File Location: Z:\PROJECTS_2017\1746_MIXED_USE_DEV_MOULSECOOMB_WAY_MOULSECOOMB\E\1746_CAD-PLANNING\1746_P_PLN\1746_MOULSECOOMB WAY_P_PLANNING_V7.pln

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Rev	Revision Description	Issued By	Issue Date
B	Rainwater goods	DH	09.05.2019
C	Commercial & associated highways	MF	12.07.2019

0 1m 2m 3m 4m 5m
1:100 scale

RAILWAY

LEWES ROAD

Public footpath

1.8m secure gate & railing

Fire tender access point

New 1.8m high railing to network rail boundary

Levels not changed around tree roots

Landscaping shown indicatively, for detailed landscaping design refer to Turkington Martin's landscape design plans.

Retained railway embankment with existing vegetation

New 1.8m high railing to network rail boundary

Interface of new hard walls 1m, with further new railings beyond

infill / windows subject to condition

▼38575 AOD

B1C UNIT 4

B1C UNIT 3

B1C UNIT 2

B1C UNIT 1

potential access

potential subdivision

loading via ramp

Low brick planter

Indication of commercial core location - subject to detailed internal user layouts. Including accessible WC and welfare provision.

stair

OFFICE ENTRANCE

LIFT

Patio

1:21 ramp (2m wide)

Infill to match existing pathway

EMPLOYMENT

664.1 m² including office entrance

TOTAL NEW EMPLOYMENT = 1236m²

2No. Commercial short stay sheffield stands

4m wide loading

1:13 RAMP

Low brick planter

COURTYARD

Low brick planter

Patio

Fire escape route

Lift

Lift

▼39475 AOD

STUDENT

Flexible reception spaces - subject to detailed internal user layouts. Including accessible WC and welfare provision.

fire escape

6No. Student short stay sheffield stands

13No. Student short stay sheffield stands

Low brick planter

Discreet Large vehicle turning head

Vehicular access

Tree lined avenue

EXISTING BOUNDARY

2m min footpath

dashed = existing footpath

dashed = existing crossover

reworked kerb alignment

2m at rear

10x3m loading bay

dashed = existing kerbline

Rework existing crossovers to create grassy verge

dashed = existing crossover

Building above

Bike Pump/Repair Station

Bike Pump

Bike Repair Rack

1.8m Door Width

3m Door Width

Secure door with fob access

Cycle Storage

Secure long stay cycle storage (Double stacks)

Top Tier - 400mmCC assisted bike rack

Lower Tier - Sheffield Stand Racks 1mCC

Total 106 Cycles

2500mm Aisle width

3,500mm Aisle width

Communal refuse & recycling

28.1 m²

(10 x 1100l Bins)

Bins collected from front courtyard by private contractor (moved by management company)

Plant

102.0 m²

Intake room

Substation

15.3 m²

Pedestrian / Cycles

Vehicles

Secure gates with fob access

Fire escape route

Entrance

Plant

15.6 m²

Parking

▼39850 AOD

Cycle Storage

Secure long stay cycle storage (Double stacks)

Top Tier - 400mmCC assisted bike rack

Lower Tier - Sheffield Stand Racks 1mCC

Total 130 Cycles

2500mm Aisle width

3000mm Aisle width

Provision for Non-Standard Cycles on bottom tier. 2mCC

370

1400mm

Communal refuse & recycling

50.1 m²

(20 x 1100l Bins)

Bins collected from front courtyard by private contractor (moved by management company)

Plant

51.0 m²

Lift

Flexible community spaces - subject to detailed internal user layouts. Including accessible WC and welfare provision.

COMMUNITY

250.9 m²

Secure gate with fob access (Indicative gate & storage hub size)

3375mm Aisle width

Cycle Storage

Secure long stay cycle storage (Double stacks)

Top Tier - 400mmCC assisted bike rack

Lower Tier - Sheffield Stand Racks 1mCC

Total 64 Cycles

2No. Community short stay sheffield stands

Retaining wall to protected tree root zone

TPO tree

Levels not changed around tree roots

Existing Boundary wall to be retained

Public footpath

N

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Client: McLaren Property

Project: Moulsecoomb Way

Drawing Title: PROPOSED GROUND FLOOR

Drawing Scale(s): 1:100 @ A0

Status: PLANNING

Drawing Number: 1746-P-012C

MOULSECOOMB WAY