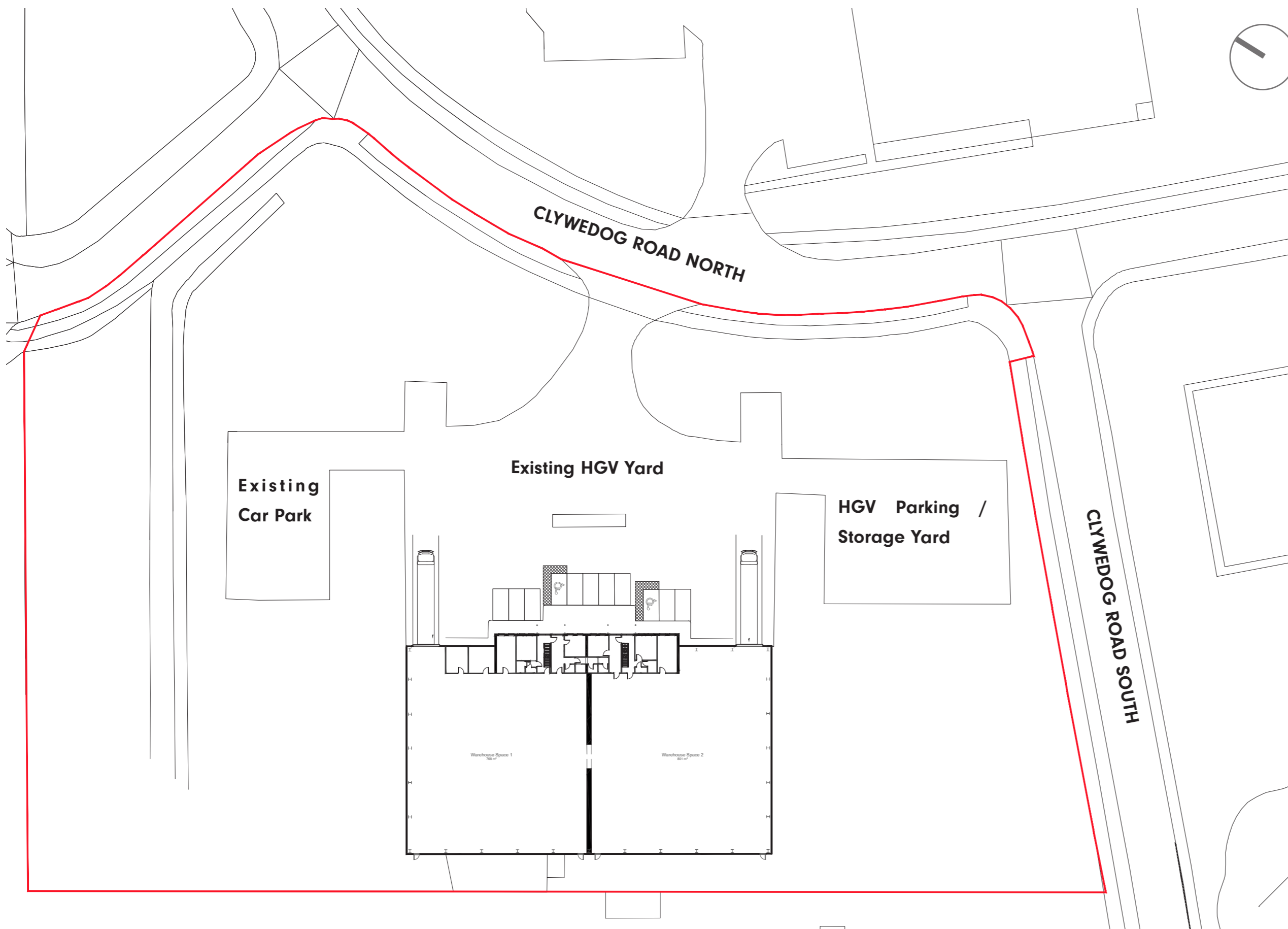




# Design Proposal

## EXISTING SITE PLAN



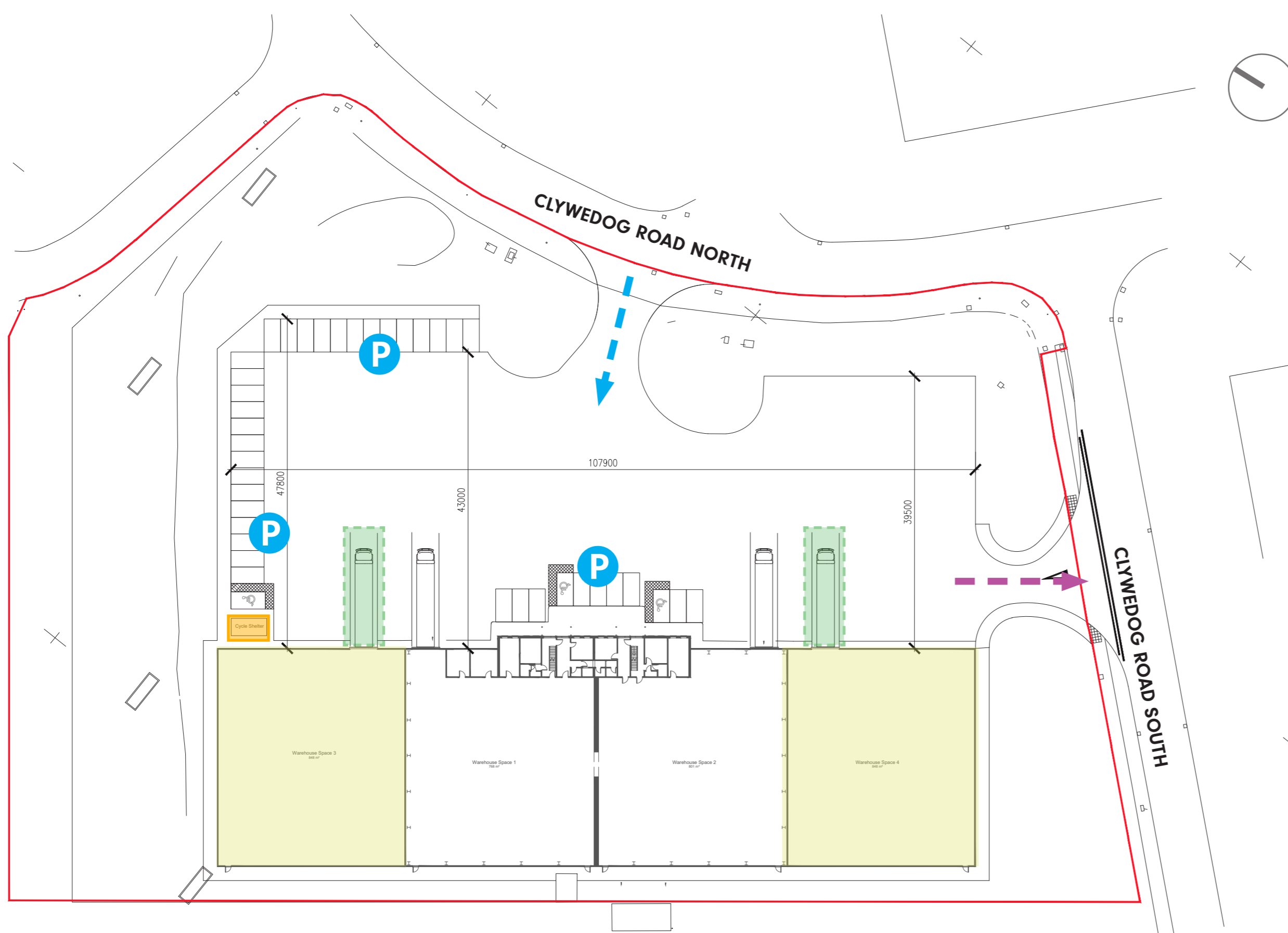
The existing building contains a 2 storey office and large warehouse area and provides approximately 3960sqft of office accommodation and 16,888sqft of warehouse space.

Externally there is a car park to the northern part of the site with additional parking to the building entrance. There is a service yard with 2No HGV loading bays and a larger external HGV parking / good storage yard to the southern edge.

### KEY:

Site Boundary

## PROPOSED SITE PLAN



The new development will provide 3960 sqft of office accommodation with a total of 35,144sqft warehouse area. Of which, 18,255sqft will be provided through 2No new extensions to each end of the building.

Externally, service yards will be increased for better HGV use and vehicle new parking areas will be provided for 39 cars (including 3No accessible spaces) and cycle stores for 6 cycles. There will also be 2 new HGV loading bays provided.

Due to even local terrain, the site and surrounding area is approximately level and the proposed development will ensure that level access is provided across all pedestrian footpaths and shared spaces.

### KEY:

Site Boundary

Building extensions

Car parking

Vehicular Access to site (and exit for cars)

HGV exit from the site

Cycle Store

New HGV Loading Bays

