



Site Area  
c.11.97 acres

**Area Schedule:**

- Colour Key:**
- Office Space
  - Warehouse Space
  - Undercroft
  - Mezzanine

**Unit 001:**

Plot site area	(acres)	tbv	GIA (ft <sup>2</sup> )	GIA (m <sup>2</sup> )	GEA (ft <sup>2</sup> )
Warehouse footprint	131,400	12,207	145,860		
Ground Floor Core & Offices	3,820	355			
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		
<b>Total</b>	<b>162,420</b>	<b>15,089</b>	<b>170,535</b>		

**Unit 002:**

Plot site area	(acres)	tbv	GIA (ft <sup>2</sup> )	GIA (m <sup>2</sup> )	GEA (ft <sup>2</sup> )
Warehouse footprint	109,470	10,170	114,945		
Ground Floor Core	82,500	7,672	82,650		
First Floor Offices **	5,865	545	6,160		
Second Floor Offices **	5,865	545	6,160		
Ground Floor Undercroft	4,660	433	4,975		
Mezzanine over docks	9,500	882	9,975		
<b>Total</b>	<b>109,470</b>	<b>10,170</b>	<b>114,945</b>		

**Unit 003:**

Plot site area	(acres)	tbv	GIA (ft <sup>2</sup> )	GIA (m <sup>2</sup> )	GEA (ft <sup>2</sup> )
Warehouse footprint	23,855	2,216	27,325		
Ground Floor Core	975	63			
First Floor Offices **	2,110	196	2,400		
Ground Floor Undercroft	1,385	129	1,400		
Mezzanine over docks	3,670	341	4,040		
<b>Total</b>	<b>31,695</b>	<b>2,945</b>	<b>33,765</b>		

**Totals:**

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

**SCHEDULE OF MATERIALS**

**EXTERNAL WORKS**

- CONCRETE BLOCK PAVING LAID HERRINGBONE PATTERN  
- 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
- SR1 WELDMESH HIGH SECURITY FENCING 1.8M HIGH
- GRASSCRETE

**SITE CONSTRAINTS:**

- For Crossfall 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)

All constraints are approximately located and are subject to surveys to determine their exact position.

**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%)
- 69 Total Car Parking (Includes 14 Charging Points)
- 48 Cycle Spaces

**UNIT 003**

- 18 Base Car Parking
- 2 Disabled Parking (c.5%)
- 20 Total Car Parking (Includes 4 Charging Points)
- 24 Cycle Spaces

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

**Revision Table:**

Rev	Date	By	Checkd	
01	Unit 3 amended	03-08-23	RLY	OLD

**Client:** A. G. Thames Investments Limited

Project: Proposed Development at  
**Thames Road Crayford**

Drawing Title:  
Overall Site Layout Plan

**webbgray**

Scale: 1:500  
Date: Mar 23  
Author: LJM  
Checked: DDH

Job No: 8781  
Origin: WGA  
EX: EX  
XX: XX  
DR: DR  
A: A  
002: 002  
P: P  
01: 01

NOTE: THIS DRAWING IS © COPYRIGHT OF WEBB GRAY LTD AND SHOULD NOT BE REPRODUCED WITHOUT PERMISSION.  
ALL PROPOSALS ARE SUBJECT TO CONFIRMATION FOLLOWING DETAILED TOPOGRAPHICAL SURVEY AND GROUND INVESTIGATION WORK.  
IT HAS BEEN ASSUMED THAT OTHER THAN WHERE SHOWN THE SITE IS ESSENTIALLY FLAT WITH NO EASEMENTS TO ABOVE OR BELOW GROUND SERVICES.  
ALL PROPOSALS ARE SUBJECT TO CONFIRMATION FOLLOWING LIAISON WITH RELEVANT LOCAL AUTHORITIES.  
PRELIMINARY INDICATIVE DRAWINGS MAY BE BASED UPON INFORMATION FROM VARIOUS SOURCES, THE ACCURACY OF WHICH CANNOT BE GUARANTEED.  
WHERE BOUNDARIES ARE SHOWN THESE ARE AS ADVISED BY THE CLIENT AND ARE FOR GENERAL GUIDANCE ONLY. WHILST PLOTTED WITH REFERENCE TO LAND REGISTRY DATA WHERE AVAILABLE AND INTERPRETED AS PHYSICAL FEATURES ON SITE WHERE POSSIBLE, THEY ARE NOT INTENDED TO REPRESENT DEFINITIVE SITE EXTENTS OR LEGAL OWNERSHIP.  
ALL DIMENSIONS AND SETTING OUT COORDINATES TO BE CHECKED ON THE PROJECT SITE BEFORE WORK IS COMMENCED OR MAKING ANY SHOP DRAWINGS.  
IF THIS DRAWING HAS BEEN RECEIVED ELECTRONICALLY IT IS THE RECIPIENT'S RESPONSIBILITY TO PRINT THE DOCUMENT TO THE CORRECT SCALE. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS STATED OTHERWISE. RESPONSIBILITY IS NOT ACCEPTED FOR ERRORS MADE BY OTHERS IN SCALING FROM THIS DRAWING. ALL CONSTRUCTION INFORMATION SHOULD BE TAKEN FROM FIGURED DIMENSIONS ONLY. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT DRAWINGS AND SPECIFICATIONS.