

PROPOSED RETAIL UNIT SCHEME A

TOTAL GROSS INTERNAL AREAS

| | | |
|---|------------------------------|-----------------------|
| Existing Floor Area: | (2,858 m ²) | 30,765 sq.ft.) |
| Existing Retail (exc demolished 1st floor office) | 2,820 m ² | 30,355 sq.ft. |
| Existing Foyer | 38 m ² | 409 sq.ft. |
| Proposed Floor Areas | (5,540 m²) | 59,635 sq.ft.) |
| Proposed Retail | 4,174 m ² | 49,236 sq.ft. |
| Proposed Foyer | 40 m ² | 431 sq.ft. |
| Proposed Offices/ Staff Facilities (2 Storey) | 190 m ² | 4,198 sq.ft. |
| Proposed Warehouse | 136 m ² | 5,770 sq.ft. |

TOTAL BUILDING AREA

| | | |
|---|----------------------------|----------------------|
| | 8,398 m ² | 90,400 sq.ft. |
| Proposed Garden Centre (approx.) | 1,903 m² | 20,484 sq.ft. |

CARPARKING PROVISION
(carparking ratio at car per 20.89 m²)

| | |
|----------------------|------------------------|
| 20 Disabled Parking | CYCLE PROVISION |
| 362 Standard Parking | 35 Staff Parking |
| | 20 Customer Parking |

All Highway Proposals subject to Local Authority approval

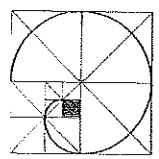
Exact location of all entrances and exits to be confirmed by Approved Retail Layout.

- Rev. K. Revised to suit Client Requirements.
- Rev. J. Landscaping Added
- Rev. H. Revised Warehouse & C
- Rev. G. Revised Bund and Land
- Rev. F. Revised Prince's Drive's
- Rev. E. Further amendments
- Rev. D. Line of Easement amended
- Rev. C. Modified parking layout, Added landscaping & cycle
- Rev. B. Modified Warehouse & C
- Rev. A. Relocated customer access

Client:
Intercounty Property

Contract:
**Proposed Retail Development
Prince's Drive
Leamington Spa**

Drawing:
**Site Plan Layout
Scheme A**



AGP Architects

Drawing No. 2665/ 23
Scale: 1: 500
Drawn by: mac IJV/ CT

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