

| AREA SCHEDULE GROSS INTERNAL AREA (m <sup>2</sup> / ft <sup>2</sup> ) |       |      |                  | GEA (ft <sup>2</sup> / m <sup>2</sup> ) |      | CIH | OFFICE | PARKING |                       |                 |
|-----------------------------------------------------------------------|-------|------|------------------|-----------------------------------------|------|-----|--------|---------|-----------------------|-----------------|
| UNIT                                                                  | GF    | FF   | TOTAL            | TOTAL                                   |      | (%) |        | CYCLE   | CAR                   | ACCESSIBLE (5%) |
| 1                                                                     | 2,456 | 478  | 2,934 / 31,581   | 32,829 / 3,050                          | 10.5 | 16  | 6      | 13      | 1                     |                 |
| 1a                                                                    | 2,260 | 376  | 2,636 / 28,373   | 29,482 / 2,739                          | 10.5 | 14  | 6      | 13      | 1                     |                 |
| 2                                                                     | 2,153 | 418  | 2,571 / 27,674   | 28,954 / 2,690                          | 8.5  | 16  | 6      | 9       | 1                     |                 |
| 3                                                                     | 1,833 | 341  | 2,174 / 23,400   | 24,294 / 2,257                          | 8.5  | 15  | 6      | 8       | 1                     |                 |
| 4                                                                     | 1,401 | 334  | 1,735 / 18,675   | 19,633 / 1,824                          | 8.5  | 19  | 4      | 8       | 1                     |                 |
| 5                                                                     | 471   | 88   | 559 / 6,017      | 6,576 / 611                             | 6.5  | 15  | 2      | 3       | 1                     |                 |
| 6                                                                     | 750   | 163  | 913 / 9,827      | 10,537 / 979                            | 6.5  | 17  | 2      | 4       | 1                     |                 |
| 7                                                                     | 1,691 | 518* | 2,209 / 23,777   | 25,133 / 2,335                          | 8.5  | 13  | 6      | 10      | 1                     |                 |
| 8                                                                     | 895   | 195  | 1,090 / 11,732   | 12,626 / 1,173                          | 8.5  | 17  | 4      | 5       | 1                     |                 |
| TOTAL                                                                 |       |      | 16,821 / 181,056 | 190,064 / 17,658                        |      |     | 42     | 73      | 9 (included in total) |                 |

\*Unit 7 includes 2,371ft<sup>2</sup> GIA mezz loading deck

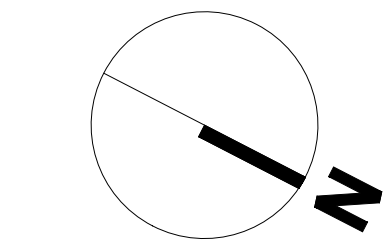
TOTAL EMPLOYMENT GEA (1-8) 17,658m<sup>2</sup>

REDLINE SITE AREA 8.297A / 3.304HA

London Plan cycle provision: min 1 per 500m<sup>2</sup>

Total minimum 35 cycles - 42 provided

Car Parking provided at 1 per 200m<sup>2</sup> - 300m<sup>2</sup> GEA



- KEY
- APPLICATION AREA
  - EXISTING BUILDINGS TO BE DEMOLISHED
  - EXISTING SOFT LANDSCAPE
  - PROPOSED SOFT LANDSCAPE
  - DAGENHAM BROOK
  - 2.4 m HIGH BLACK WELDMESH FENCE
  - BRUSHED CONCRETE SERVICE YARD
  - TARMAC
  - WELL CONSOLIDATED GRAVEL
  - RESIN BOUND GRAVEL
  - NATURAL BLOCK PAVING TO VEHICLE AREAS
  - CHARCOAL BLOCK PAVING TO PEDESTRIAN AREAS WITH RAISED KERBS
  - CAR PARKING SPACE, 71no. PROVIDED IN TOTAL
  - CAR SHARING BAY, 8no. PROVIDED
  - ACCESSIBLE PARKING BAY, 9no. PROVIDED
  - CYCLE SHELTER 42no. BIKES PROVIDED
  - EV 11no. DOUBLE ELECTRIC VEHICLE CHARGING POINTS, SERVING 22no. CAR SPACES
  - EV 7no. DOUBLE ELECTRIC VEHICLE CHARGING POINTS FOR ELECTRIC VEHICLES IN THE FUTURE, SERVING 14no. CAR SPACES
  - LIVING GREEN SCREEN
  - PROPOSED TREES
  - EXISTING TREES TO BE RETAINED
  - PEDESTRIAN CROSSING
  - CAR SHARE DROPPED KERB & TACTILE PAVING
  - CARGO CYCLE STORAGE 1.5 m x 2.5 m

Client:  
EVO INDUSTRIAL

Project:  
CHURCH ROAD  
LEYTON

Drawing Title:  
PROPOSED SITE PLAN

Scale @ A0: 1:500  
Checked by: ME  
Date: DEC 22  
Job No: 11465  
Stage: PL 102  
Drawing No: B

Issue Status:  
Construction ☐ Preliminary ☐  
Information ☐ Approval ☐  
Tender ☐  
Offices:  
Planning Master Planning  
Urban Design  
Interiors  
Landscape  
Woking  
London  
Milton Keynes  
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