



LEGEND:

- Unit 1 remote parking
- Unit 5 remote parking
- Ancient Woodland
- 15m Buffer to Ancient Woodland
- Existing Public Right of Way
- Proposed Retaining Structure  
Refer to engineer's drawings for details
- 2.4m high Paladin Fencing to service yard

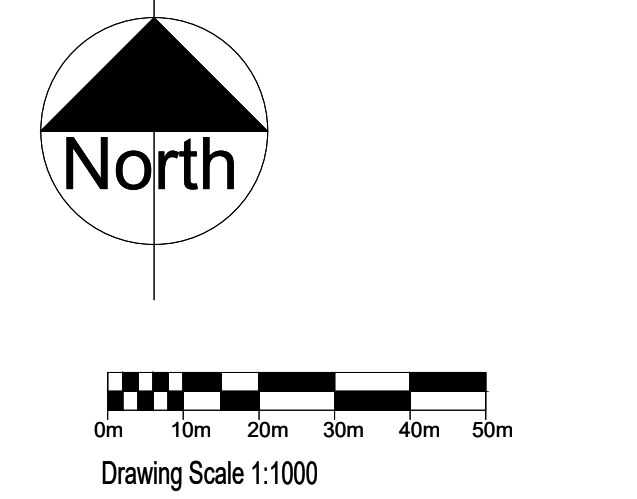
ACCOMMODATION SCHEDULE

|                    | %      | GIA sqm | GIA sqft | GEA sqm | GEA sqft |
|--------------------|--------|---------|----------|---------|----------|
| Unit 1             |        |         |          |         |          |
| Warehouse          | 85.3%  | 6,921   | 74,502   | 7,241   | 77,939   |
| GF Entrance & Core | 1.7%   | 137     | 1,475    |         |          |
| FF Office          | 13.0%  | 1,055   | 11,357   | 1,124   | 12,094   |
| Total              | 100.0% | 8,114   | 87,334   | 8,364   | 90,033   |
| Unit 2             |        |         |          |         |          |
| Warehouse          | 76.8%  | 2,967   | 31,940   | 3,196   | 34,401   |
| GF Entrance & Core | 3.0%   | 117     | 1,255    |         |          |
| FF Office          | 20.2%  | 779     | 8,380    | 840     | 9,046    |
| Total              | 100.0% | 3,862   | 41,575   | 4,036   | 43,447   |
| Unit 3A            |        |         |          |         |          |
| Warehouse          | 75.2%  | 841     | 9,052    | 983     | 10,586   |
| GF Entrance & Core | 8.1%   | 91      | 980      |         |          |
| FF Office          | 16.7%  | 187     | 2,009    | 214     | 2,299    |
| Total              | 100.0% | 1,119   | 12,041   | 1,197   | 12,885   |
| Unit 3B            |        |         |          |         |          |
| Warehouse          | 75.2%  | 841     | 9,052    | 983     | 10,586   |
| GF Entrance & Core | 8.1%   | 91      | 980      |         |          |
| FF Office          | 16.7%  | 187     | 2,009    | 214     | 2,299    |
| Total              | 100.0% | 1,119   | 12,041   | 1,197   | 12,885   |
| Unit 4             |        |         |          |         |          |
| Warehouse          | 75.8%  | 2,013   | 21,671   | 2,205   | 23,739   |
| GF Entrance & Core | 3.8%   | 102     | 1,099    |         |          |
| FF Office          | 20.3%  | 539     | 5,806    | 590     | 6,352    |
| Total              | 100.0% | 2,655   | 28,576   | 2,796   | 30,091   |
| Unit 5             |        |         |          |         |          |
| Warehouse          | 82.9%  | 2,928   | 31,516   | 3,142   | 33,818   |
| GF Entrance & Core | 2.6%   | 92      | 988      |         |          |
| FF Office          | 14.5%  | 511     | 5,504    | 561     | 6,034    |
| Total              | 100.0% | 3,531   | 38,009   | 3,702   | 39,852   |

| Total Development                 | GIA sqm | GIA sqft | GEA sqm | GEA sqft |
|-----------------------------------|---------|----------|---------|----------|
|                                   | 20,399  | 219,577  | 21,293  | 229,193  |
| Total Net Developable Area        | sqm     | ha       | acre    |          |
| Total Net Area Site Density (GEA) | 49,163  | 4.9163   | 12.15   |          |

Total Site Area: 5.5ha  
Note - Unit 1 haunch height of 12m, all other units 10m

NOTES:  
Copyright Chetwoods (Birmingham) Limited. No implied licence exists.  
Contractors must verify all dimensions on site before commencing any work or shop drawings. This drawing is not to be scaled. Use figured dimensions only.  
Subject to statutory approvals and survey.  
Building areas are liable to adjustment over the course of the design process due to the ongoing construction detailing developments.  
Please note the information contained within this drawing is solely for the benefit of the employer and should not be relied upon by third parties.  
The CDM hazard management procedures for the Chetwoods aspects of the design of this project are to be found on the "Chetwoods - Hazard Analysis and Design Risk Assessment" and/or drawings. The full project design teams comprehensive set of hazard management procedures are available from the Principle Designer appointed for the project.



|                                      |
|--------------------------------------|
| Institutional CarParking<br>Standard |
| B8 @ 1/100 sqm GEA                   |

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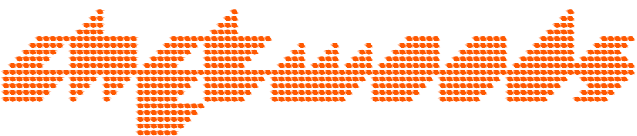
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|                                                              |          |     |
|--------------------------------------------------------------|----------|-----|
| P6 General revision. Schedule updated.                       | 10.04.25 | SKT |
| P5 EV spaces revised.                                        | 10.02.25 | SKT |
| P4 Unit 5 fence line revised.                                | 24.01.25 | SKT |
| P3 Further co-ordination with Civils and Landscape drawings. | 22.01.25 | JC  |
| P2 Further co-ordination with Stantec drawings               | 20.01.25 | SKT |
| P1 ISSUED FOR COMMENTS.                                      | 18/12/24 | SKT |

| Rev                                     | Revision Description | Date | Author/Reviewer |
|-----------------------------------------|----------------------|------|-----------------|
| PLANNING                                |                      |      |                 |
| 32 Frederick Street, Birmingham, B1 3HH |                      |      |                 |
| +44 (0)121 234 7500 www.chetwoods.com   |                      |      |                 |



Project  
SHINFIELD PARK  
READING

Client  
WRENBRIDGE

Drawing Title  
PROPOSED SITE LAYOUT MASTERPLAN

| Scale | Size | Drawn | Checked | Date |
|-------|------|-------|---------|------|
|-------|------|-------|---------|------|

1:1000 A1 SKT TM 18/12/24

| Project | Originator | Zone | Level | Type | Rate | Number | Rev |
|---------|------------|------|-------|------|------|--------|-----|
|---------|------------|------|-------|------|------|--------|-----|

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