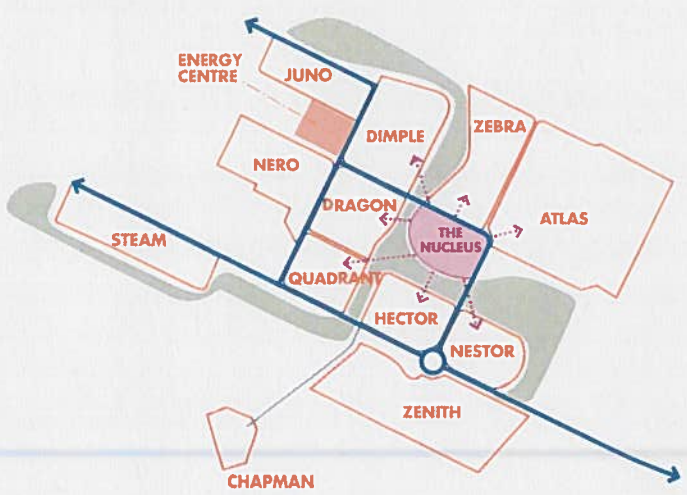
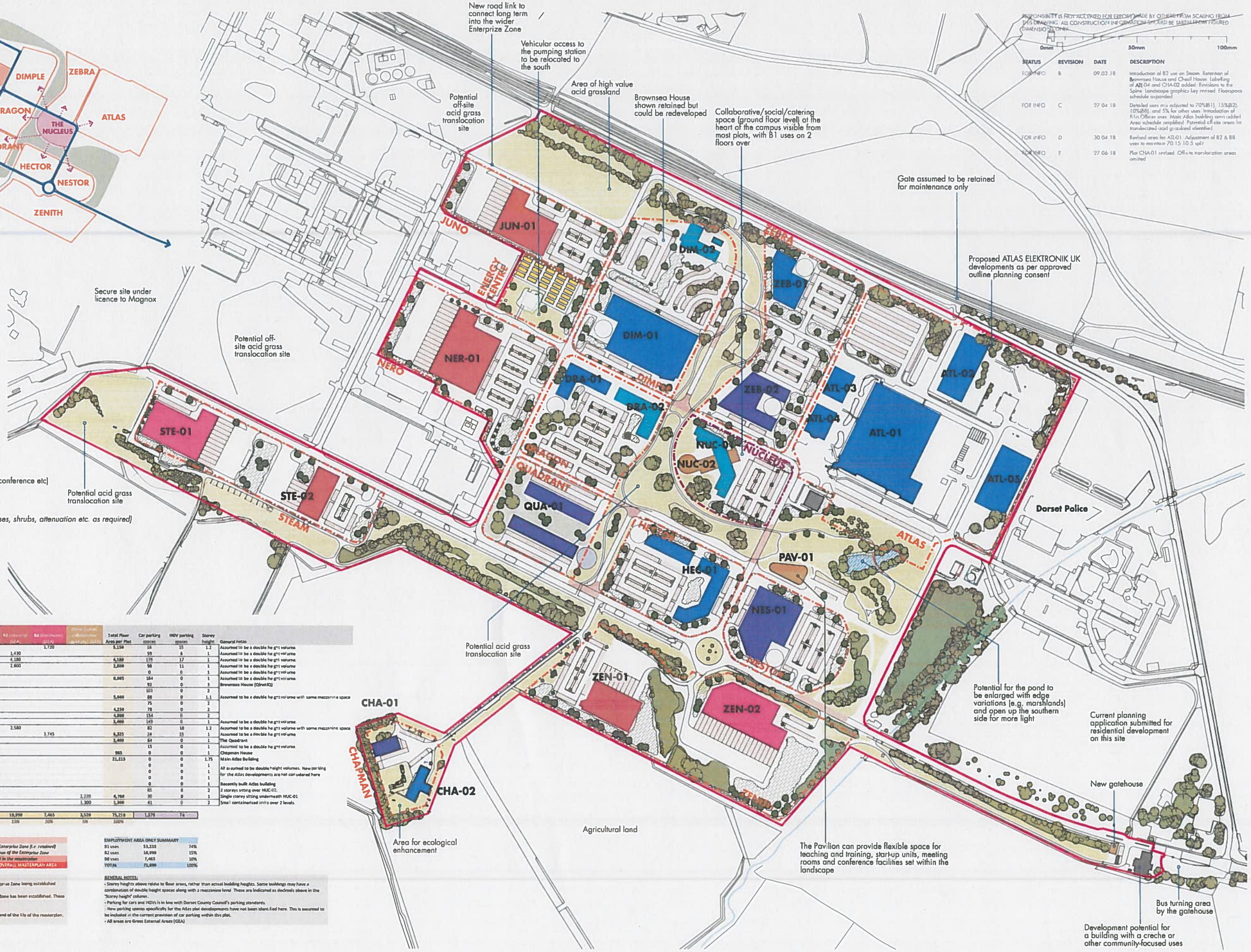
PLOT ZONING PLAN:





KEY:

- Existing building/structure retained
- Proposed building (B1a: offices)
- Proposed building (B1b: Light industrial)
- Proposed building (B1c: R+D)
- Proposed building (B2: Industrial)
- Proposed building (B8: Distribution)
- Proposed building (Other uses - catering/conference etc)
- Existing tree retained
- Proposed tree *(indicative locations)*
- Area for proposed landscaping *(inc. grasses, shrubs, attenuation etc. as required)*
- Existing water feature
- Landscape spine
- Shared spaces (pedestrian and vehicular)
- Plot zone *(refer to zoning plan above)*
- LDO boundary

AREA SCHEDULE (BY PLOT):

Main Plot	Sub-Plot	B1(a) Offices (GEA)	B1(b) R+D (GEA)	B1(c) Light Ind (GEA)	B2 Industrial (GEA)	B8 Distribution (GEA)	Other (sui-generis, collaborative, catering etc) (GEA)	Total Floor Area per Plot	Car parking spaces	HGV parking spaces	Storey height	General notes
Steam	STE-01					3,720		3,150	56	15	1.2	Assumed to be a double height volume.
	STE-02				1,430				59	8	1	Assumed to be a double height volume.
Nero	NER-01				4,180			4,180	179	17	1	Assumed to be a double height volume.
Juno	JUN-01				2,800			2,800	98	11	1	Assumed to be a double height volume
	JUN-02								0	0	1	Assumed to be a double height volume
Dimple	DIM-01		5,530					8,905	184	0	1	Assumed to be a double height volume.
	DIM-02	2,475							92	0	3	Brownsea House (Qinetiq)
Zebra	ZEB-01		3,100						103	0	2	
	ZEB-02			2,560				5,660	89	0	1.1	Assumed to be a double height volume with some mezzanine space
Dragon	DRA-01		2,090					4,250	75	0	2	
	DRA-02	2,160							78	0	2	
Hector	HEC-01		4,800					4,800	154	0	2	
Nestor	NES-01			3,400				3,400	149	0	1	Assumed to be a double height volume
Zenith	ZEN-01				2,580				82	10	1.2	Assumed to be a double height volume with some mezzanine space
	ZEN-02					3,745		6,325	24	15	1	Assumed to be a double height volume
Quadrant	QUA-01			2,400				2,400	64	0	1	The Quadrant
Chapman	CHA-01			450					15	0	1	Assumed to be a double height volume.
	CHA-02		515					965	0	0	1	Chapman House
Atlas	ATL-01		14,875					21,215	0	0	1.75	Main Atlas Building
	ATL-02		2,100						0	0	1	
	ATL-03		825						0	0	1	All assumed to be double height volumes. New parking for the Atlas developments are not considered here
	ATL-04		825						0	0	1	
	ATL-05		2,590						0	0	1	Recently built Atlas building
The Nucleus	NUC-01	2,540							85	0	2	2 storeys sitting over NUC-02.
	NUC-02						2,220	4,760	30	0	1	Single storey sitting underneath NUC-01
Pavilion	PAV-01						1,300	1,300	41	0	2	Small containerised units over 2 levels.
TOTALS (masterplan end state)		7,175	37,250	8,810	10,990	7,465	3,520	75,210	1,576	74		
Uses as % of overall total		10%	50%	12%	15%	10%	5%	100%				

SUMMARY (inc Other uses)

EZ Baseline	17,865 sqm	*Floorspace existing before the Enterprise Zone (i.e. retained)*
Already Built	4,990 sqm	*Floorspace built since the creation of the Enterprise Zone*
Proposed	52,355 sqm	*Total new floorspace proposed in the masterplan*
TOTAL	75,210 sqm	TOTAL FLOORSPACE FOR THE OVERALL MASTERPLAN AREA

NOTES ON THE SUMMARY TABLE ABOVE:

- 'EZ Baseline' refers to the buildings that existed within the Park prior to the Enterprise Zone being established These include the main Atlas Building, Chapman House and Brownsea House
- 'Already Built' refers to those buildings that have been built since the Enterprise Zone has been established. These include The Quadrant and the latest Atlas building.
- 'Proposed' refers to all new buildings that are proposed in the masterplan.
- 'Total' refers to all development that will exist throughout the whole Park at the end of the life of the masterplan.

EMPLOYMENT AREA ONLY SUMMARY

B1 uses	53,235	74%
B2 uses	10,990	15%
B8 uses	7,465	10%
TOTAL	71,690	100%

GENERAL NOTES:

- Storey heights above relate to floor areas, rather than actual building heights. Some buildings may have a combination of double height spaces along with a mezzanine level. These are indicated as decimals above in the "Storey height" column.
- Parking for cars and HGVs is in line with Dorset County Council's parking standards.
- New parking spaces specifically for the Atlas plot developments have not been identified here. This is assumed to be included in the current provision of car parking within this plot.
- All areas are Gross External Areas (GEA)

INCONSISTENCY IS NOT ACCEPTED FOR ERRORS MADE BY OTHERS FROM SCALING FROM THIS DRAWING. ALL CONSTRUCTION INFORMATION SHOULD BE TAKEN FROM FIGURED DIMENSIONS ONLY.

0mm 50mm 100mm

STATUS	REVISION	DATE	DESCRIPTION
FOR INFO	B	09.03.18	Introduction of B2 use on Steam. Retention of Brownsea House and Chasil House. Labelling of ATL-04 and CHA-02 added. Revisions to the Spine. Landscape graphics key revised. Floorspace schedule expanded
FOR INFO	C	27.04.18	Detailed uses mix adjusted to 70%(B1), 15%(B2), 10%(B8), and 5% for other uses. Introduction of Nestor Offices uses. Main Atlas building area added. Area schedule completed. Potential off-site areas for translocated acid grassland identified
FOR INFO	D	30.04.18	Revised area for ATL-01. Adjustment of B2 & B8 uses to maintain 70:15:10:5 split
FOR INFO	E	27.06.18	Plot CHA-01 revised. Off-site translocation areas omitted

STRIDE TREGLOWN

PRELIMINARY MASTERPLAN
PROJECT: DORSET INNOVATION PARK LDO
CLIENT: PURBECK DISTRICT COUNCIL

REVISED BY: PS
CHECKED BY: GKS
ORIGINATOR NO: 151671

SUITABILITY STATUS: FOR INFORMATION ONLY
SCALE: 1:2000@A1

PROJECT - ORIGINATOR - ZONE - LEVEL - TYPE - ROLE - CLASSIFICATION - NUMBER
151671_SK_002
REVISION: E

stridetreglown.com

© Stride Treglown Limited 2018