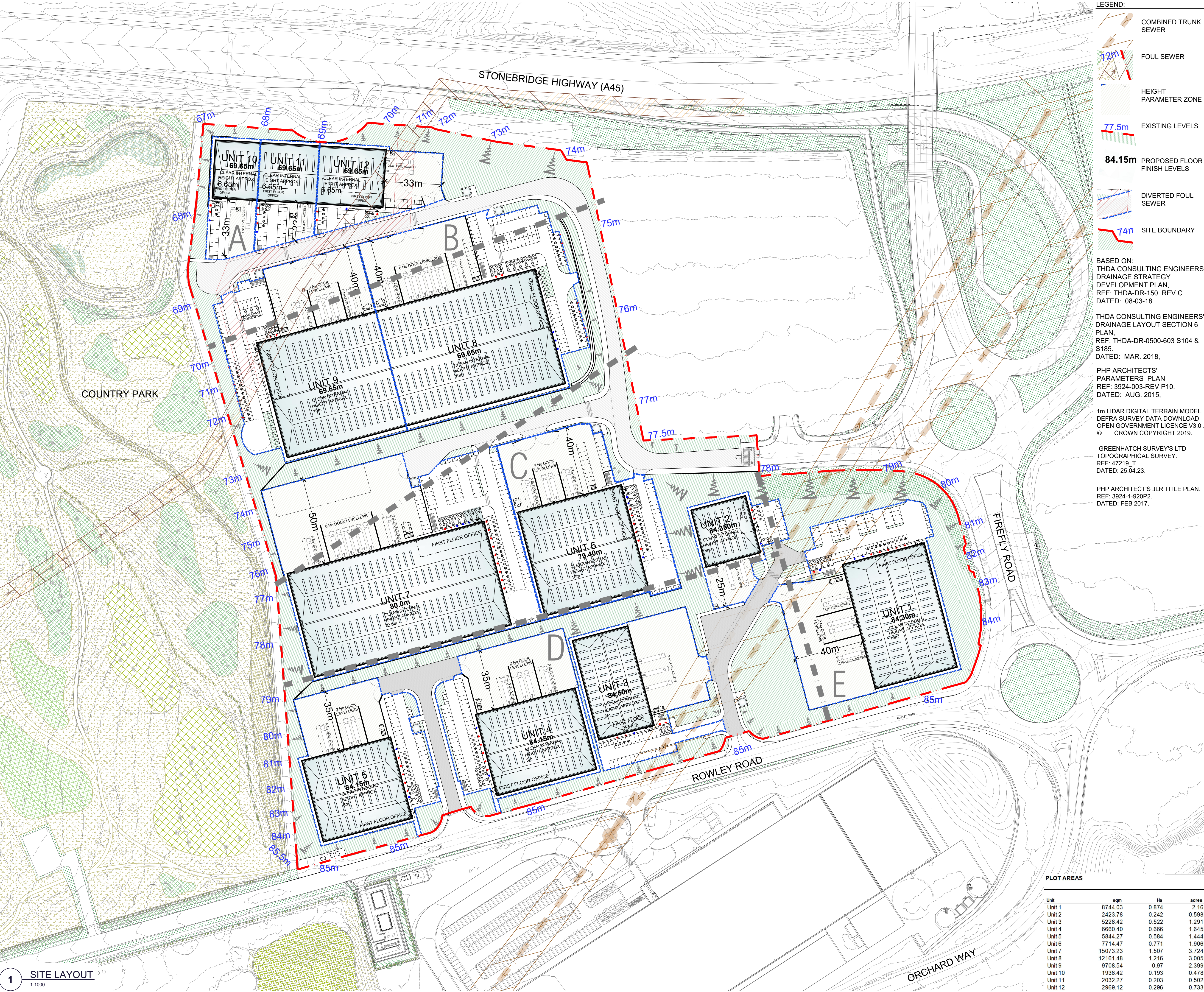




LEGEND:

- COMBINED TRUNK SEWER
- FOUL SEWER
- HEIGHT PARAMETER ZONE
- EXISTING LEVELS
- PROPOSED FLOOR FINISH LEVELS
- DIVERTED FOUL SEWER
- SITE BOUNDARY

BASED ON:
THDA CONSULTING ENGINEERS' DRAINAGE STRATEGY DEVELOPMENT PLAN, REF: THDA-DR-150 REV C DATED: 08-03-18.

THDA CONSULTING ENGINEERS' DRAINAGE LAYOUT SECTION 6 PLAN, REF: THDA-DR-0500-603 S104 & S185, DATED: MAR. 2018,

PHP ARCHITECTS' PARAMETERS PLAN, REF: 3924-003-REV P10, DATED: AUG. 2015,

1m LIDAR DIGITAL TERRAIN MODEL, DEIRA SURVEY DATA DOWNLOAD, OPEN GOVERNMENT LICENCE V3.0, © CROWN COPYRIGHT 2019.

GREENHATCH SURVEY'S LTD TOPOGRAPHICAL SURVEY, REF: 47219_T, DATED: 25.04.23.

PHP ARCHITECT'S JLR TITLE PLAN, REF: 3924-1-920P2, DATED: FEB 2017.

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SUBJECT TO SURVEY.
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MODEL INFORMATION SHARED VIA DWG / CAD FILES IS NOT SET TO ORDNANCE SURVEY COORDINATES. IF THIS INFORMATION IS REQUIRED TO BE SET TO OS COORDINATES, PLEASE CONTACT MSA.

AREA SCHEDULE			
GIA			
1	sgm	sqft	
Unit	3,458	37,230	
Offices @ 7.5 %	281	3,030	
Sub total	3,739	40,260	
50 Parking Spaces	Parking Ratio 1: 75		
2	sgm	sqft	
Unit	1,026	11,050	
Offices @ 12 %	140	1,510	
Sub total	1,166	12,560	
16 Parking Spaces	Parking Ratio 1: 73		
3	sgm	sqft	
Unit	1,844	19,850	
Offices @ 10.7 %	221	2,380	
Sub total	2,065	22,230	
28 Parking Spaces	Parking Ratio 1: 74		
4	sgm	sqft	
Unit	2,737	29,470	
Offices @ 10 %	305	3,290	
Sub total	3,042	32,760	
42 Parking Spaces	Parking Ratio 1: 72		
5	sgm	sqft	
Unit	2,440	26,270	
Offices @ 10 %	272	2,930	
Sub total	2,712	29,200	
36 Parking Spaces	Parking Ratio 1: 75		
6	sgm	sqft	
Unit	3,654	39,340	
Offices @ 7.4 %	293	3,160	
Sub total	3,947	42,500	
53 Parking Spaces	Parking Ratio 1: 74		
7	sgm	sqft	
Unit	6,997	75,320	
Offices @ 5.2 %	387	4,170	
Sub total	7,384	79,490	
98 Parking Spaces	Parking Ratio 1: 75		
8	sgm	sqft	
Unit	6,287	67,680	
Offices @ 4.9 %	326	3,510	
Sub total	6,613	71,190	
86 Parking Spaces	Parking Ratio 1: 77		
9	sgm	sqft	
Unit	4,886	50,450	
Offices @ 6.5 %	326	3,510	
Sub total	5,012	53,960	
65 Parking Spaces	Parking Ratio 1: 77		
10	sgm	sqft	
Unit	814	8,770	
Offices @ 12 %	111	1,200	
Sub total	925	9,970	
12 Parking Spaces	Parking Ratio 1: 77		
11	sgm	sqft	
Unit	1,085	11,680	
Offices @ 12 %	148	1,600	
Sub total	1,233	13,280	
17 Parking Spaces	Parking Ratio 1: 73		
12	sgm	sqft	
Unit	1,212	13,050	
Offices @ 12 %	166	1,790	
Sub total	1,378	14,840	
19 Parking Spaces	Parking Ratio 1: 73		
TOTAL	39,216	422,240	

SITE AREA		Ha	acres
		11.734	29.00

25/04/25	unit plot densities indicated. Perimeter footpath revised. Condenser compounds revised. Unit 7 turning point moved from diverter sewer	JS	DOD
REV	DATE	NOTES	DRAWN CHECKED

MICHAEL SPARKS ASSOCIATES

SEGRO

11 PLATO PLACE ST DIONIS ROAD LONDON SW6 4TU
CHARTERED ARCHITECTS 020 7736 6162 WWW.MSA-ARCHITECTS.CO.UK

PROJECT TITLE
SEGRO PARK WHITLEY SOUTH, COVENTRY

CLIENT
SEGRO

DOCUMENT TITLE
SITE LAYOUT PLAN

SCALE
1:1000 @ A1

DATE
25/04/25
DRAWN
CHECKED
DOD

DOCUMENT NUMBER
31853-MSA-FE-A-00033

STATUS
FEASIBILITY

REV
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