

- Dimensions are in millimetres, unless stated otherwise.
- Scaling of this drawing is not recommended.
- It is the client's responsibility to ensure this document is to the correct scale.
- All relevant drawings and specifications should be read in conjunction with this drawing.



Total GIA	-	4,163,453 sq ft (386,809m²)
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SCHEDULE OF ACCOMMODATION

Development Zone 1A

Unit A (Gate House) Net Plot Area	-	180,000 sq ft (16,722m²) 355 sq ft (33m²) 8.81 Acres (3.56 Hectares)
Unit B (Footprint) (Gate House)	-	624,210 sq ft (57,991m²) 237 sq ft (22m²)
1st Floor Mezzanine	-	547,334 sq ft (50,849m²)
1st Floor Ancillary	-	19,773 sq ft (1,837m²)
2nd Floor Mezzanine	-	547,334 sq ft (50,849m²)
2nd Floor Ancillary	-	19,773 sq ft (1,837m²)
3rd Floor Mezzanine	-	547,334 sq ft (50,849m²)
3rd Floor Ancillary	-	19,773 sq ft (1,837m²)
Unit B Total (Including Mezz & Ancillary) Net Plot Area	-	2,325,768 sq ft (216,071m²) 38.38 Acres (15.54 Hectares)

Total DZ1A GIA (Including Unit B M&A)	-	2,506,123 sq ft (232,826m²)
Total DZ1A Net Plot	-	46.19 Acres (18.50 Hectares)
DZ1A Gross Plot Area	-	51.07 acres (20.67 Hectares)

Development Zone 1B

Unit G (Gate House) Net Plot Area	-	145,500 sq ft (13,517m²) 6.04 Acres (2.44 Hectares)
Unit H (Gate House) Net Plot Area	-	70,000 sq ft (6,503m²) 3.30 Acres (1.33 Hectares)
Unit J (Gate House) Net Plot Area	-	151,750 sq ft (14,110m²) 3.55 sq ft (33m²) 7.64 Acres (3.09 Hectares)

Total DZ1B GIA	-	367,805 sq ft (34,163m²)
Total DZ1B Net Plot	-	16.98 Acres (6.88 Hectares)
DZ1B Gross Plot Area	-	19.44 acres (7.87 Hectares)
Total DZ1 A & B GIA	-	2,873,728 sq ft (266,989m²)

Development Zone 2

Unit K (Gate House) Net Plot Area	-	183,750 sq ft (17,071m²) 355 sq ft (33m²) 9.10 Acres (3.68 Hectares)
Unit L (Gate House) Net Plot Area	-	160,000 sq ft (14,864m²) 355 sq ft (33m²) 8.21 Acres (3.32 Hectares)
Unit M (Gate House) Net Plot Area	-	425,000 sq ft (39,484m²) 355 sq ft (33m²) 17.55 Acres (7.10 Hectares)
Unit N (Gate House) Net Plot Area	-	310,000 sq ft (28,800m²) 355 sq ft (33m²) 12.58 Acres (5.08 Hectares)
Unit P (Gate House) Net Plot Area	-	200,000 sq ft (18,581m²) 355 sq ft (33m²) 9.55 Acres (3.86 Hectares)

Total DZ2 GIA	-	1,280,525 sq ft (118,965m²)
Total DZ2 Net Plot	-	56.97 Acres (23.05 Hectares)
DZ2 Gross Plot Area	-	60.89 Acres (24.64 Hectares)

Hub Zone

Hub Building	-	7,500 sq ft (700m²)
Site Gatehouse	-	1,700 sq ft (155m²)
Net Plot Area	-	2.65 Acres (1.07 Hectares)
Total HZ GIA	-	9,200 sq ft (855m²)
Total HZ Net Plot	-	2.66 Acres (1.08 Hectares)

Overall Total GIA (Including Unit B M&A)	-	4,163,453 sq ft (386,809m²)
Total Net Plot Area	-	124.80 Acres (50.49 Hectares)
Development Boundary	-	175.39 Acres (70.98 Hectares)

Birmingham Development Plan allocation boundary (Policy GA6)	-	331.90 Acres (134.31 Hectares)
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Planning Application Boundary	-	270.44 Acres (109.44 Hectares)
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Peddimore Site Signage Zone

Please note the purple line also indicates: 'Birmingham Development Plan allocation Developable Area boundary (Policy GA6)'

Landscaping shown is illustrative only. For details of soft landscaping, please refer to drawings produced by BEA Landscape Design Ltd.

Illustrative Masterplan 01

FOR ILLUSTRATIVE PURPOSES ONLY

rev amendments by dtd date

Peddimore

Illustrative Masterplan 01



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Drawing Status:	Planning
Drawn / Checked:	RHM / DSU
Date:	25.05.2018
Scale:	1:2000 A0
Drawing no:	Revision:
17046 P0003	Z

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