



29.10.21

Empson Street East

Industrial Capacity
Assessment



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Brief

Overview

In support of the development of an Area Action Plan for the Leaside area of Tower Hamlets, the London Borough of Tower Hamlets wishes to assess potential development capacity at the Empson Street East site

Industrial Capacity

This report will be used by the London borough of Tower Hamlets to support consultation activity on the Leaside Area Action Plan.

- Assess the current developed (and non-built) mass and capacity of the site including estimates as to usable area for commercial/ industrial purposes, plot ratios and other relevant information.
- Put forward options for intensified industrial development of the site detailing industrial mass on a square metre basis for each option. Provide other relevant information about each option – building heights, plot ratios, typology of industrial space (e.g. stacked or single storey), yard space etc.
- For all options industrial capacity must exceed current capacity at the site.
- Provide a short report detailing each option, key metrics, benefits and constraints etc.
- Constraints to be considered in developing options include - a safeguarded hazardous waste site that needs to be retained on the site, albeit with flexibility as to the exact location of this use.

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Data Centre

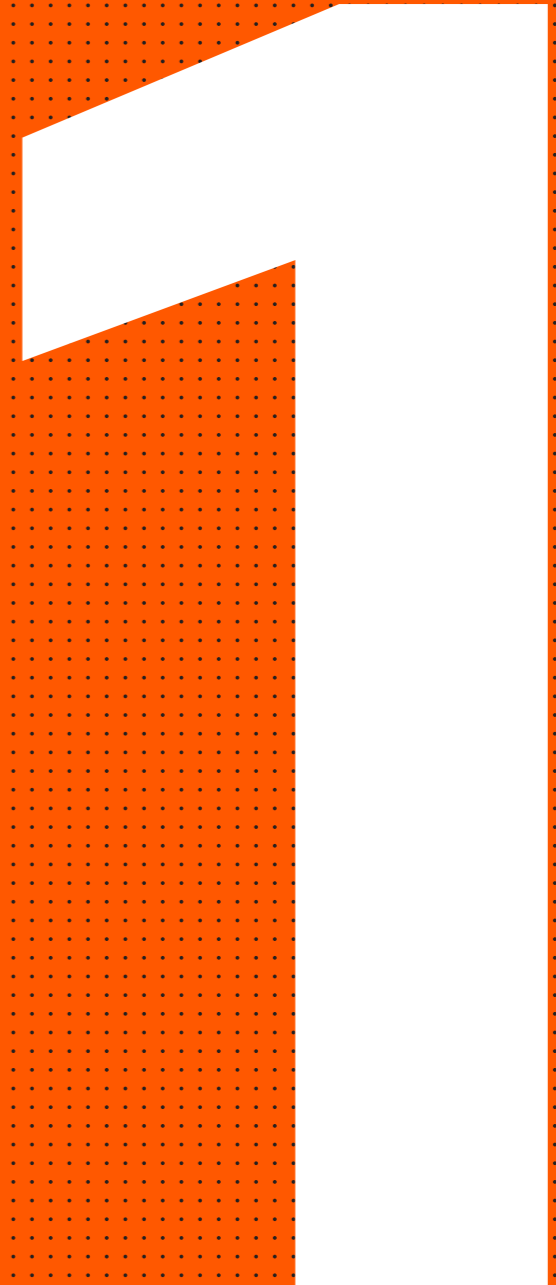
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1.1 Context

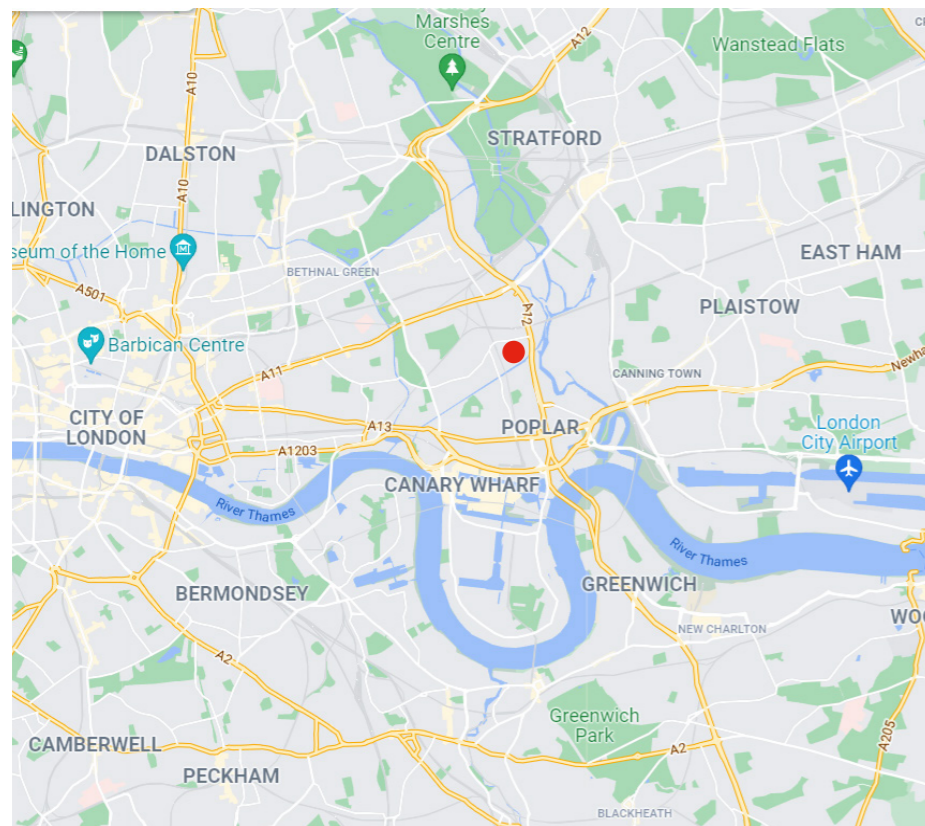
Location Plan

Empson Street East

In the heart of Central East London, the site sits adjacent to the Upper Lea Valley Opportunity Area and plays an important sub-regional industrial and waste management role, serving not just the borough but other parts of Central London.

The site is situated immediate to the West of the junction between the A12 motorway and Limehouse Cut, within a dense urban framework.

The site is marginally isolate due to heavy physical and natural barriers bordering its edges in the form of dense residential development & urban neighbourhood to the North, the A12 to the East, Limehouse Cut to the South and a hard boundary to the West in the Empson Street West Industrial site.

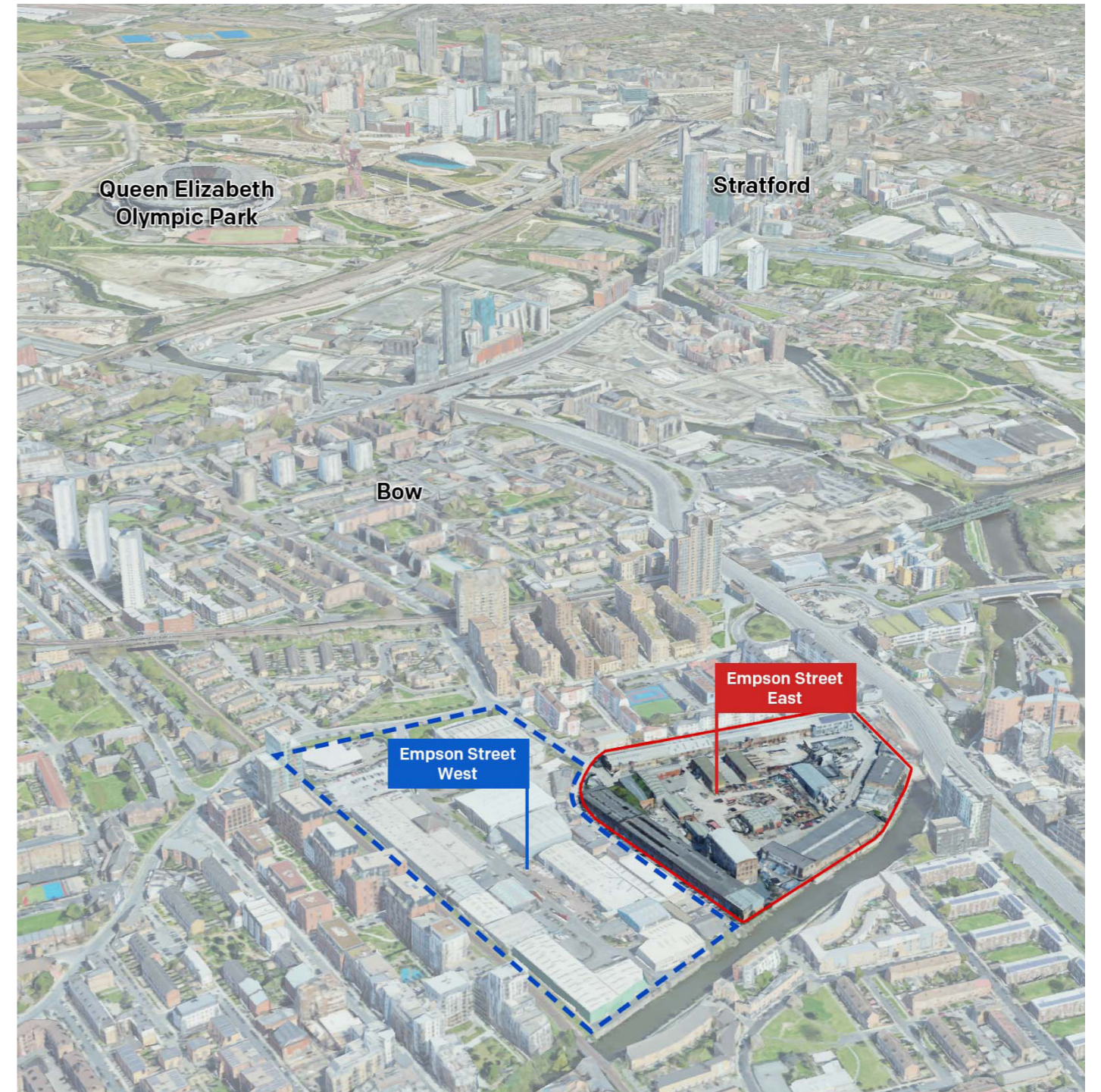


1.1 Context

Aerial Views



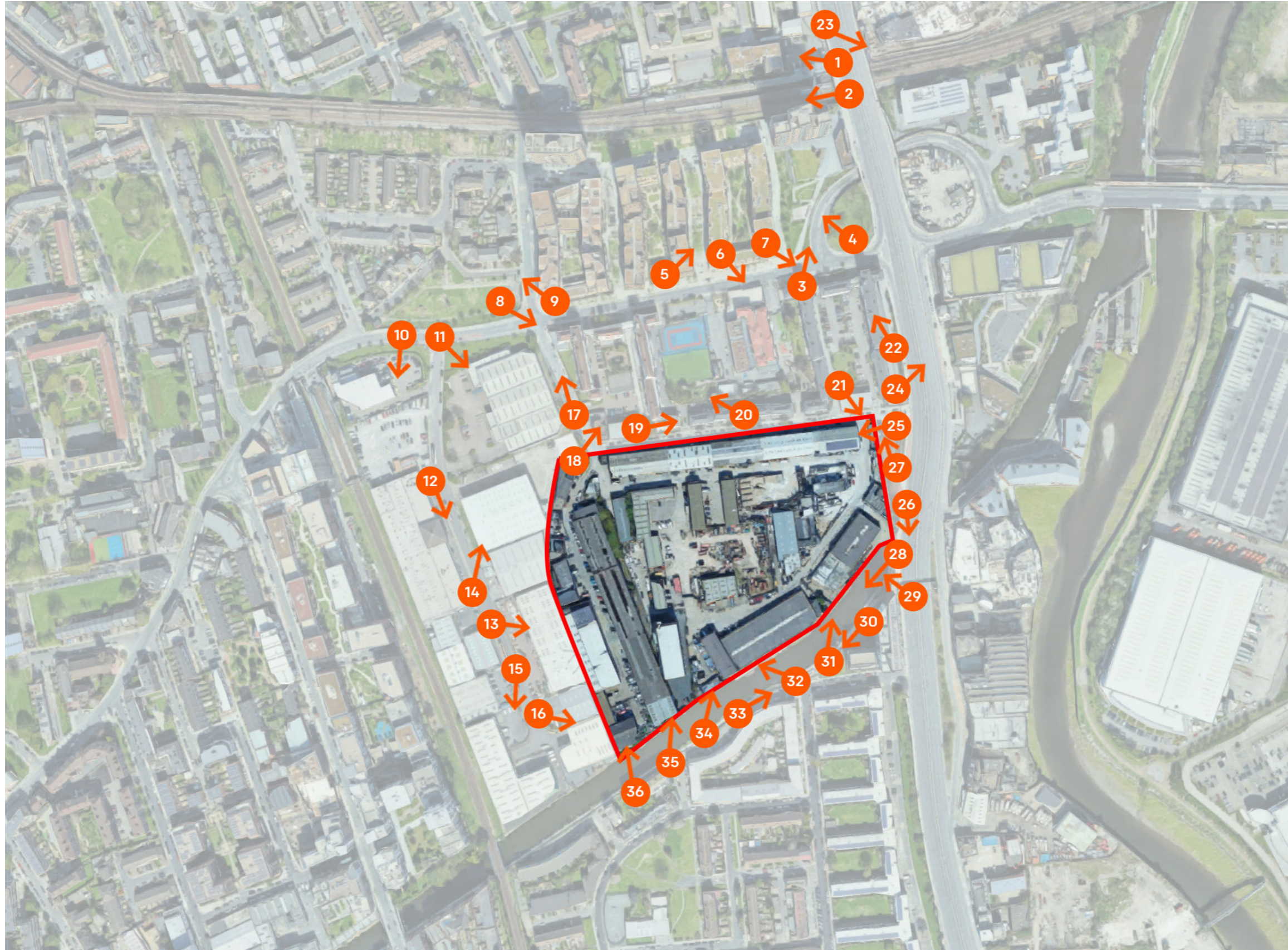
View toward Canary Wharf (South)



View toward Stratford (North)

1.1 Context

Images - Key Plan



1.1 Context Images



1 Refurbished Bromley By Bow Tube Station - A12



4 Devas Street and Harston Walk - Residential



7 Devas Street - Coventry Cross Estate



10 Empson Street West - St Andrews Way - New Shurgard Building



2 Sainsbury's Local - A12



5 Devas Street & Nelson Walk - Residential



8 Devas Street & Empson Street - Coventry Cross Mosque



11 Empson Street West - St Andrews Way - Takara Belmont UK



3 Twelvetees Crescent - A12 Under-pass



6 Devas Street - Marner Primary School



9 Devas Street & Devon Street - Prospect Park



12 Empson Street West - St Andrews Way - Looking South

1.1 Context Images



13 Empson Street West - St Andrews Way - East



16 Empson Street West - St Andrews Way - West



19 Empson Street - Looking East



22 Coventry Cross Estate Amenities from A12



14 Empson Street West - St Andrews Way - East



17 Empson Street West - Looking North.



20 Empson Street - North-side Residential



23 East London Arts & Music - A12



15 Empson Street West - St Andrews Way - West



18 Empson Street Corner - The Beehive Public House



21 Empson Street - Eastern Site Entrance



24 Bow School from A12

1.1 Context Images



25 Site Entrance from A12 Pedestrian Under-pass



28 Limehouse Cut from A12 Over-pass - Looking West



31 Limehouse Cut - South Boundary to Buildings 21 & 22



34 Limehouse Cut - South Boundary to Building 23



26 A12 - East Site Boundary - Looking South



29 South East Site boundary from A12 Over-pass - Building 22



32 Limehouse Cut - South Boundary to Buildings 23& 13



35 Limehouse Cut - South Boundary to Buildings 2 & 13



27 A12 - East Site Boundary - Looking North



30 South-side access path to Limehouse Cut



33 Limehouse Cut - Southside -looking to East. Tynne Court



36 Limehouse Cut - South Boundary to Buildings 1

1.2 Site Aerial Views



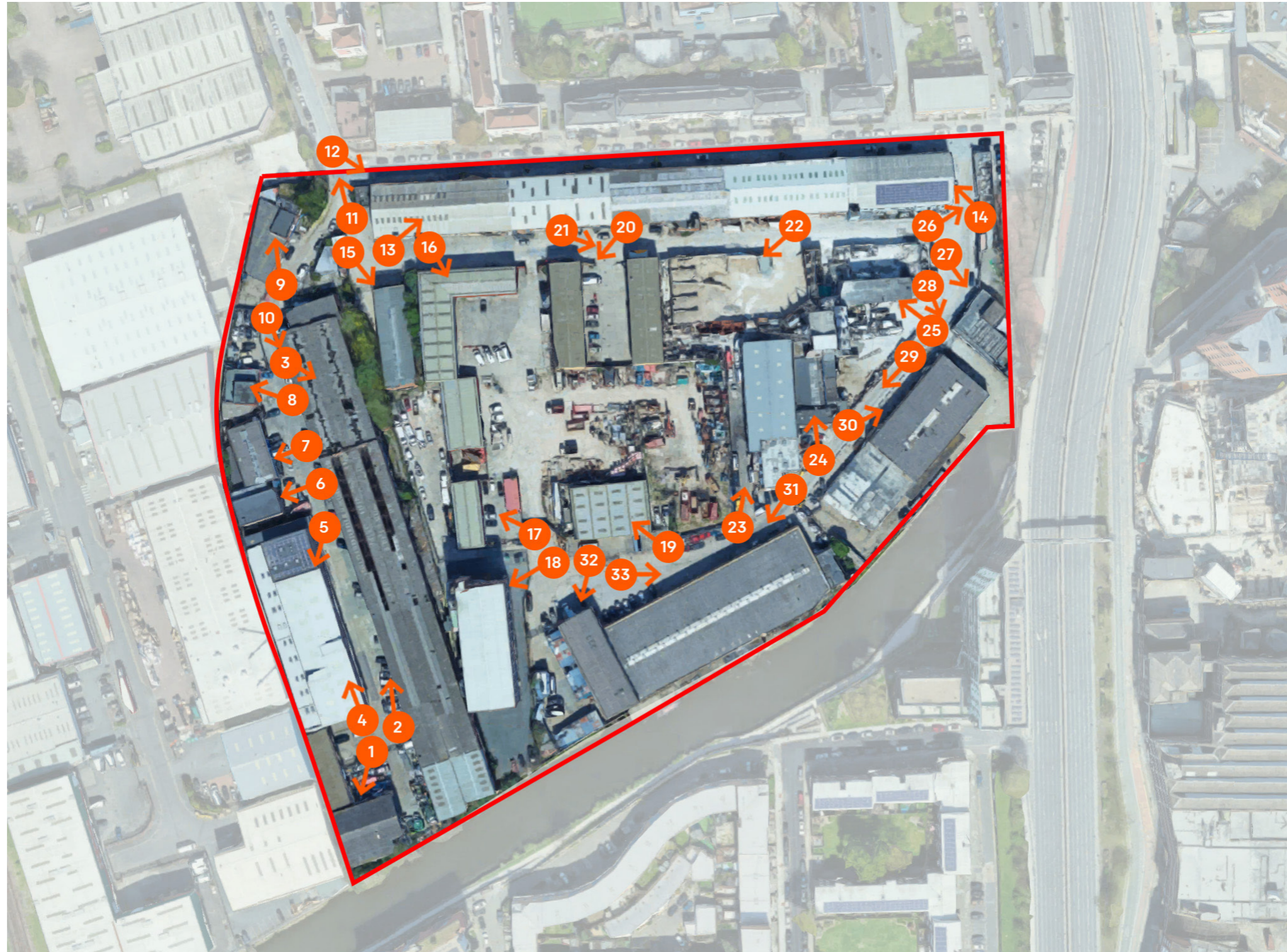
View toward West



View toward North East

1.2 Site

Existing Site Images - Key Plan



1.2 Assessment Of Existing Development

Existing Site Images



1 Building 1



4 Building 3. Brickfield Studios. From South East



7 Building 5 - Dockland Vehicle Centre



10 Brickfield Road from North



2 Building 2 - John Stevenson & Sons. Vacant. From South West



5 Building 3. Brickfield Studios. From North East



8 Building 6 - Shipshape Signs



11 Empson Street - West site entrance



3 Building 2 - John Stevenson & Sons. Vacant. From North West



6 Building 4 - Imperial Bodyworks



9 Building 7 - Kestrel Service Centre



12 Building 9 - London Lifestyle Interiors. From North West.

1.2 Assessment Of Existing Development

Existing Site Images



13 Building 9 - London Lifestyle Interiors. From South West.



16 Building 11 - From North East



19 Building 15 - Appleton & Sons



22 Cement works lot



14 Building 9 - From South East



17 Building 12 - Colbart House. Mara Services.



20 Building 16 - From North East



23 Building 18 - Appleton Sweets



15 Building 10 - YY Security Installations



18 Building 13 - Old Hackney College. Limehouse Arts Foundation



21 Building 17 - From North West



24 Building 19 - Mixit Concrete

1.2 Assessment Of Existing Development

Existing Site Images



25 Building 20 - Mixit Concrete



28 Building 22 - From North East



31 Building 23 - Appleton warehouse - From North East



26 North East Corner Lot



29 Towcester Road from North East



32 Building 23 - Appleton Warehouse - Office block



27 Building 21 - Bow Bunker Photographic Studio



30 Building 22 - From West



33 Building 23 - Appleton Warehouse & Towcester Road

Assessment Of Existing Development

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2.1 Assessment Of Existing Development Boundaries & Footprints

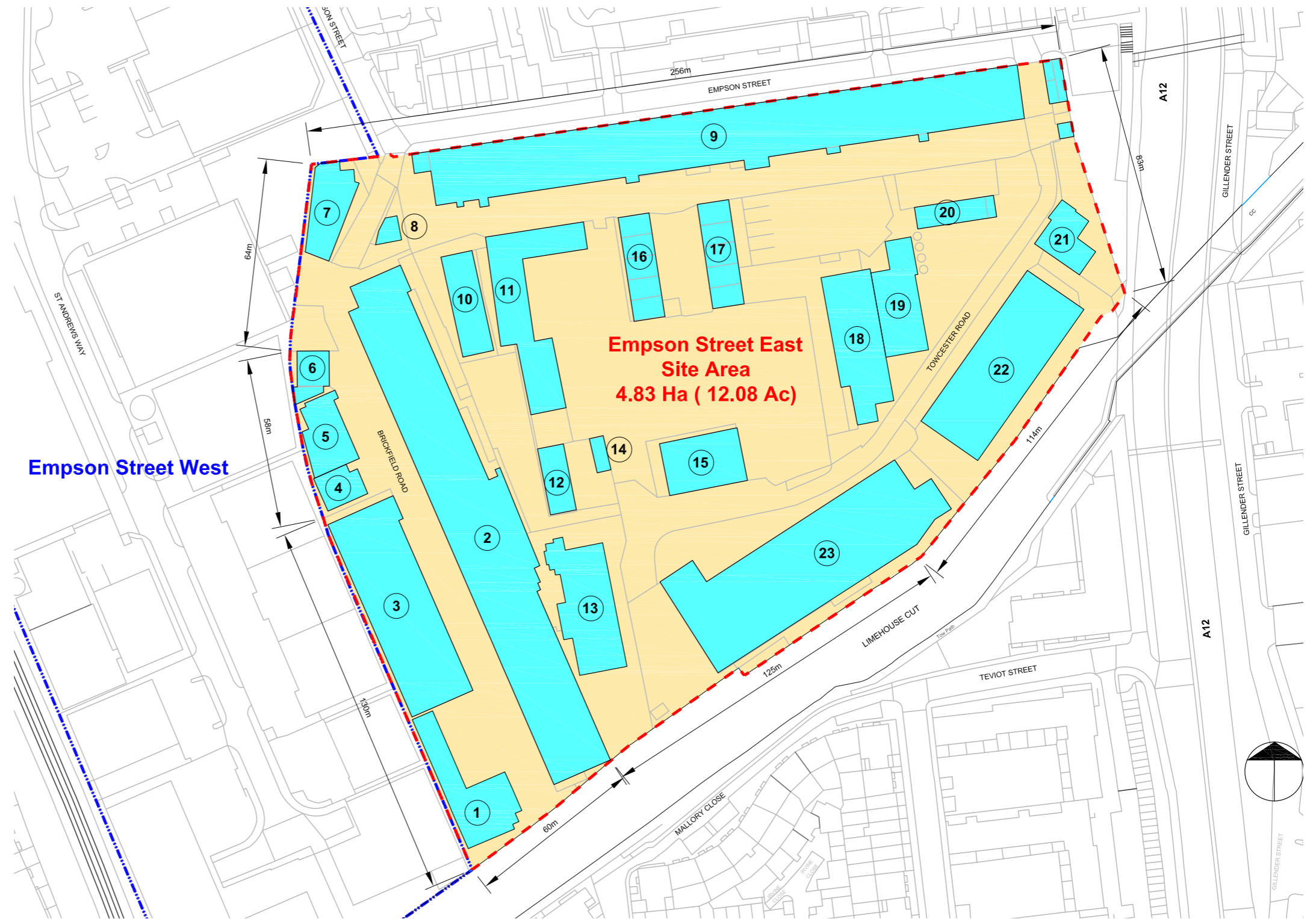
The existing floorspace areas have been sourced from the Hawkins \ Brown 'Canning Town & Empson Street Pilot Areas Study - Part B: LB Tower Hamlets Sites' document. These areas are provided in NIA (Net Internal Area) only. For the purposes of this assessment, an industry standard of 80% NIA to 100% GIA (Gross Internal Area) has been assumed.

Building Footprint

Building	Area	
	m2	ft2
1	615	6,620
2	3,971	42,744
3	1,620	17,438
4	170	1,830
5	349	3,757
6	173	1,862
7	383	4,123
8	60	646
9	3,831	41,237
10	372	4,004
11	929	10,000
12	204	2,196
13	779	8,385
14	57	614
15	485	5,221
16	376	4,047
17	385	4,144
18	785	8,450
19	515	5,543
20	200	2,153
21	268	2,885
22	1,462	15,737
23	2,699	29,052
Total Area	20,688	222,686

Site Area 4.83 Ha 12.04 Ac

Site Ratio 42.86%

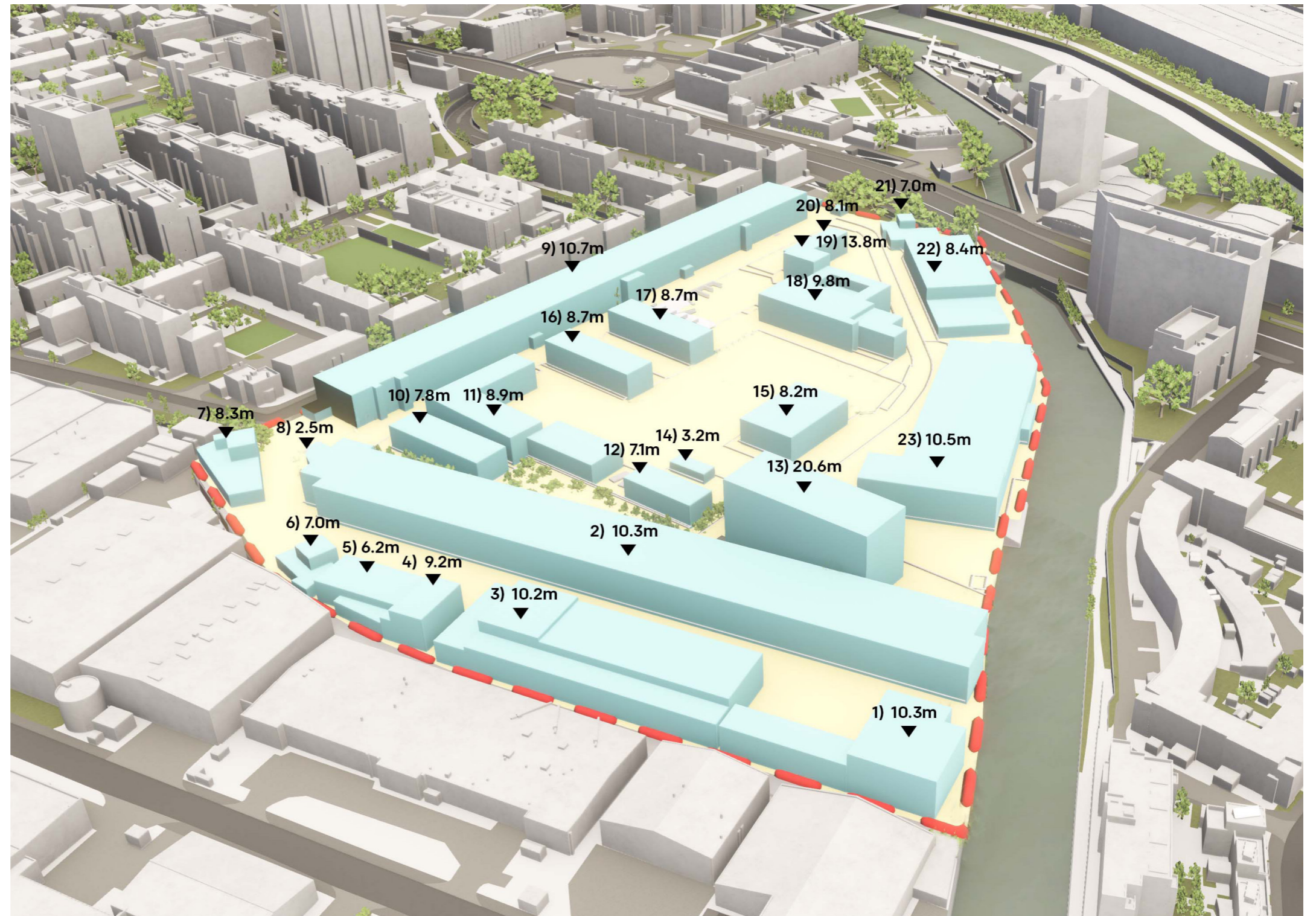


Scale = 1:1250 @ A3 (Subject to Printing)

2.2 Assessment Of Existing Development Building Heights & Volume

The sites are characterised by predominantly low rise buildings of one and two storeys, ranging from 5-15m in height. The surrounding areas host a range of medium size residential buildings in the range of 3 - 14 storeys.

Building	Maximum Height	Volume	
	m	m ³	ft ³
1	10.3	5,594	197,547
2	10.3	39,537	1,396,210
3	10.2	13,662	482,460
4	9.2	1,468	51,841
5	6.2	2,001	70,663
6	7.0	796	28,110
7	8.3	1,864	65,825
8	2.5	149	5,262
9	10.7	40,617	1,434,349
10	7.8	2,899	102,375
11	8.9	7,526	265,773
12	7.1	1,447	51,099
13	20.6	14,453	510,393
14	3.2	182	6,427
15	8.2	3,979	140,514
16	8.7	3,275	115,653
17	8.7	3,351	118,337
18	9.8	7,389	260,935
19	13.8	4,763	168,201
20	8.1	1,620	57,209
21	7.0	1,190	42,024
22	8.4	10,176	359,355
23	10.5	22,311	787,891
Total Volume		190,249	6,718,453
Site Area		4.83 Ha	12.04 Ac
Site Ratio		394.10%	



View from South West

2.2 Assessment Of Existing Development Building Heights & Volume

Volume calculations are provided, in accordance with the preceding Hawkins Brown Pilot Study. The Volume Ratio, measures the volume in relation to the plot area. This indicator measurement is often used in relation to commercial buildings and have a similar utility to FAR calculations, factoring in building height.

Building	Maximum Height	Volume	
	m	m ³	ft ³
1	10.3	5,594	197,547
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View from North East

2.3 Assessment Of Existing Development

Building Areas, Site Ratio & Typology

Building Typology

- Mixed Studio
- Small Industrial
- Large Industrial
- Ancillary

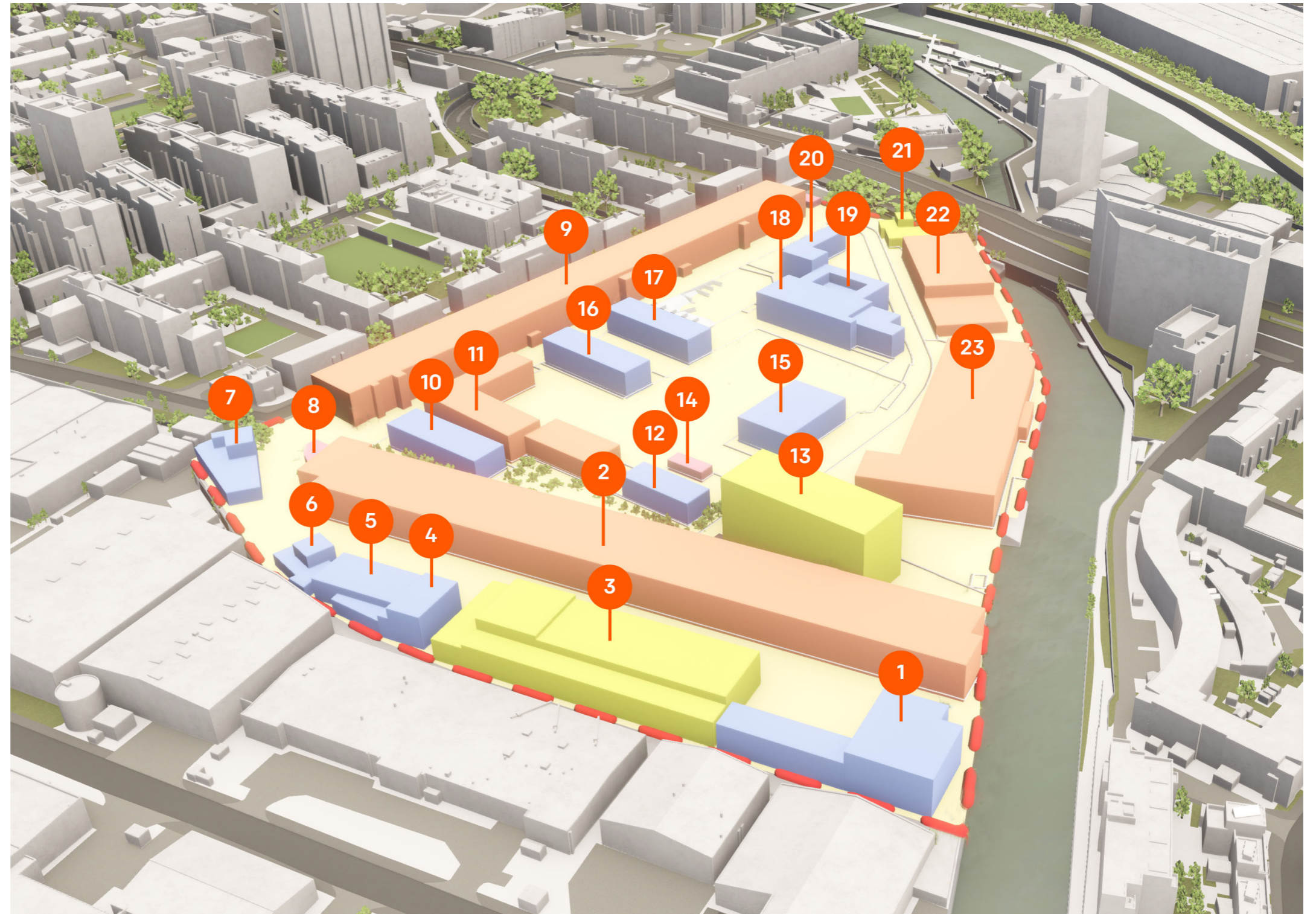
Building Areas

Building	Area (NIA)	
	m2	ft2
1	492	5,296
2	3,333	35,876
3	1,813	19,511
4	270	2,906
5	285	3,068
6	209	2,255
7	495	5,328
8	57	614
9	7,093	76,347
10	679	7,309
11	903	9,724
12	380	4,094
13	2,696	29,015
14	54	581
15	461	4,967
16	599	6,449
17	654	7,044
18	952	10,247
19	774	8,332
20	233	2,508
21	300	3,229
22	1,647	17,731
23	2,762	29,725

Total Area **27,142** **292,156**

Site area 4.83 Ha 12.04 Ac

Site Ratio **56.22%**



View from South West

2.3 Assessment Of Existing Development

Building Areas, Site Ratio & Typology

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View from North East

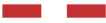





2.4 Assessment Of Existing Development

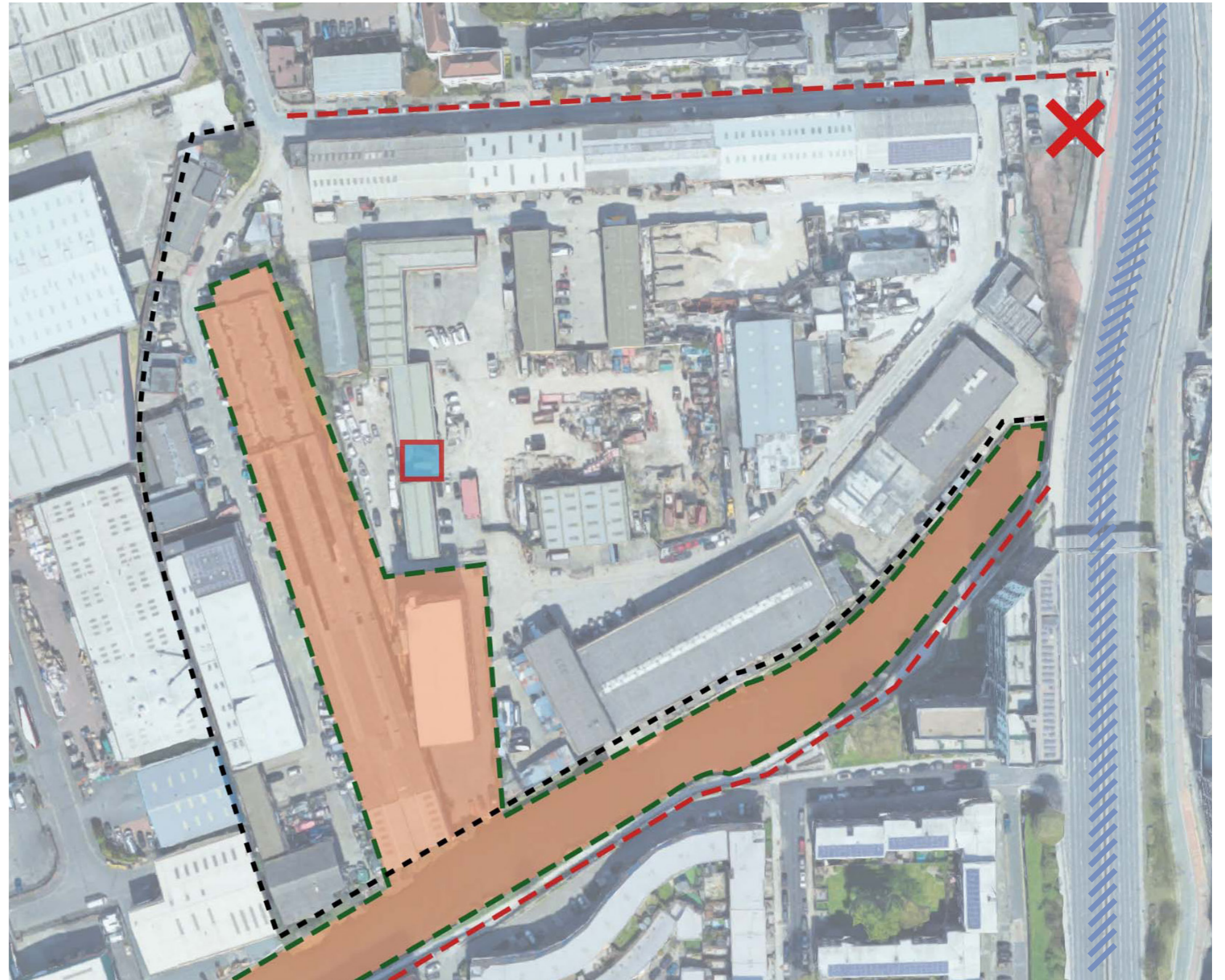
Existing Accommodation Table

Summary Of Existing Site Metrics







Building	Building Typology	Maximum Height	Footprint Area		Volume		Area (NIA)		Metrics by Building Typology									
			m2	ft2	m3	ft3	m2	ft2	Mixed Studios		Small Industrial		Large Industrial		Ancillary			
		m								Number of buildings =3		Number of buildings = 13		Number of buildings =5		Number of buildings = 2		
1	Small Industrial	10.3	615	6,620	5,594	197,547	492	5,296										
2	Large Industrial	10.3	3,971	42,744	39,537	1,396,210	3,333	35,876										
3	Mixed Studios	10.2	1,620	17,438	13,662	482,460	1,813	19,511										
4	Small Industrial	9.2	170	1,830	1,468	51,841	270	2,906										
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23	Large Industrial	10.5	2,699	29,052	22,311	787,891	2,762	29,725										
Site Area	4.83 Ha	12.04 Ac	20,688	222,686	190,249	6,718,453	27,142	292,156										
			Site Ratio	42.86%	Site Ratio	394.10%	Site Ratio	56.22%										

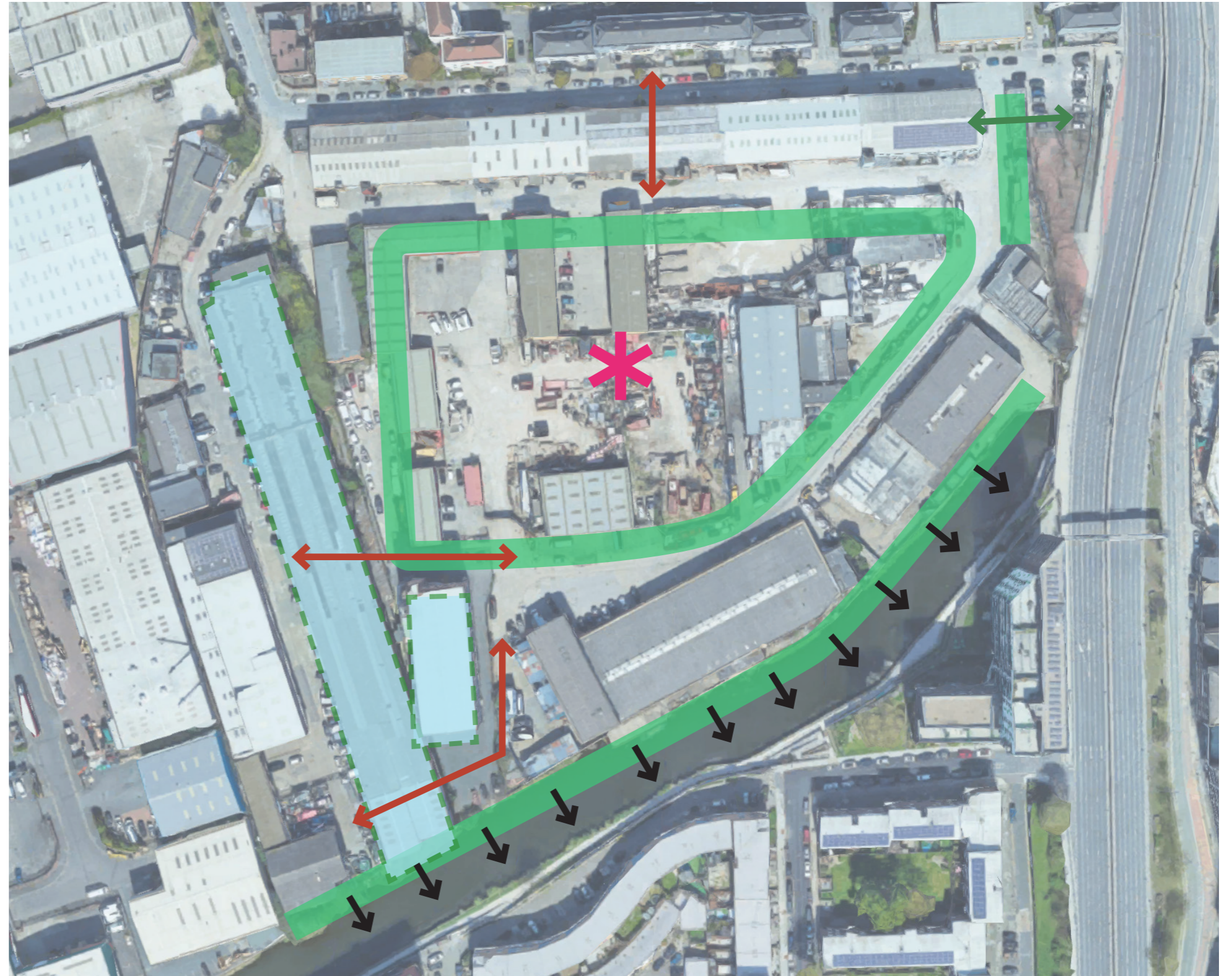
2.5 Assessment Of Existing Development Site Constraints

-  Sensitive residential boundary to Empson Street & Southside of Limehouse Cut
-  Restricted boundary to West Empson Street Site & South to Limehouse Cut. No Access
-  No direct vehicular access from the East boundary from the A12 motorway
-  Noise, dust & vibration from the A12 motorway to the East boundary
-  Limehouse Cut Conservation Area
-  Existing hazardous waste site to be retained and relocated on site



2.6 Assessment Of Existing Development Site Opportunities

-  Improve pedestrian access to East of site.
Enhance green-space
-  Improve site permeability & circulation
-  Enhance 'Connection' to Limehouse Cut.
Open, access & landscape to enhance green-space
-  Intensify built environment to site core & centre
-  Utilise existing building stock
-  Enhance extent of landscaped green & amenity space



Proposed Schemes

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3.2	Multi Level Industrial	30
3.3	Data Centre	31
3.4	Multi Level Self Storage	32
3.5	Urban Warehousing	33



3.1 Proposed Schemes

Option Descriptions & Benefits

Overview

Empson Street has been identified as a Strategic Industrial Location (SIL). The site plays an important sub-regional industrial, warehousing and waste management role serving not just the borough, but other parts of Central London.

Protected SIL

As industrial land has been lost at a rapid rate across London, the Mayor has tried to address this issue by implementing policies in the London Plan that explicitly protect SIL and LSIS land in London.

Demand for SIL Land

The loss of industrial land has created a structural issue, placing the remaining industrial land in increasing demand. Continual erosion of available industrial stock, plus the increase of demand, have led to an imbalance of supply-demand, where even low grade space is currently being leased at record high values. This is happening despite the economic and political uncertainty in the UK, which might mean that Brexit (and Covid-19) should not have a fundamental impact on the market conditions. The Empson street site's location makes it especially attractive for logistics and E-fulfilment sectors.

Industrial Intensification

For the purposes of this study, the testing of the sites industrial capacity is considered in terms of appropriate building typology & scale to meet the developing market requirements and trends. Under current market conditions the market calls the provision of smaller light-industrial spaces to cater for start-ups, medium sized units as move-on spaces and larger units catering for logistics. In considering the Industrial intensification of Empson Street East, it would be a miss not to consider Multi Level Industrial industrial warehouse units for the purposes of logistics and distribution. The sites physical scale and proportions could lend itself to a development of this type, such as Chetwood's Bugsby Way proposal for the GLA. Following close site and context investigation, it was determined that the suitability of such a scheme may not best suit this particular site. The surrounding urban fabric is made up of a significant amount of residential, community buildings and schools generating a high level of pedestrian foot-fall of all ages. The road infrastructure leading to site is on the scale of an urban neighbourhood, best suited to smaller vehicles, rather than the constant movement of large HGVs that logistics and distribution would require. Whilst further investigation could be undertaken to develop such a scheme, it was determined for the purposes of this study, there are more appropriate building types that can better match the scale of the surrounding built environment and meet market requirements.



Chetwood's Bugsby Way proposal for the GLA.

Proposed Building Typologies and Mix

Multi-storey buildings served only by goods lifts seem to be more appropriate for smaller industrial activities. This is a particularly interesting option for sites in Tower Hamlets, due to their scale and more urban character. This new breed of multi level development provides flexible light industrial space, over a number of floor levels, catering to the market demand of small & developing businesses, attracting excellent returns on rents and lease terms.

This also presents the opportunity to increase the potential of the site, given the vertical nature of these schemes, allowing the increase of usable floor area upon a given footprint. This typology of Multi Level Industrial forms the lead to the A options to follow within this document, with a precedent scheme and further description in section 3.2.

The market for Data Centres, like logistics, is seeing a rise in demand due to the rise in e-commerce and the increase in the percentage of the population working from home. There is keen interest from developers, investors and operators for the development of new Data Centres to meet this increase in demand. Data Centre design is evolving and are now developed at varying scales, adapting to available land resources. As an alternative to a Multi Level industrial led scheme at Empson Street East. The B Options of the following proposals have the development of an appropriately scaled Data Centre as leading building typology. A precedent scheme and further description follows in section 3.3.

With an ever increasing mobile and renting population, the market demand for Self Storage rental is increasing. Going upward is the most efficient way to meet market demand. Given the sites location amidst the dense residential context, all proposed schemes to follow include Multi Level Self Storage as the secondary building typology on site.

To complete the mix of building types proposed, the remainder of the development is dedicated to smaller light-industrial spaces to cater for start-ups, medium sized units as move-on spaces. Designed to be fit for purpose, catering to use classes B1c, B2, B8 or E, potential occupier markets consider on-demand grocery delivery, urban logistics, food delivery & dark kitchens, storage, vehicle charging,

3.1 Proposed Schemes

Option Descriptions & Benefits

urban farming and e-mobility.

This building typology comprises of flexible and divisible warehouse space at ground floor, 10m clear warehouse heights with accommodation of around 40% mezzanine space. First floors are dedicated to warehouse office or separate office / studio tenancies.

Option Breakdown

The options are broken down into three base categories. These relate to the retention and reuse of the existing buildings within the Limehouse Cut conservation area, in the form of the derelict Stevenson & Sons warehouse & the Old Hackney College Building, currently occupied by the Limehouse Arts Foundation.

- 1 - Retention of both the Stevenson & Sons Warehouse and the Old Hackney College Building
- 2 - Retention of the Old Hackney College Building
- 3 - Cleared Site

The Base categories are then broken down into 2 sub-options, based around the typology of primary Building 5, leading the overall nature, building mix and layout of the design:

- Option A - Multi Level Industrial Typology
- Option B - Data Centre Typology

Note: All options retain the existing hazardous waste site, relocated to the Eastern A12 boundary, by way of an open air plot of 0.1445 Ha, to match current requirements, allowing a single vehicle to deliver the material.

Existing Site Opportunities

All options address the identified site constraints & opportunities by the following means:

Site permeability and circulation

Improved site permeability and access is enhanced by the opening up and landscaping of the eastern boundary, connecting to the main pedestrian route along the A12 & underpass connecting to the east side of the motorway. Soft & Hard landscaping, as well as tree planting is proposed along this boundary to screen the site visually and mitigate noise & dust generated from the A12 as much as possible, whilst increasing site biodiversity.

A third vehicle & pedestrian access point has been added at the midpoint along Empson Street. This breaks down the proposed site density to a scale similar to the surrounding urban fabric North of the site.

Widening and enhancement of the existing Western site access is also considered in the design, as this will act as the primary vehicle access point for the development.

Internally, site circulation is improved in Base Options 1, through the removal of the southern extension of Stevenson & Sons warehouse. There is also the opportunity to provide vehicle and pedestrian movement from Towcester Street on the Eastern side of the warehouse, back towards the site entrance.

Base Options 2 take advantage of the removal of the warehouse, allowing the direct connection of Brickfield Road to the West and Towcester Road to the East. This forms a main public realm & vehicular loop about the site interior.

'Connection' to Limehouse Cut

The Southern boundary of the development is restricted by Limehouse Cut, with east-west access blocked by the A12 and Empson Street West industrial site respectively.

In considering a connection and enhancement to the sites relationship with the Cut, new buildings are pulled back from the canal edge, providing the opportunity for public amenity space to the Limehouse Conservation Area and possible future connection to the Western boundary. This area also offers the potential to landscape, plant and increase site biodiversity.

The new buildings along this frontage are of a height and scale that emulates and complements that of the existing 4-5 level residential blocks lining the South side of Limehouse Cut.

Intensification of Core Built Environment

At present the internal core area of the site could be considered underutilised in terms of spatial efficiency and development potential. With internal plots holding considerably low ratios for footprint, floor area and volume, all proposals seek to intensify the sites core area.

This is achieved through balancing building footprint, efficient use of external space and increased capacity of floorspace and volume of the proposed buildings. The proposed buildings within the site core are thus larger in footprint, with heights accommodating up to 5 Levels, as opposed to those at the site perimeter at 3 levels.

Key principles considered in the intensification of the site interior are:

- The provision of separate access for different users.
- Consolidation of servicing areas
- The provision of dedicated access to allow separate plot access.
- Providing positive frontages to support place-making
- Improving the quality of the urban environment, such as improved setting of existing heritage assets.
- Creating positive street frontages and exploiting open spaces.

3.1 Proposed Schemes

Option Descriptions & Benefits

Utilising Existing Building Stock

Recognising the status of the Stevenson & Sons warehouse and Old Hackney College building as sited within the Limehouse Cut Conservation Area, base options 1 & 2 allow for the retention and re-use of these buildings.

Both buildings best capture the heritage character & historic use of the site. In reviewing the existing building stock, these buildings best lend themselves to re-purposing and reuse due to their scale and configuration, with the remainder of the building stock compromised by either size, configuration or usable capacity.

Option 1 considers the re-purposing of the Stevenson & Sons warehouse for Industrial use. The building dominates the west of the site in scale and volume. The derelict shell can be refurbished with the installation of a first floor level, access & level loading doors along the Brickfield Road frontage, to provide flexible and divisible industrial space over 2 levels.

The College Building at 4 levels, is a key focal point for the site, with generous floor to floor heights and predominately glazed facades. The building holds a strong connection with the Limehouse Cut, when considering the views to and from. The buildings internal spatial arrangements could be retained as current, or refurbished and re-purposed into modern studio spaces.

In terms of sustainability these buildings retain the potential for future adaptation and re-use.

Enhancement of Public Realm, Landscape & Amenity Space.

The site could be considered relatively barren of existing accessible green-space and amenity space. All proposals recognise the following locations as opportunities to inhabit the site with new green and amenity spaces: The Western boundary and site entrance, the south boundary and Limehouse Cut, the eastern connection to the A12 along with enhancements and planting at opportune points through the site core. The introduction of the spaces provides ecology & biodiversity to the site and provide spaces and well-being amenity to the site occupants and general public. External spaces for relaxing and recreation.

3.2 Building Typology

Multi Level Industrial

The Generator is part of the Grand Union development at Royal Park, Northfields. The building model caters to industrial market demands for innovative space on flexible & inclusive terms.

The building provides 134,501 sq ft of flexible workspace, creating a new business community where industrial users ranging from start-ups and SMEs to more established businesses can innovate and grow.

Using an optimized structural grid to maximize flexibility of space, allows different uses to be accommodated alongside one another. Workspace is located on the upper levels with ground floor parking, a reception area, meeting rooms and management suite.

The floor plates can be subdivided or let as whole floors for ultimate flexibility to allow occupiers to innovate and grow.'



Front facade - Modernist Design & Materials with an abundance of Windows for natural lighting & views



Loading docks, accessed from the car park & yard, accommodating HGVs.



Caters to B1c and B8 occupiers such as : Light assembly, R&D/prototyping, Film companies, Equipment hire , Media/publishing & printing, Textiles & creative 'Maker Studios'.



Serviced by medium & large service lifts to ensure easy movement.

3.3 Building Typology Data Centre

Data centres form an important part of national and regional infrastructure, and are key to strong economic growth. They offer diverse local employment opportunities and regenerate brownfield sites

Yondr Group is a leading global developer, owner operator and service provider of hyperscale data centres. Recently Yondr announced details of significant investment in data centre projects globally adding to there existing network and underscores the growing momentum to meet cloud and Edge computing demands

The company's mission is to meet growing businesses' data centre capacity and technical real estate needs faster, more elegantly and with better performance outcomes than its competitors.

Yonder holds sustainability and well-being at the core of its developments focusing on community initiatives, enhanced biodiversity. It is a net zero carbon business using 100% renewable energy & all data centres will be carbon neutral at the point of handover.

The initial phase of this expansion in the UK is Wexham Road to be constructed at the former Uxbridge Road Gas Works in Slough. The first phase, costing £450M is a 30MW facility expected to be operational by January 2023.

During construction will provide 3,500 direct & indirect jobs with 50+ permanent operational roles. The company believes in forming true circular economies with wider benefits to the local area in the form of increased local expenditure, new business opportunities for local suppliers and community partnerships enhancing tech led workforce development & education.



Data centres enhance data capacity for Big data usage providing a ripple effect through the economy, enabling virtual learning, mobile computing & e Commerce, highlighted during the global pandemic.



Yondr - Wexham Road - Slough . Online 2023



3.4 Building Typology

Multi Level Self Storage

Shurgard was founded in 1970 in the American state of Washington and provides individuals and businesses with extra space in storage warehouses to store their belongings and/or commercial goods. The first Shurgard store in the UK, opened in 1999 and since, Shurgard has collaborated with Public Storage, the world's largest owner and operator of self-storage facilities with over one million customers and more than 2000 stores

Chetwoods have designed numerous such buildings for various self-storage operators around the country and have considerable experience in this sector.

The aims for the Woolwich development were: to improve a prominent dilapidated site, construct a building suitable for requirements paying respect the design of the surrounding built infrastructure, whilst creating an exciting contemporary building for this prominent site.



Visualisation - View along Nathan Way.



Internal leasable storage units.



Building elevations - The proposed materials are durable and contemporary in nature reflecting the industrial nature of the building

3.5 Building Typology

Flexible Urban Warehousing

The demand for inner city warehouse space has never been higher with a market that calls for modernisation to address changing customer behaviour, increased demand from innovative businesses & urbanisation, exacerbating limited urban space. The key benefit of urban warehousing are based is locating the occupiers closer to their end user customers enabling, improved operational efficiency, faster delivery times, better supply chain management. more delivery options and reduced carbon footprints.

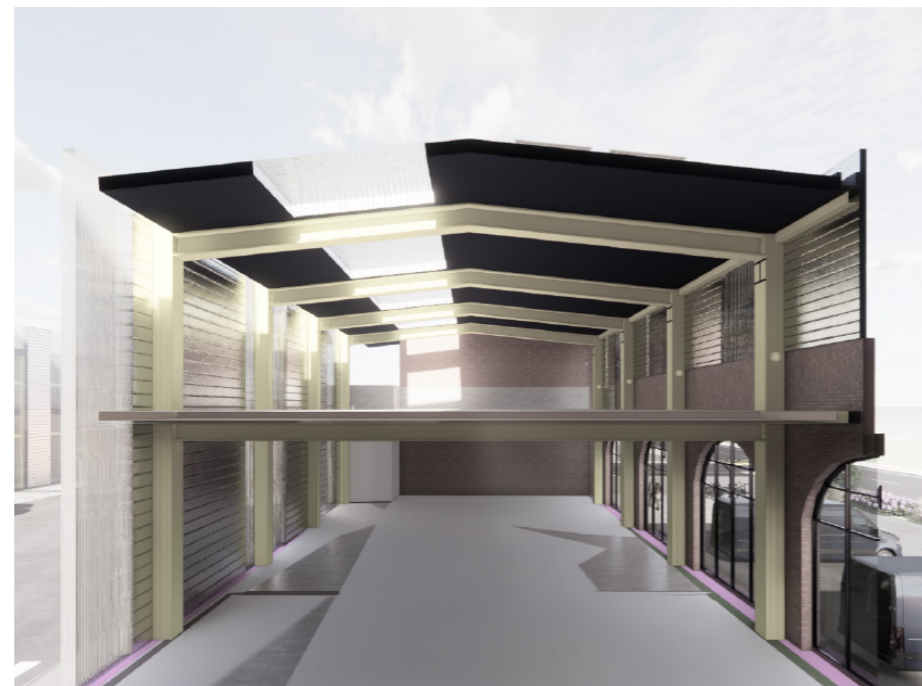
The development at Brixton Hill addresses this market change with a vision to create a new warehouse for a new world. Regenerating an existing industrial site, the key objectives of the scheme are to provide a sustainable urban logistics development hub of circa 30,000 sqft. Unit specifications includes either single-let mid-box or multi-let estate, office content at 15%, 1st Floor Content: at 50-75% with 1-2 goods lifts per unit with internal clear heights of 4.5m. Level access loading facilities accommodate inbound HGV vehicle access tracked for 10-12m rigid trailer and outbound 7.5 tonne Luton van.



3D axonometric site view - Brixton Hill



Service yard elevation visualisation - Day



3D section exploring internal warehouse space & natural lighting



Service yard elevation visualisation - Night

Option 1A

Multi Level Industrial & Two Retained Buildings

4.1	Ground Level Site Plan	35
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4.1 Option 1A - Multi Level Industrial & Two Retained Buildings

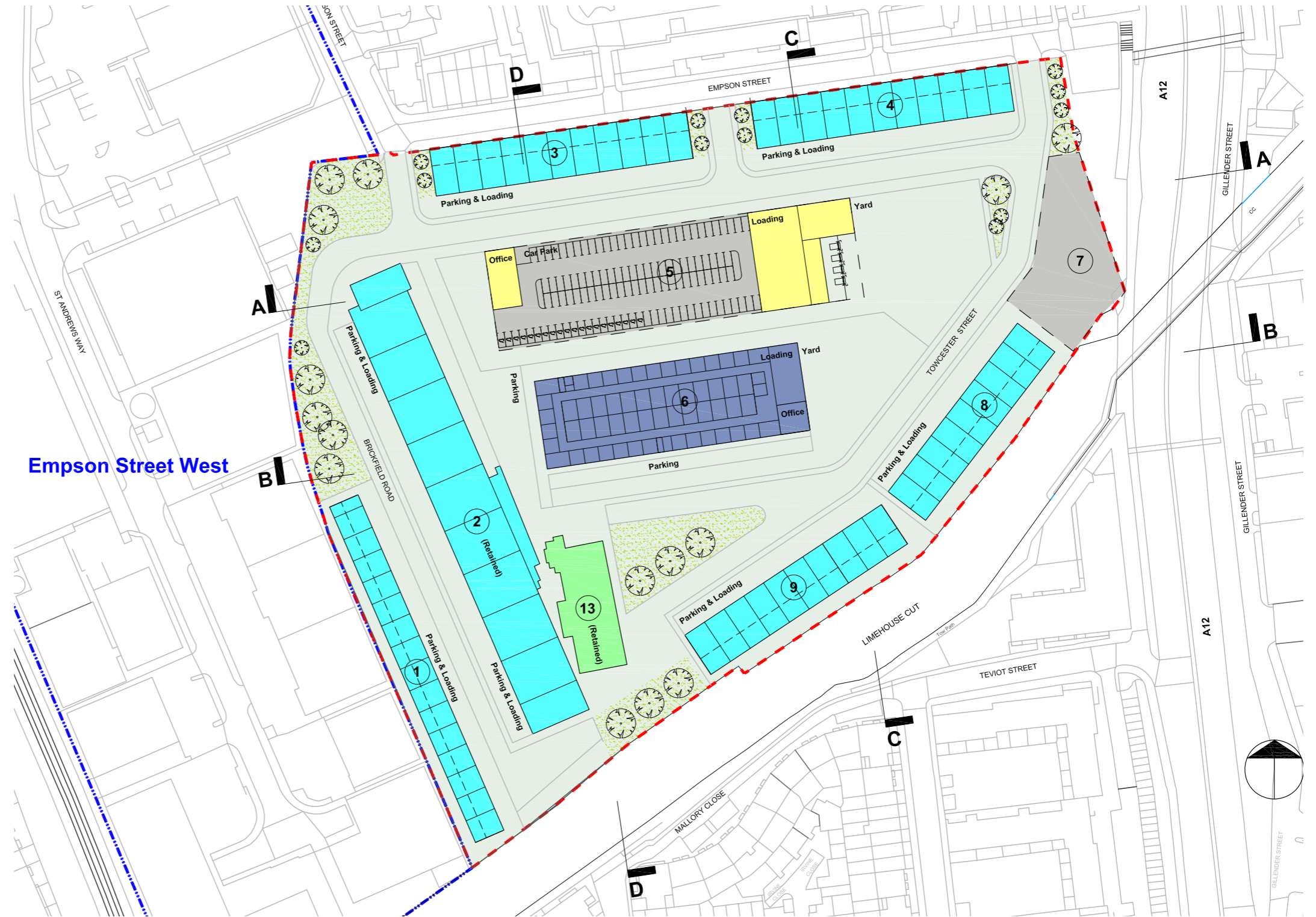
Ground Level Plan

Building Typology

- Mixed Studio
- Small Industrial
- Multi-Level Industrial
- Data Centre
- Multi-Level Self Storage
- Studios/Offices
- Ancillary

Building Footprint

Building	Area	
	m2	ft2
1	1,302	14,015
2	3,595	38,697
3	1,408	15,156
4	1,408	15,156
5	4,250	45,747
6	2,700	29,063
7	1,445	15,554
8	1,152	12,400
9	1,280	13,778
13	779	8,385
Total Area	19,319	207,950
Site Area	4.83 Ha	12.04 Ac
Site Ratio	40.02%	
	48274	



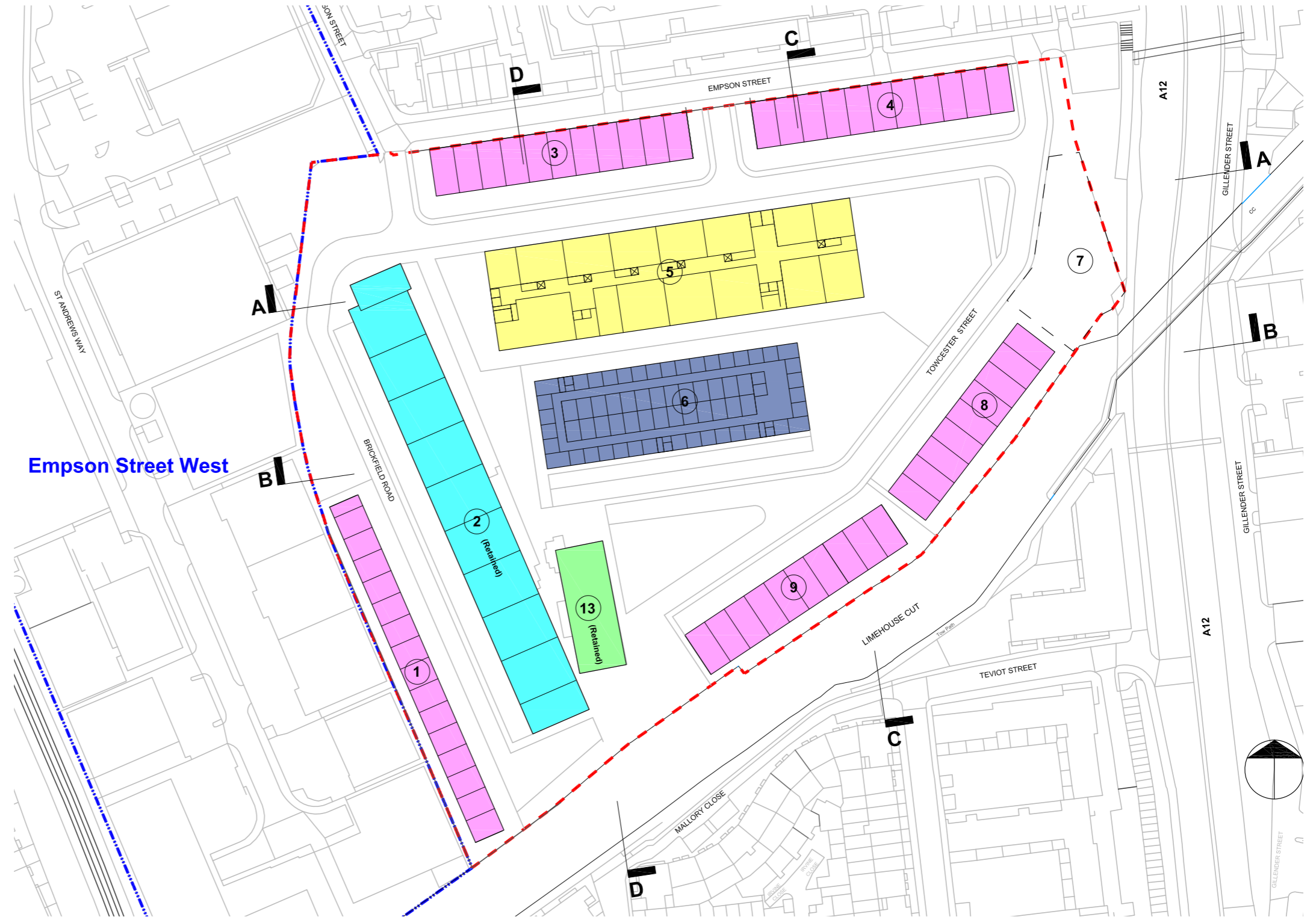
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4.2 Option 1A - Multi Level Industrial & Two Retained Buildings

Upper Level Plan

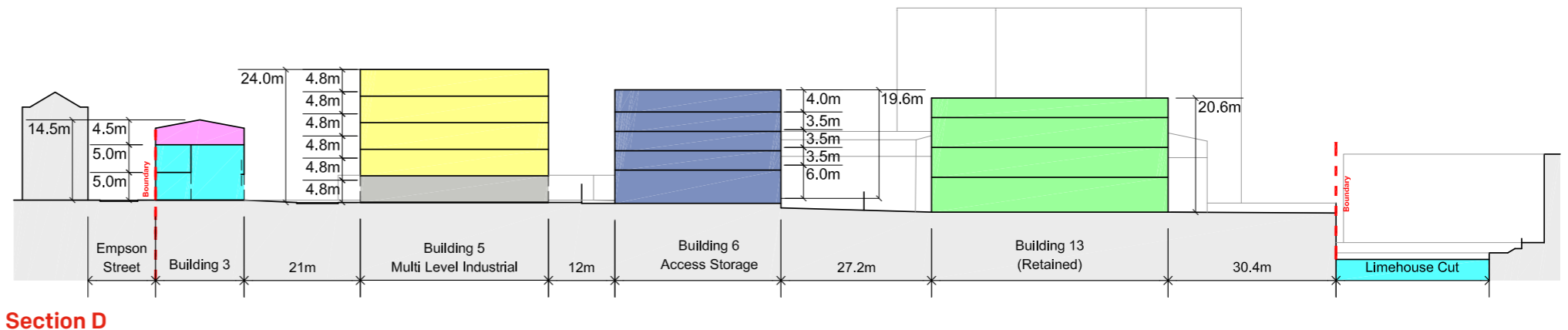
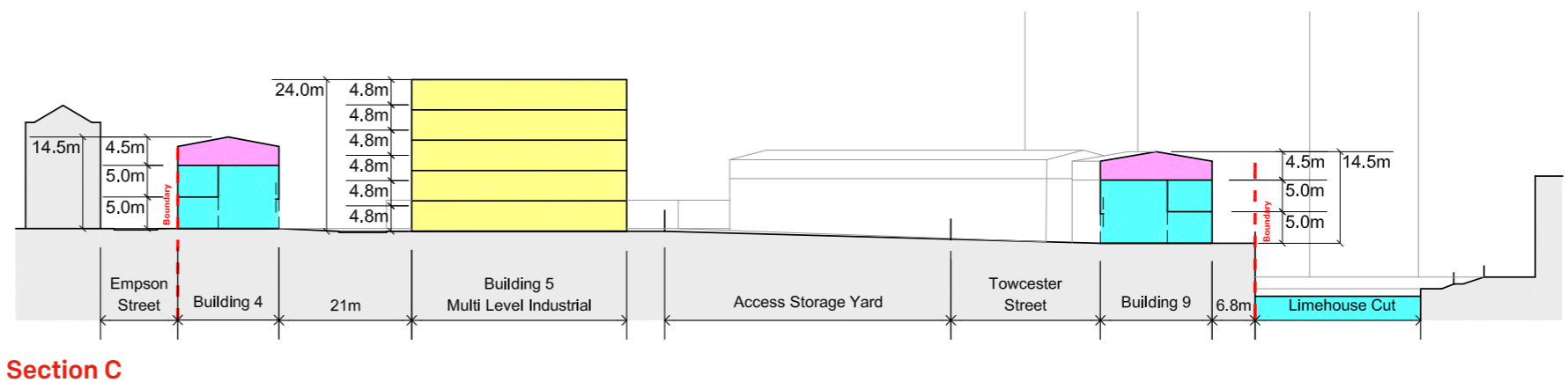
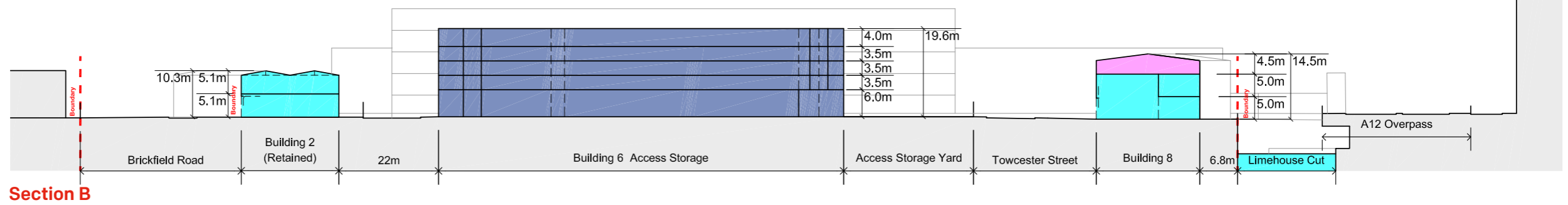
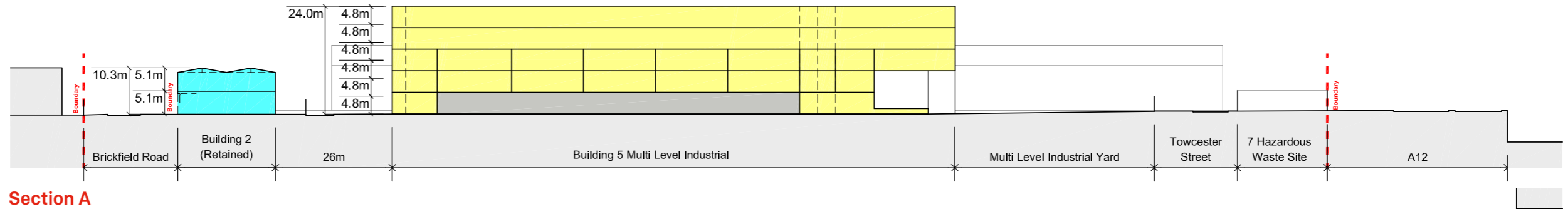
Building Typology

- Mixed Studio
- Small Industrial
- Multi-Level Industrial
- Data Centre
- Multi-Level Self Storage
- Studios/Offices
- Ancillary



Scale = 1:1250 @ A3 (Subject to Printing)

4.3 Option 1A - Multi Level Industrial & Two Retained Buildings Site Sections



Building Typology

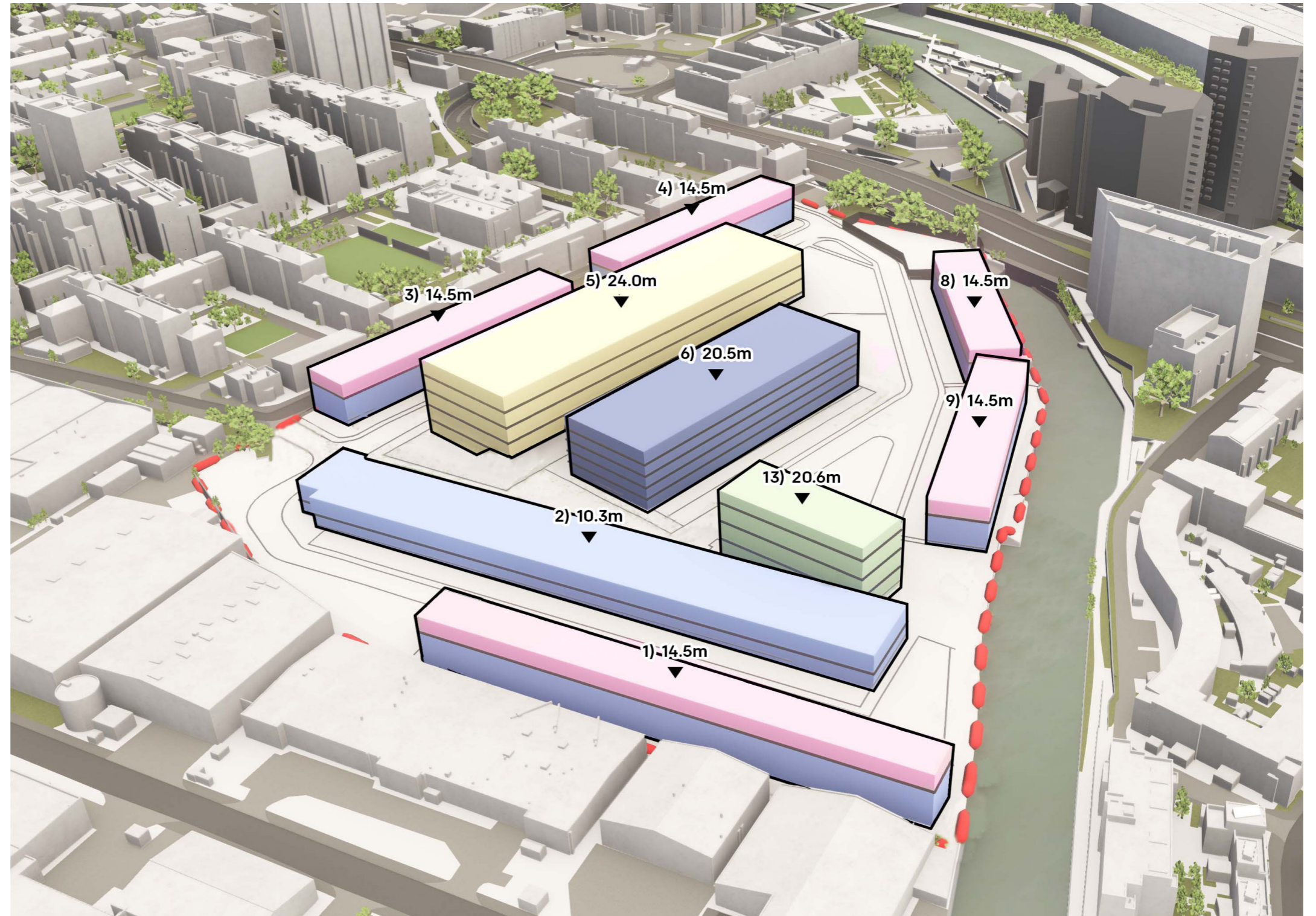
- Mixed Studio
- Small Industrial
- Multi-Level Industrial
- Data Centre
- Multi-Level Self Storage
- Studios/Offices
- Ancillary

4.4 Option 1A - Multi Level Industrial & Two Retained Buildings

Massing Visual

Building Volume

Building	Maximum Height	Volume	
	m	m ³	ft ³
1	14.5	18,879	666,693
2	10.3	39,537	1,396,210
3	14.5	20,416	720,971
4	14.5	20,416	720,971
5	24.0	85,853	3,031,813
6	20.5	55,350	1,954,630
7	N/A	0	0
8	14.5	16,704	589,885
9	14.5	18,560	655,428
13	20.6	14,453	510,393
Total Volume		290,168	10,246,993
Site Area		4.83 Ha	12.04 Ac
Site Ratio	601.09%		



View from South West

4.4 Option 1A - Multi Level Industrial & Two Retained Buildings

Massing Visual

Building Areas

Building	Area (GIA)	
	m2	ft2
1	3,125	33,638
2	6,822	73,432
3	3,379	36,372
4	3,379	36,372
5	17,862	192,267
6	13,500	145,314
7	0	0
8	2,765	29,762
9	3,072	33,067
13	3,370	36,275
Total Area	57,274	616,497

Site area 4.83 Ha 12.04 Ac

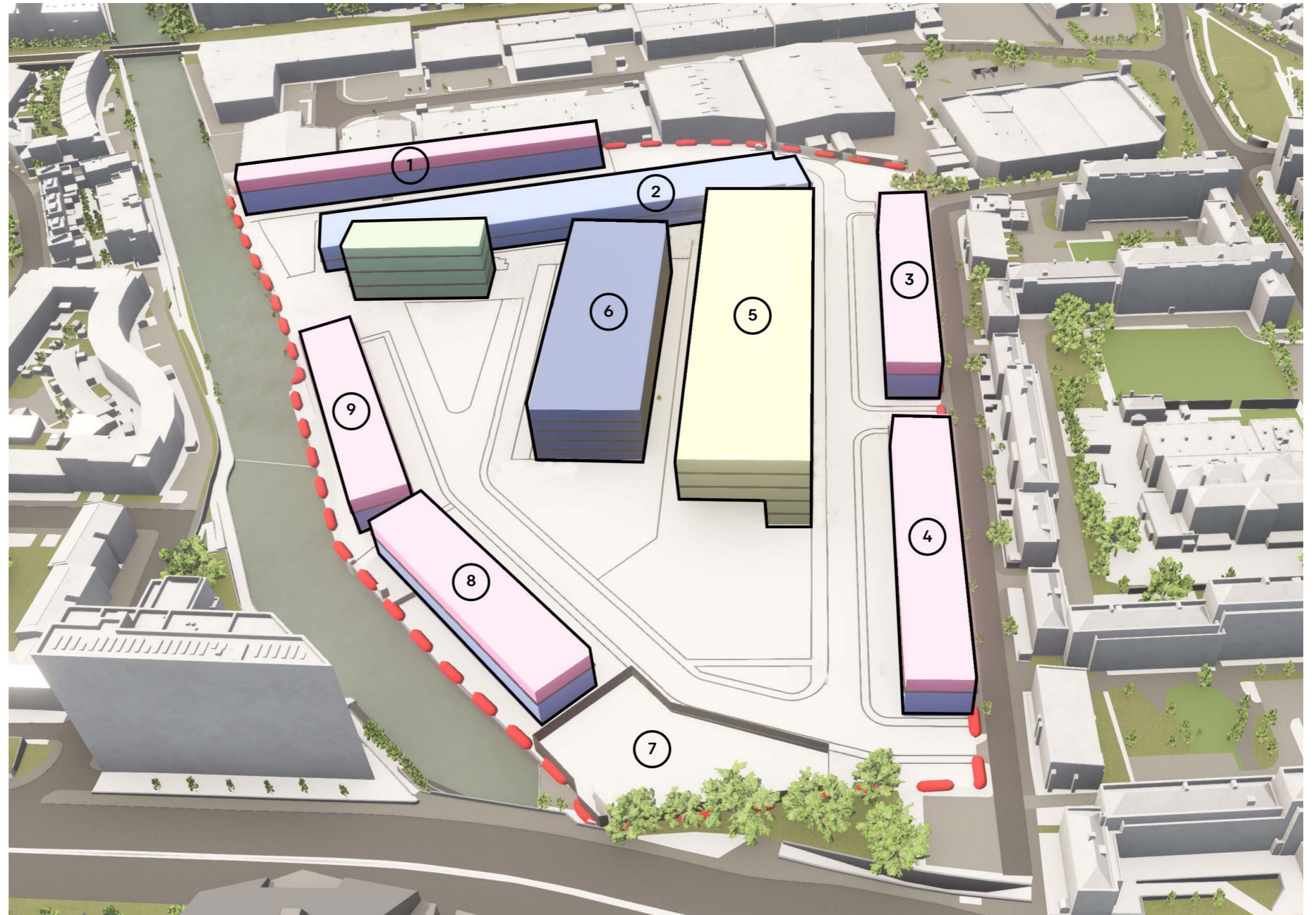
Site Ratio 118.64%

Building	Area (NIA)	
	m2	ft2
1	2,500	26,910
2	5,458	58,746
3	2,703	29,097
4	2,703	29,097
5	14,290	153,813
6	10,800	116,251
7	0	0
8	2,212	23,810
9	2,458	26,454
13	2,696	29,020
Total Area	45,819	493,198

NIA areas calculated at 80% of GIA Areas

Site area 4.83 Ha 12.04 Ac

Site Ratio 94.91%



View from North East

4.5 Option 1A - Multi Level Industrial & Two Retained Buildings Summary & Accommodation Table

Building	Footprint Area		Height m	Volume		Level	Typology / Use	GIA Area		NIA Area (@ 80% GIA)	
	m2	ft2		m3	ft3			m2	ft2	m2	ft2
1	1,302	14,015	14.5	18,879	666,693	Ground	Small Industrial	1,302	14,015	1,042	11,212
						Mezzanine @ 40 %	Small Industrial	521	5,606	417	4,485
						First	Studios / Offices	1,302	14,015	1,042	11,212
						Sub - Total		3,125	33,635	2,500	26,908
2 (Retained)	3,595	38,697	10.3	39,537	1,396,210	Ground	Small Industrial	3,411	36,716	2,729	29,373
						First	Small Industrial	3,411	36,716	2,729	29,373
						Sub - Total		6,822	73,432	5,458	58,746
3	1,408	15,156	14.5	20,416	720,971	Ground	Small Industrial	1,408	15,156	1,126	12,125
						Mezzanine @ 40 %	Small Industrial	563	6,062	451	4,850
						First	Studios / Offices	1,408	15,156	1,126	12,125
						Sub - Total		3,379	36,374	2,703	29,099
4	1,408	15,156	14.5	20,416	720,971	Ground	Small Industrial	1,408	15,156	1,126	12,125
						Mezzanine @ 40 %	Small Industrial	563	6,062	451	4,850
						First	Studios / Offices	1,408	15,156	1,126	12,125
						Sub - Total		3,379	36,374	2,703	29,099
5	4,250	45,747	24.0	85,853	3,031,813	Ground	Multi-Level Industrial	1,126	12,120	901	9,696
						First	Multi-Level Industrial	3,986	42,905	3,189	34,324
						Second	Multi-Level Industrial	4,250	45,747	3,400	36,598
						Third	Multi-Level Industrial	4,250	45,747	3,400	36,598
						Fourth	Multi-Level Industrial	4,250	45,747	3,400	36,598
						Sub - Total		17,862	192,267	14,290	153,813
6	2,700	29,063	20.5	55,350	1,954,630	Ground	Multi-Level Self storage	2,700	29,063	2,160	23,250
						First	Multi-Level Self storage	2,700	29,063	2,160	23,250
						Second	Multi-Level Self storage	2,700	29,063	2,160	23,250
						Third	Multi-Level Self storage	2,700	29,063	2,160	23,250
						Fourth	Multi-Level Self storage	2,700	29,063	2,160	23,250
						Sub - Total		13,500	145,314	10,800	116,251
7	1,445	15,554				(Hazardous Waste - Compound Only)					
8	1,152	12,400	14.5	16,704	589,885	Ground	Small Industrial	1,152	12,400	922	9,920
						Mezzanine @ 40 %	Small Industrial	461	4,960	369	3,968
						First	Studios / Offices	1,152	12,400	922	9,920
						Sub - Total		2,765	29,760	2,212	23,808
9	1,280	13,778	14.5	18,560	655,428	Ground	Small Industrial	1,280	13,778	1,024	11,022
						Mezzanine @ 40 %	Small Industrial	512	5,511	410	4,409
						First	Studios / Offices	1,280	13,778	1,024	11,022
						Sub - Total		3,072	33,067	2,458	26,454
13 (Retained)	779	8,385	20.6	14,453	510,393	Ground	Mixed Studios	843	9,069	674	7,255
						First	Mixed Studios	843	9,069	674	7,255
						Second	Mixed Studios	843	9,069	674	7,255
						Third	Mixed Studios	843	9,069	674	7,255
						Sub - Total		3,370	36,275	2,696	29,020
						TOTAL	19,319	207,950		290,168	10,246,993
Site Ratio		40.0%			601.1%			118.6%		94.9%	

4.6 Option 1A - Multi Level Industrial & Two Retained Buildings Accommodation Table By Building Use

Metrics by Use											
Mixed Studios		Studio / Offices		Small Industrial		Multi Level Industrial		Multi Level Self Storage		Hazardous Waste	
Building 13		Buildings 1,2,3,4,8 &9		Buildings 1,2,3,4,8 &9		Building 5		Building 6		Plot 7	
Footprint		Footprint		Footprint		Footprint		Footprint		Footprint	
m2	ft2	m2	ft2	m2	ft2	m2	ft2	m2	ft2	m2	ft2
779	8,385	0	0	10,145	109,201	4,250	45,747	2,700	29,063	1,445	15,554
Percentage footprint		Percentage footprint		Percentage footprint		Percentage footprint		Percentage footprint		Percentage footprint	
4%		0%		53%		22%		14%		7%	
Volume		Volume		Volume		Volume		Volume		Volume	
m3	ft3	m3	ft3	m3	ft3	m3	ft3	m3	ft3	m3	ft3
14,453	155,572	29,475	317,269	105,037	1,130,618	85,853	924,122	55,350	595,787	0	0
Percentage volume		Percentage volume		Percentage volume		Percentage volume		Percentage volume		Percentage volume	
5%		10%		36%		30%		19%		0%	
Area (GIA)		Area (GIA)		Area (GIA)		Area (GIA)		Area (GIA)		Area (GIA)	
m2	ft2	m2	ft2	m2	ft2	m2	ft2	m2	ft2	m2	ft2
3,370	36,275	6,550	70,504	15,992	172,138	17,862	192,267	13,500	145,314	0	0
Percentage GIA Area		Percentage GIA Area		Percentage GIA Area		Percentage GIA Area		Percentage GIA Area		Percentage GIA Area	
6%		25%		28%		31%		24%		0%	

Option 1B

Data Centre & Two Retained Buildings

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5.1 Option 1B - Data Centre & Two Retained Buildings

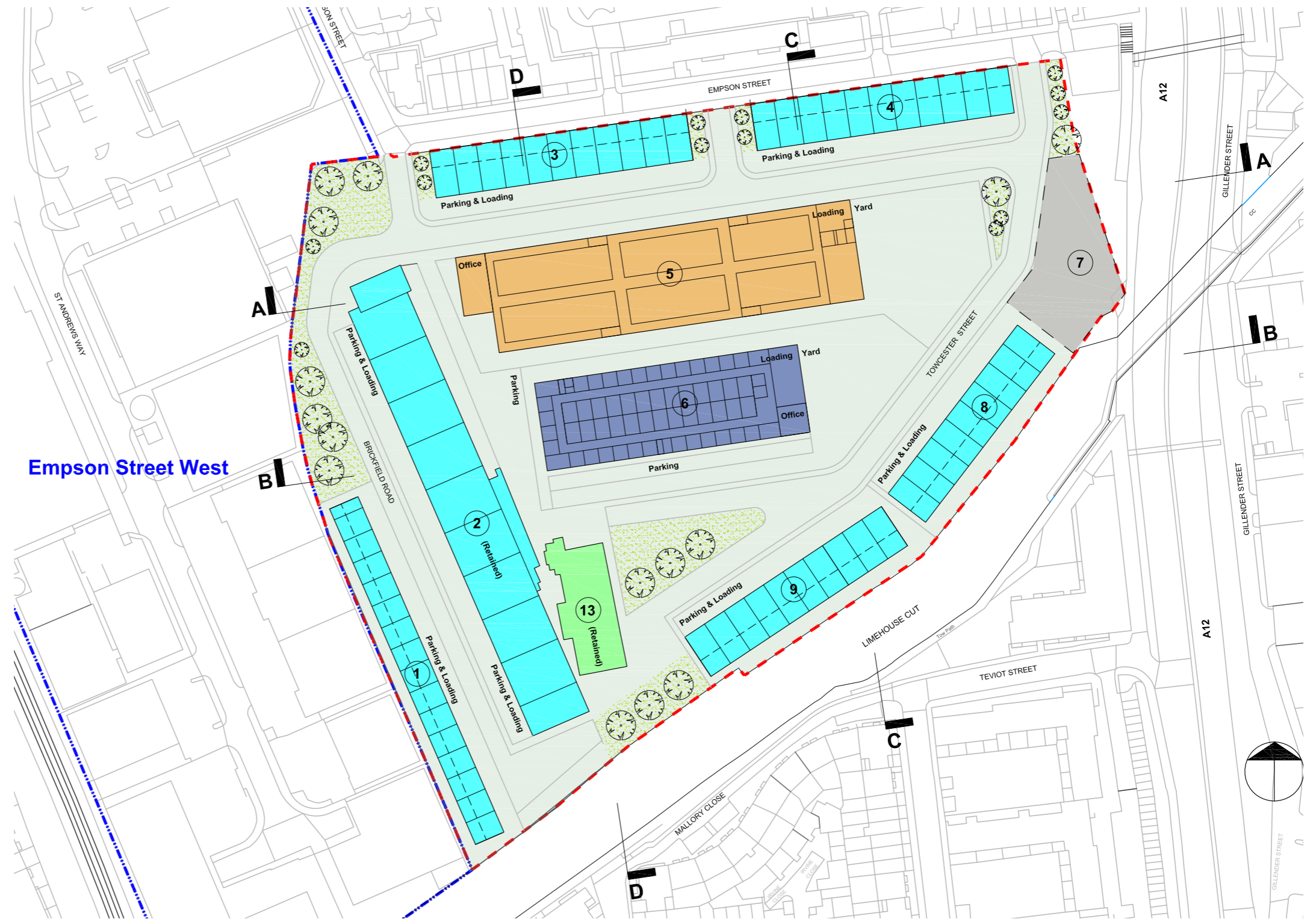
Ground Level Plan

Building Typology

- Mixed Studio
- Small Industrial
- Multi-Level Industrial
- Data Centre
- Multi-Level Self Storage
- Studios/Offices
- Ancillary

Building Footprint

Building	Area	
	m2	ft2
1	1,302	14,015
2	3,595	38,697
3	1,408	15,156
4	1,408	15,156
5	4,450	47,900
6	2,700	29,063
7	1,445	15,554
8	1,152	12,400
9	1,280	13,778
13	779	8,385
Total Area	19,519	210,103
Site Area	4.83 Ha	12.04 Ac
Site Ratio	40.4%	



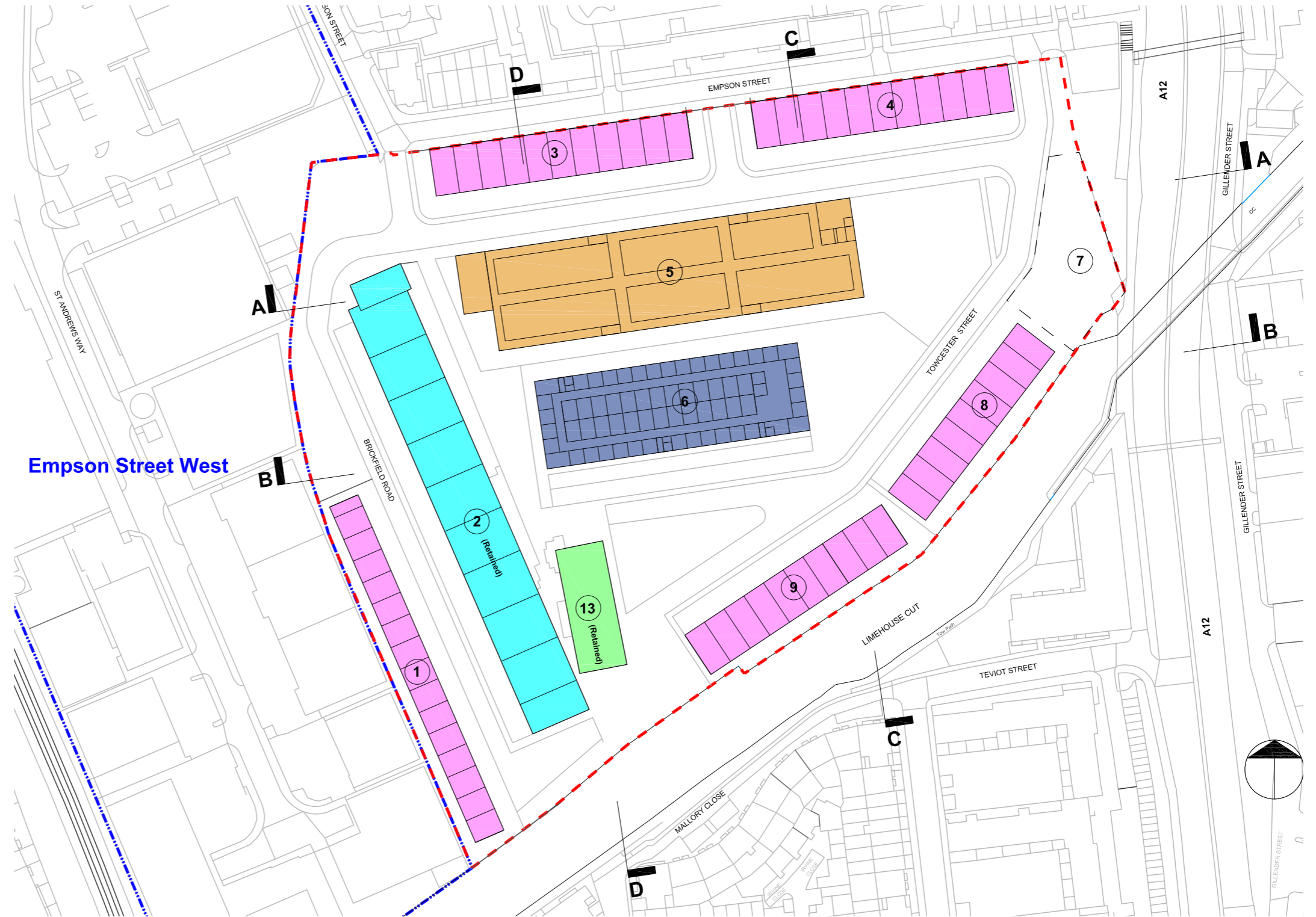
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5.2 Option 1B - Data Centre & Two Retained Buildings

Upper Level Plan

Building Typology

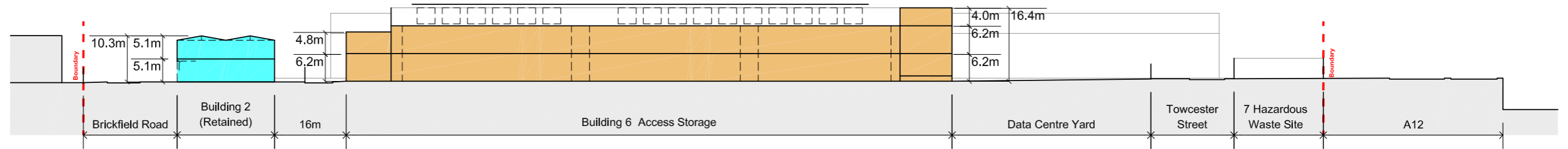
- Mixed Studio
- Small Industrial
- Multi-Level Industrial
- Data Centre
- Multi-Level Self Storage
- Studios/Offices
- Ancillary



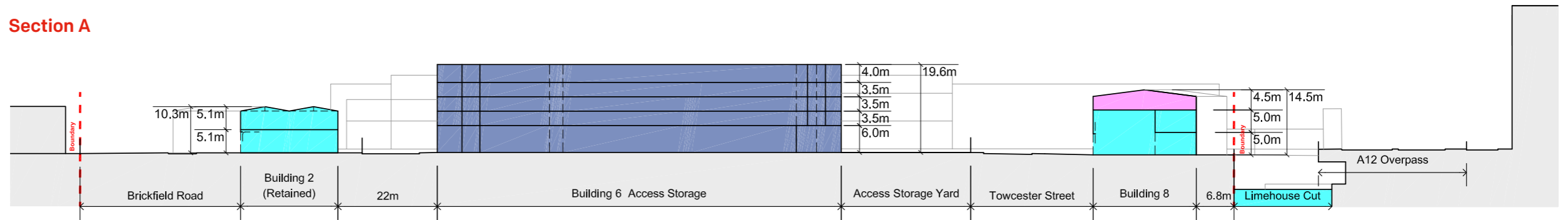
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5.3 Option 1B - Data Centre & Two Retained Buildings

Site Sections



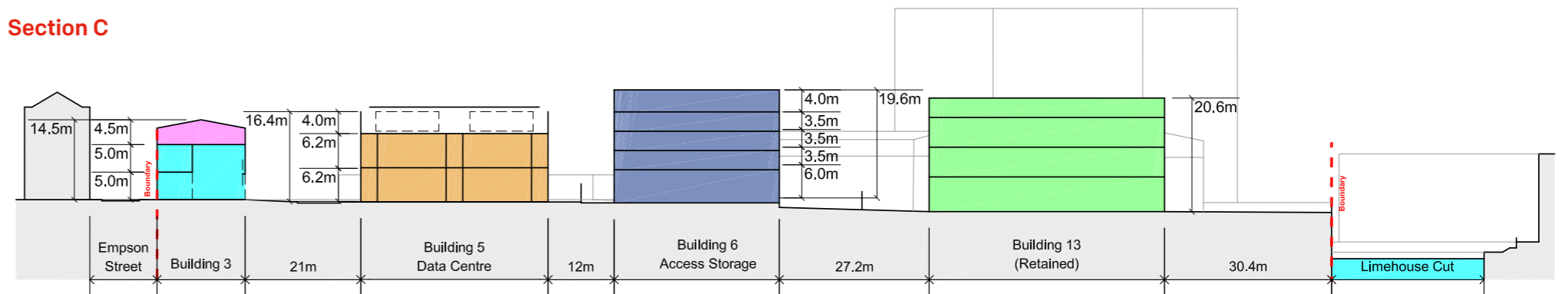
Section A



Section B



Section C



Section D

Building Typology

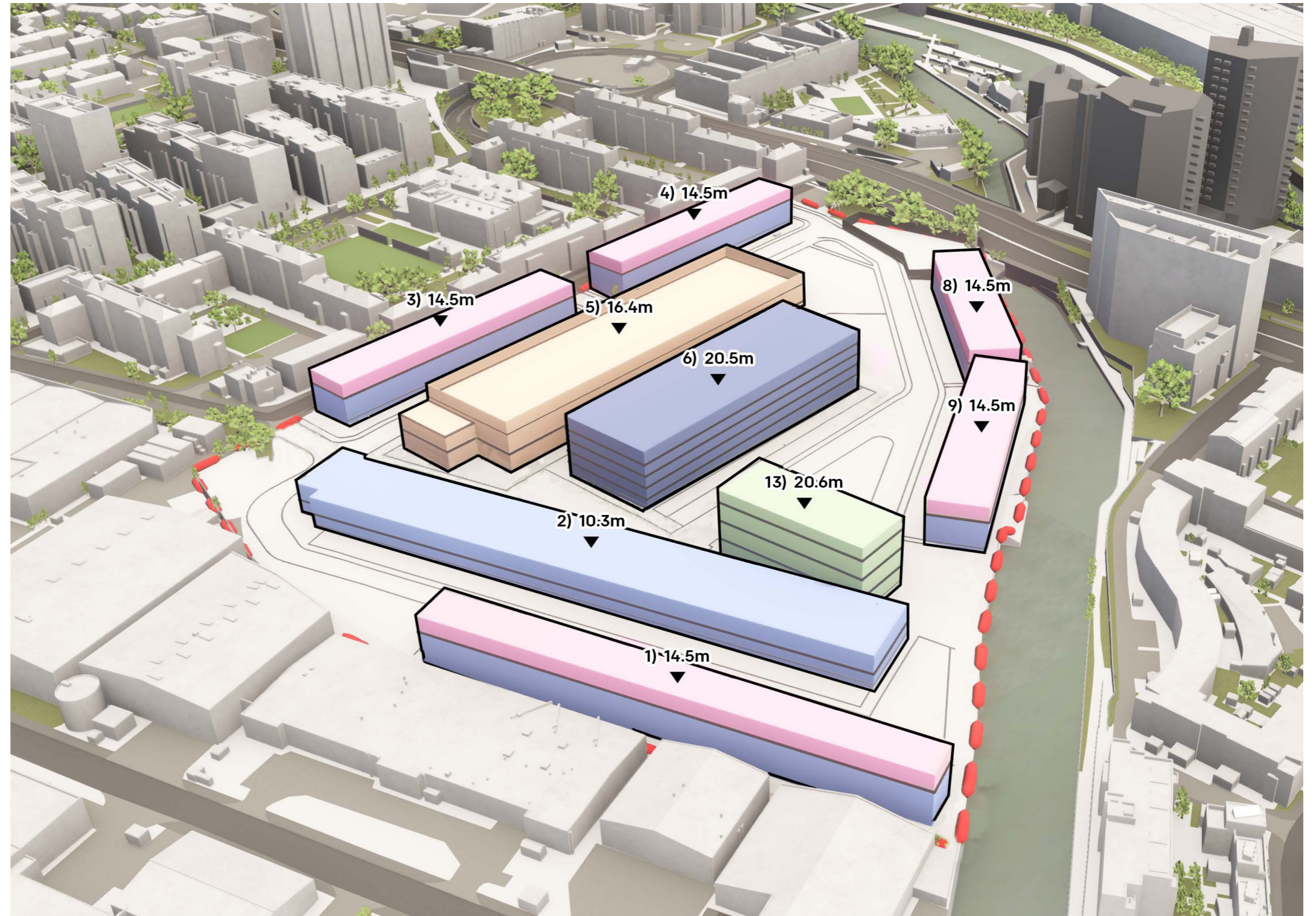
- Mixed Studio
- Small Industrial
- Multi-Level Industrial
- Data Centre
- Multi-Level Self Storage
- Studios/Offices
- Ancillary

5.4 Option 1B - Data Centre & Two Retained Buildings

Massing Visual

Building Volume

Building	Maximum Height	Volume	
	m	m ³	ft ³
1	14.5	18,879	666,693
2	10.3	39,537	1,396,210
3	14.5	20,416	720,971
4	14.5	20,416	720,971
5	16.4	54,900	1,938,739
6	20.5	55,350	1,954,630
7	N/A	0	0
8	14.5	16,704	589,885
9	14.5	18,560	655,428
13	20.6	14,453	510,393
Total Volume		259,215	9,153,919
Site Area		4.83 Ha	12.04 Ac
Site Ratio	536.97%		



View from South West

5.4 Option 1B - Data Centre & Two Retained Buildings

Massing Visual

Building Areas

Building	Area (GIA)	
	m2	ft2
1	3,125	33,638
2	6,822	73,432
3	3,379	36,372
4	3,379	36,372
5	8,909	95,896
6	13,500	145,314
7	0	0
8	2,765	29,762
9	3,072	33,067
13	3,370	36,275
Total Area	48,321	520,127

Site area 4.83 Ha 12.04 Ac

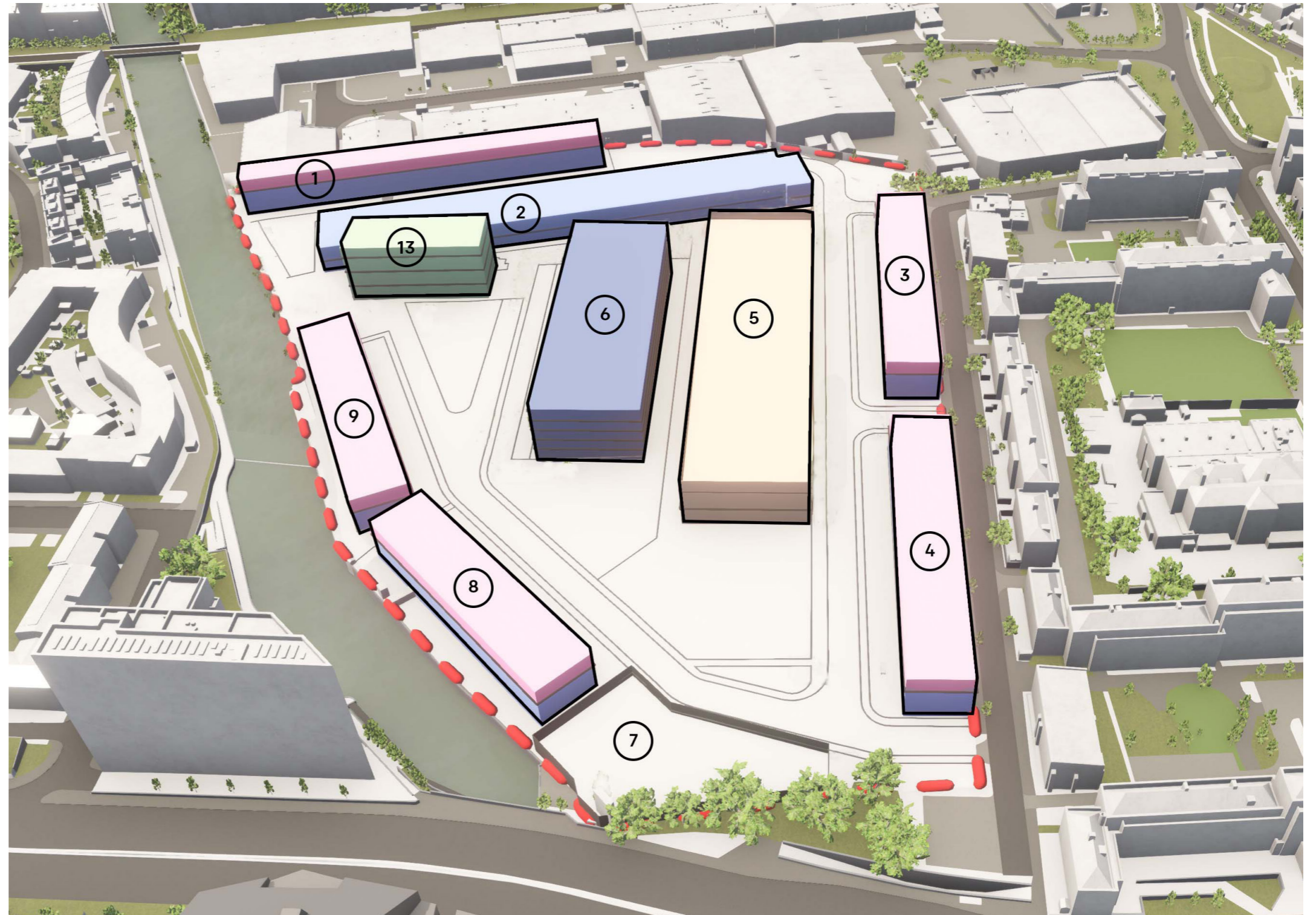
Site Ratio 100.10%

Building	Area (NIA)	
	m2	ft2
1	2,500	26,910
2	5,458	58,746
3	2,703	29,097
4	2,703	29,097
5	7,127	76,717
6	10,800	116,251
7	0	0
8	2,212	23,810
9	2,458	26,454
13	2,696	29,020
Total Area	38,657	416,102

NIA areas calculated at 80% of GIA Areas

Site area 4.83 Ha 12.04 Ac

Site Ratio 80.08%



View from North East

5.5 Option 1B - Data Centre & Two Retained Buildings Summary & Accommodation Schedule

Building	Footprint Area		Height m	Volume		Level	Typology / Use	GIA Area		NIA Area (@ 80% GIA)	
	m2	ft2		m3	ft3			m2	ft2	m2	ft2
1	1,302	14,015	14.5	18,879	666,693	Ground	Small Industrial	1,302	14,015	1,042	11,212
						Mezzanine @ 40 %	Small Industrial	521	5,606	417	4,485
						First	Studios / Offices	1,302	14,015	1,042	11,212
						Sub - Total		3,125	33,635	2,500	26,908
2 (Retained)	3,595	38,697	10.3	39,537	1,396,210	Ground	Small Industrial	3,411	36,716	2,729	29,373
						First	Small Industrial	3,411	36,716	2,729	29,373
						Sub - Total		6,822	73,432	5,458	58,746
3	1,408	15,156	14.5	20,416	720,971	Ground	Small Industrial	1,408	15,156	1,126	12,125
						Mezzanine @ 40 %	Small Industrial	563	6,062	451	4,850
						First	Studios / Offices	1,408	15,156	1,126	12,125
						Sub - Total		3,379	36,374	2,703	29,099
4	1,408	15,156	14.5	20,416	720,971	Ground	Small Industrial	1,408	15,156	1,126	12,125
						Mezzanine @ 40 %	Small Industrial	563	6,062	451	4,850
						First	Studios / Offices	1,408	15,156	1,126	12,125
						Sub - Total		3,379	36,374	2,703	29,099
5	4,450	47,900	16.4	54,900	1,938,739	Ground	Data Centre	4,450	47,900	3,560	38,320
						First	Data Centre	4,459	47,997	3,567	38,397
						Sub - Total		8,909	95,896	7,127	76,717
6	2,700	29,063	20.5	55,350	1,954,630	Ground	Multi-Level Self storage	2,700	29,063	2,160	23,250
						First	Multi-Level Self storage	2,700	29,063	2,160	23,250
						Second	Multi-Level Self storage	2,700	29,063	2,160	23,250
						Third	Multi-Level Self storage	2,700	29,063	2,160	23,250
						Fourth	Multi-Level Self storage	2,700	29,063	2,160	23,250
						Sub - Total		13,500	145,314	10,800	116,251
7	1,445	15,554				(Hazardous Waste - Compound Only)					
8	1,152	12,400	14.5	16,704	589,885	Ground	Small Industrial	1,152	12,400	922	9,920
						Mezzanine @ 40 %	Small Industrial	461	4,960	369	3,968
						First	Studios / Offices	1,152	12,400	922	9,920
						Sub - Total		2,765	29,760	2,212	23,808
9	1,280	13,778	14.5	18,560	655,428	Ground	Small Industrial	1,280	13,778	1,024	11,022
						Mezzanine @ 40 %	Small Industrial	512	5,511	410	4,409
						First	Studios / Offices	1,280	13,778	1,024	11,022
						Sub - Total		3,072	33,067	2,458	26,454
13 (Retained)	779	8,385	20.6	14,453	510,393	Ground	Mixed Studios	843	9,069	674	7,255
						First	Mixed Studios	843	9,069	674	7,255
						Second	Mixed Studios	843	9,069	674	7,255
						Third	Mixed Studios	843	9,069	674	7,255
						Sub - Total		3,370	36,275	2,696	29,020
TOTAL	19,519	210,103		259,215	9,153,919			48,321	520,127	38,657	416,102
Site Ratio		40.4%		537.0%				100.1%		80.1%	

5.6 Option 1B - Data Centre & Two Retained Buildings

Accommodation Table By Building Use

Metrics by Use											
Mixed Studios		Studio / Offices		Small Industrial		Data Centre		Multi Level Self Storage		Hazardous Waste	
Building 13		Buildings 1,2,3,4,8 &9		Buildings 1,2,3,4,8 &9		Building 5		Building 6		Plot 7	
Footprint		Footprint		Footprint		Footprint		Footprint		Footprint	
m2	ft2	m2	ft2	m2	ft2	m2	ft2	m2	ft2	m2	ft2
779	8,385	0	0	10,145	109,201	4,450	47,900	2,700	29,063	1,445	15,554
Percentage footprint		Percentage footprint		Percentage footprint		Percentage footprint		Percentage footprint		Percentage footprint	
4%		0%		52%		23%		14%		7%	
Volume		Volume		Volume		Volume		Volume		Volume	
m3	ft3	m3	ft3	m3	ft3	m3	ft3	m3	ft3	m3	ft3
14,453	155,572	29,475	317,269	105,037	1,130,618	54,900	590,944	55,350	595,787	0	0
Percentage volume		Percentage volume		Percentage volume		Percentage volume		Percentage volume		Percentage volume	
6%		11%		41%		21%		21%		0%	
Area (GIA)		Area (GIA)		Area (GIA)		Area (GIA)		Area (GIA)		Area (GIA)	
m2	ft2	m2	ft2	m2	ft2	m2	ft2	m2	ft2	m2	ft2
3,370	36,275	6,550	70,504	15,992	172,138	8,909	95,896	13,500	145,314	0	0
Percentage GIA Area		Percentage GIA Area		Percentage GIA Area		Percentage GIA Area		Percentage GIA Area		Percentage GIA Area	
7%		14%		33%		18%		28%		0%	

Option 2A

Multi Level Industrial & One Retained Building

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6.1 Option 2A - Multi Level Industrial & One Retained Building

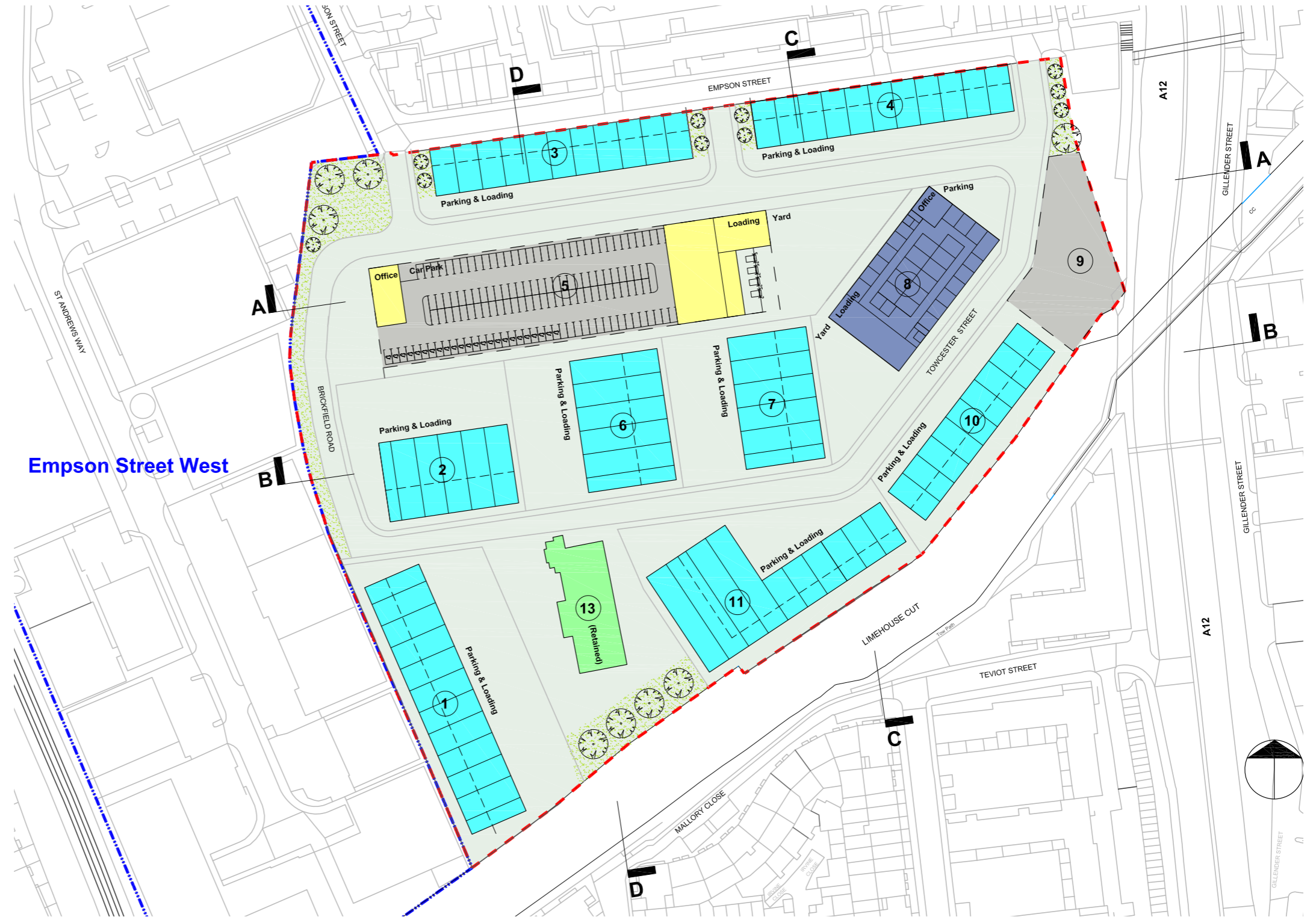
Ground Level Plan

Building Typology

- Mixed Studio
- Small Industrial
- Multi-Level Industrial
- Data Centre
- Multi-Level Self Storage
- Studios/Offices
- Ancillary

Building Footprint

Building	Area	
	m2	ft2
1	1,827	19,666
2	1,188	12,788
3	1,408	15,156
4	1,408	15,156
5	4,624	49,773
6	1,350	14,531
7	1,215	13,078
8	1,680	18,084
9	1,445	15,554
10	1,152	12,400
11	2,003	21,560
13	779	8,385
Total Area	20,079	216,130
Site Area	4.83 Ha	12.04 Ac
Site Ratio	41.6%	



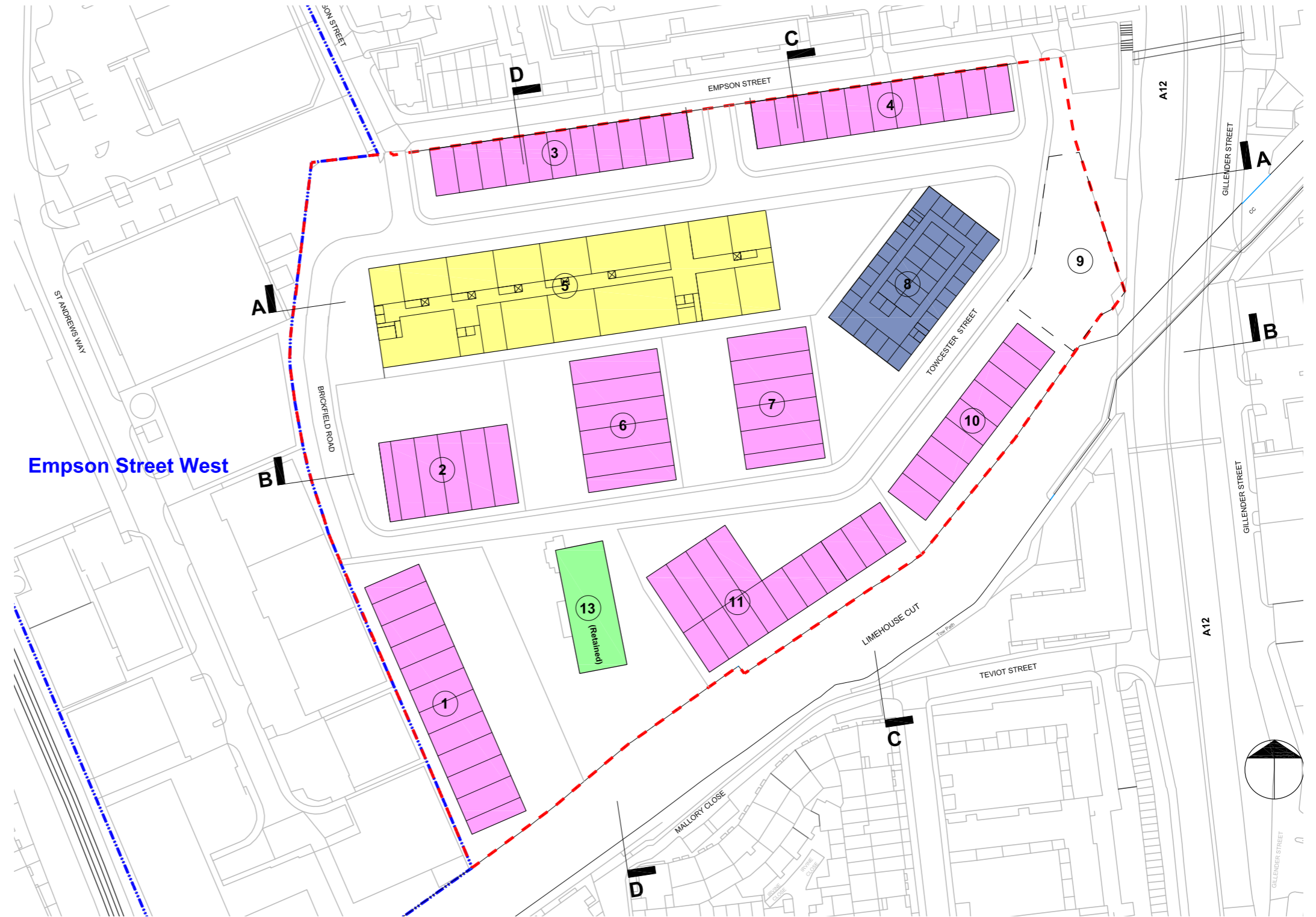
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6.2 Option 2A - Multi Level Industrial & One Retained Building

Upper Level Plan

Building Typology

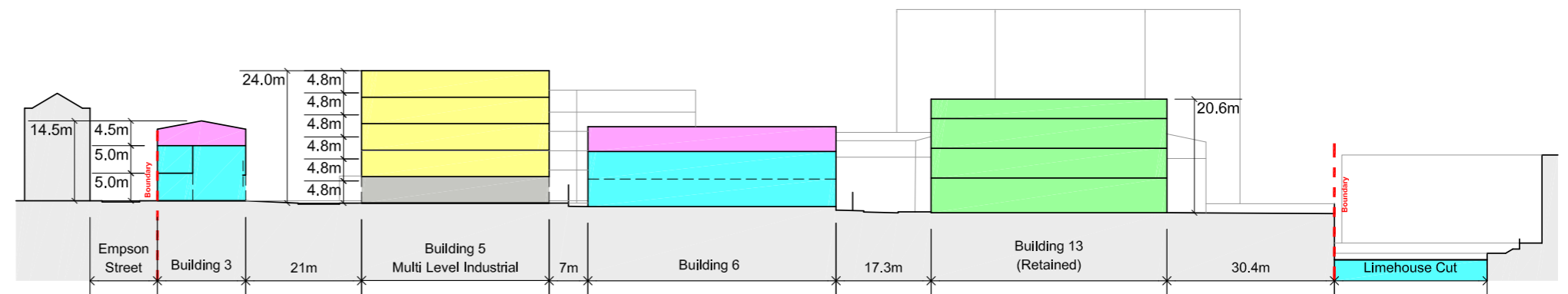
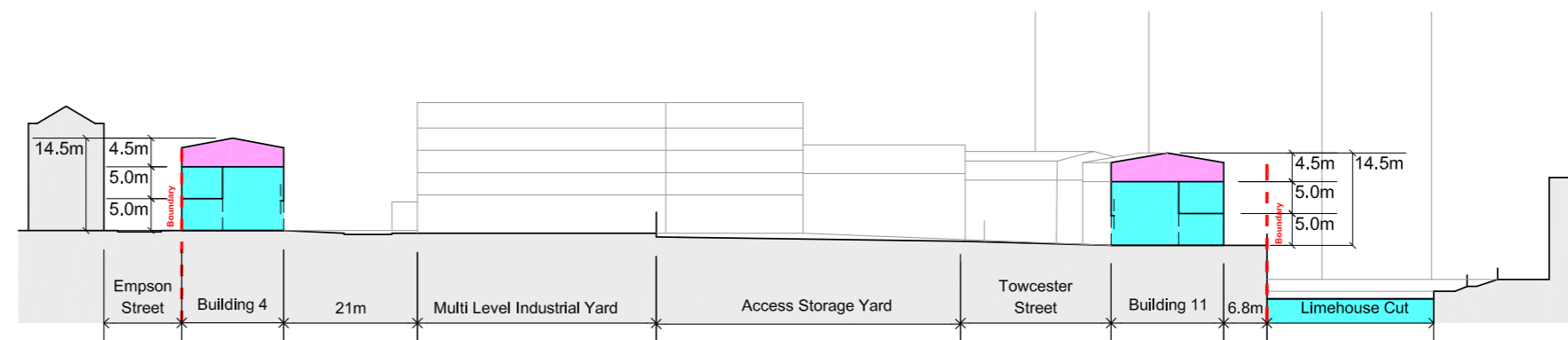
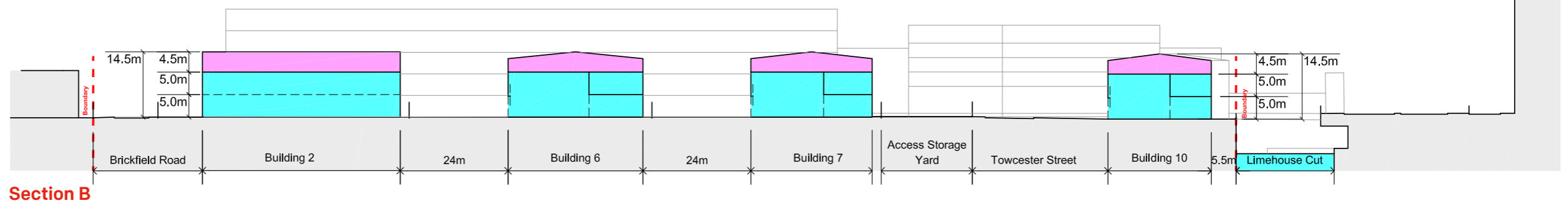
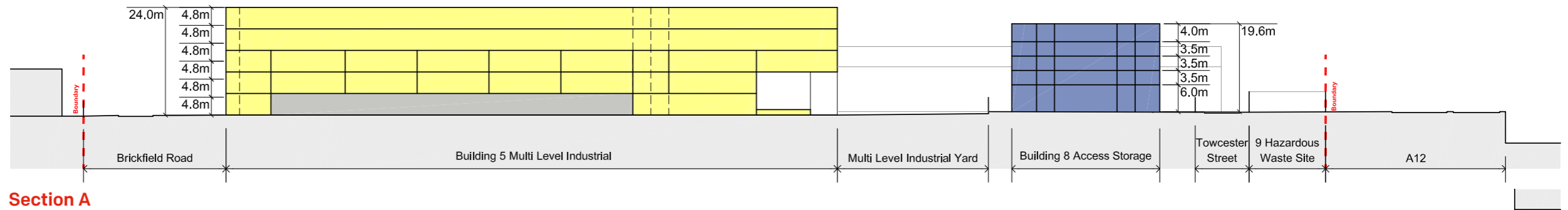
- Mixed Studio
- Small Industrial
- Multi-Level Industrial
- Data Centre
- Multi-Level Self Storage
- Studios/Offices
- Ancillary



Scale = 1:1250 @ A3 (Subject to Printing)

6.3 Option 2A - Multi Level Industrial & One Retained Building

Site Sections



Building Typology

- Mixed Studio
- Small Industrial
- Multi-Level Industrial
- Data Centre
- Multi-Level Self Storage
- Studios/Offices
- Ancillary

6.4 Option 2A - Multi Level Industrial & One Retained Building

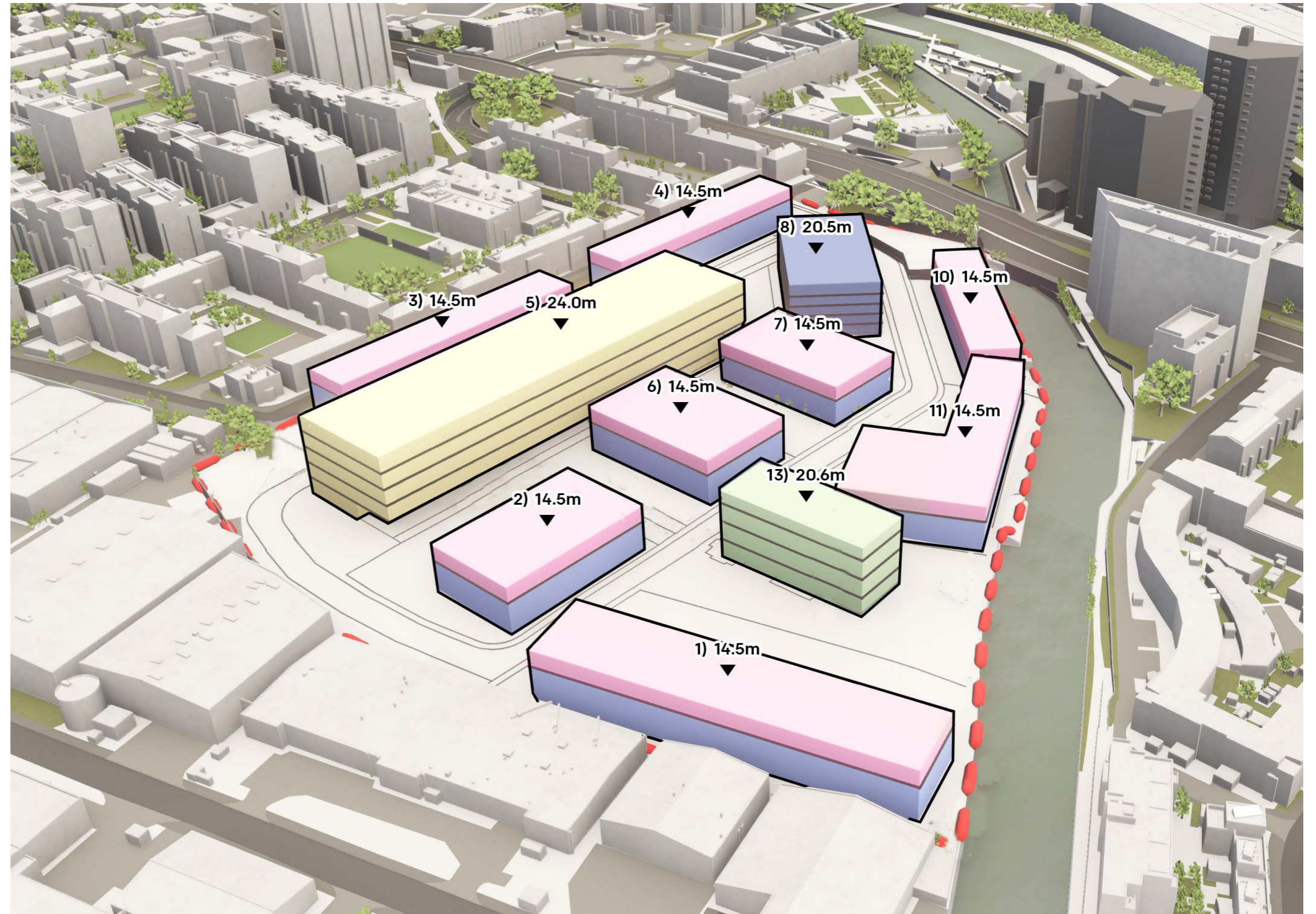
Massing View

Building Volume

Building	Maximum Height	Volume	
	m	m ³	ft ³
1	14.5	26,492	935,538
2	14.5	17,226	608,319
3	14.5	20,416	720,971
4	14.5	20,416	720,971
5	24.0	92,918	3,281,306
6	14.5	19,575	691,272
7	14.5	17,618	622,162
8	20.5	34,440	1,216,214
9	N/A	0	0
10	14.5	16,704	589,885
11	14.5	29,044	1,025,660
13	20.6	14,453	510,393
Total Volume		309,302	10,922,691

Site Area 4.83 Ha 12.04 Ac

Site Ratio 640.72%



View from South West

6.4 Option 2A - Multi Level Industrial & One Retained Building

Massing View

Building Areas

Building	Area (GIA)	
	m2	ft2
1	4,385	47,200
2	2,851	30,688
3	3,379	36,372
4	3,379	36,372
5	19,358	208,370
6	3,240	34,875
7	2,916	31,388
8	8,400	90,418
9	0	0
10	2,765	29,762
11	4,407	47,437
13	3,370	36,275

Total Area **58,450** **629,156**

Site area 4.83 Ha 12.04 Ac

Site Ratio **121.08%**

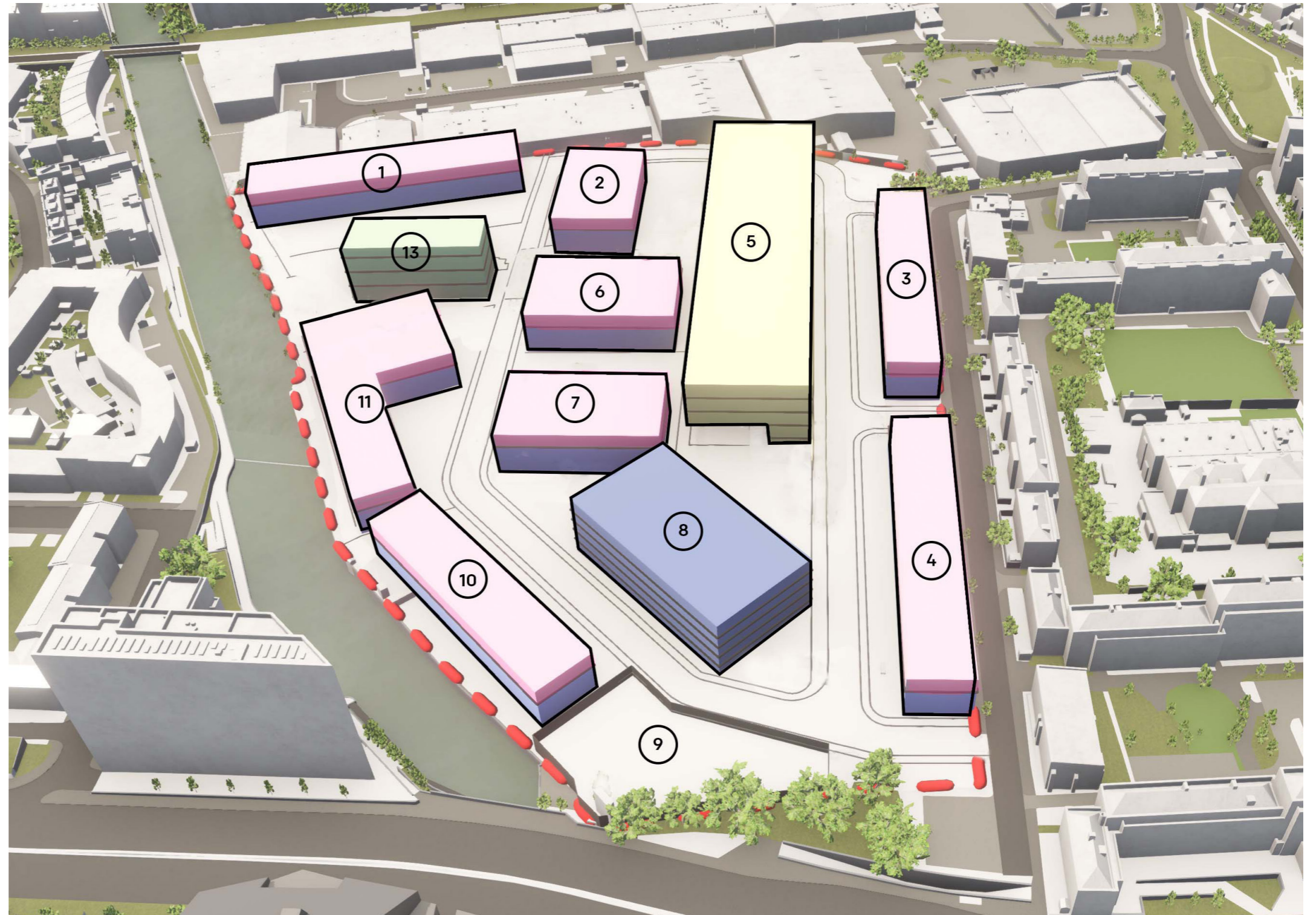
Building	Area (NIA)	
	m2	ft2
1	3,508	37,760
2	2,281	24,551
3	2,703	29,097
4	2,703	29,097
5	15,486	166,696
6	2,592	27,900
7	2,333	25,110
8	6,720	72,334
9	0	0
10	2,212	23,810
11	3,526	37,950
13	2,696	29,020

Total Area **46,760** **503,325**

NIA areas calculated at 80% of GIA Areas

Site area 4.83 Ha 12.04 Ac

Site Ratio **96.86%**



View from North East

6.5 Option 2A - Multi Level Industrial & One Retained Building Summary & Accommodation Table

Building	Footprint		Height	Volume		Level	Typology / Use	GIA		NIA	
	Area			m3	ft3			Area		Area (@ 80% GIA)	
	m2	ft2						m2	ft2	m2	ft2
1	1,827	19,666	14.5	26,492	935,521	Ground	Small Industrial	1,827	19,666	1,462	15,733
						Mezzanine @ 40 %	Small Industrial	731	7,866	585	6,293
						First	Studios / Offices	1,827	19,666	1,462	15,733
						Sub - Total		4,385	47,198	3,508	37,758
2	1,188	12,788	14.5	17,226	608,319	Ground	Small Industrial	1,188	12,788	950	10,230
						Mezzanine @ 40 %	Small Industrial	475	5,115	380	4,092
						First	Studios / Offices	1,188	12,788	950	10,230
						Sub - Total		2,851	30,690	2,281	24,552
3	1,408	15,156	14.5	20,416	720,971	Ground	Small Industrial	1,408	15,156	1,126	12,125
						Mezzanine @ 40 %	Small Industrial	563	6,062	451	4,850
						First	Studios / Offices	1,408	15,156	1,126	12,125
						Sub - Total		3,379	36,374	2,703	29,099
4	1,408	15,156	14.5	20,416	720,971	Ground	Small Industrial	1,408	15,156	1,126	12,125
						Mezzanine @ 40 %	Small Industrial	563	6,062	451	4,850
						First	Studios / Offices	1,408	15,156	1,126	12,125
						Sub - Total		3,379	36,374	2,703	29,099
5	4,624	49,773	24.0	92,918	3,281,306	Ground	Multi-Level Industrial	1,126	12,120	901	9,696
						First	Multi-Level Industrial	4,360	46,931	3,488	37,545
						Second	Multi-Level Industrial	4,624	49,773	3,699	39,818
						Third	Multi-Level Industrial	4,624	49,773	3,699	39,818
						Fourth	Multi-Level Industrial	4,624	49,773	3,699	39,818
						Sub - Total		19,358	208,370	15,486	166,696
6	1,350	14,531	14.5	19,575	691,272	Ground	Small Industrial	1,350	14,531	1,080	11,625
						Mezzanine @ 40 %	Small Industrial	540	5,813	432	4,650
						First	Studios / Offices	1,350	14,531	1,080	11,625
						Sub - Total		3,240	34,875	2,592	27,900
7	1,215	13,078	14.5	17,618	622,144	Ground	Small Industrial	1,215	13,078	972	10,463
						Mezzanine @ 40 %	Small Industrial	486	5,231	389	4,185
						First	Studios / Offices	1,215	13,078	972	10,463
						Sub - Total		2,916	31,388	2,333	25,110
8	1,680	18,084	20.5	34,440	1,216,214	Ground	Multi-Level Self storage	1,680	18,084	1,344	14,467
						First	Multi-Level Self storage	1,680	18,084	1,344	14,467
						Second	Multi-Level Self storage	1,680	18,084	1,344	14,467
						Third	Multi-Level Self storage	1,680	18,084	1,344	14,467
						Fourth	Multi-Level Self storage	1,680	18,084	1,344	14,467
						Sub - Total		8,400	90,418	6,720	72,334
9	1,445	15,554				(Hazardous Waste - Compound Only)					
10	1,152	12,400	14.5	16,704	589,885	Ground	Small Industrial	1,152	12,400	922	9,920
						Mezzanine @ 40 %	Small Industrial	461	4,960	369	3,968
						First	Studios / Offices	1,152	12,400	922	9,920
						Sub - Total		2,765	29,760	2,212	23,808
11	2,003	21,560	14.5	29,044	1,025,642	Ground	Small Industrial	2,003	21,560	1,602	17,248
						Mezzanine @20 %	Small Industrial	401	4,312	320	3,450
						First	Studios / Offices	2,003	21,560	1,602	17,248
						Sub - Total		4,407	47,433	3,525	37,946
13 (Retained)	779	8,385	20.6	14,453	510,393	Ground	Mixed Studios	843	9,069	674	7,255
						First	Mixed Studios	843	9,069	674	7,255
						Second	Mixed Studios	843	9,069	674	7,255
						Third	Mixed Studios	843	9,069	674	7,255
						Sub - Total		3,370	36,275	2,696	29,020
						TOTAL	20,079	216,130		309,301	10,922,638
Site Ratio		41.6%		640.7%			121.1%		96.9%		

6.6 Option 2A - Multi Level Industrial & One Retained Building Accommodation Table By Building Use

Metrics by Use											
Mixed Studios		Studio / Offices		Small Industrial		Multi Level Industrial		Multi Level Self Storage		Hazardous Waste	
Building 13		Buildings 1,2,3,4,6,7,10 &11		Buildings 1,2,3,4,6,7,10 &11		Building 5		Building 8		Plot 9	
Footprint		Footprint		Footprint		Footprint		Footprint		Footprint	
m2	ft2	m2	ft2	m2	ft2	m2	ft2	m2	ft2	m2	ft2
779	8,385	0	0	11,551	124,335	4,624	49,773	1,680	18,084	1,445	15,554
Percentage footprint		Percentage footprint		Percentage footprint		Percentage footprint		Percentage footprint		Percentage footprint	
4%		0%		58%		23%		8%		7%	
Volume		Volume		Volume		Volume		Volume		Volume	
m3	ft3	m3	ft3	m3	ft3	m3	ft3	m3	ft3	m3	ft3
14,453	155,572	51,980	559,507	115,510	1,243,350	92,918	1,000,169	34,440	370,712	0	0
Percentage volume		Percentage volume		Percentage volume		Percentage volume		Percentage volume		Percentage volume	
5%		17%		37%		30%		11%		0%	
Area (GIA)		Area (GIA)		Area (GIA)		Area (GIA)		Area (GIA)		Area (GIA)	
m2	ft2	m2	ft2	m2	ft2	m2	ft2	m2	ft2	m2	ft2
3,370	36,275	11,551	124,335	15,771	169,757	19,358	208,370	8,400	90,418	0	0
Percentage GIA Area		Percentage GIA Area		Percentage GIA Area		Percentage GIA Area		Percentage GIA Area		Percentage GIA Area	
6%		20%		27%		33%		14%		0%	

Option 2B

Data Centre & One Retained Building

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7.1 Option 2B - Data Centre & One Retained Building

Ground Level Plan

Building Typology

- Mixed Studio
- Small Industrial
- Multi-Level Industrial
- Data Centre
- Multi-Level Self Storage
- Studios/Offices
- Ancillary

Building Footprint

Building	Area	
	m2	ft2
1	1,827	19,666
2	1,188	12,788
3	1,408	15,156
4	1,408	15,156
5	4,824	51,926
6	1,350	14,531
7	1,215	13,078
8	1,680	18,084
9	1,445	15,554
10	1,152	12,400
11	2,003	21,560
13	779	8,385
Total Area	20,279	218,283
Site Area	4.83 Ha	12.04 Ac
Site Ratio	42.0%	



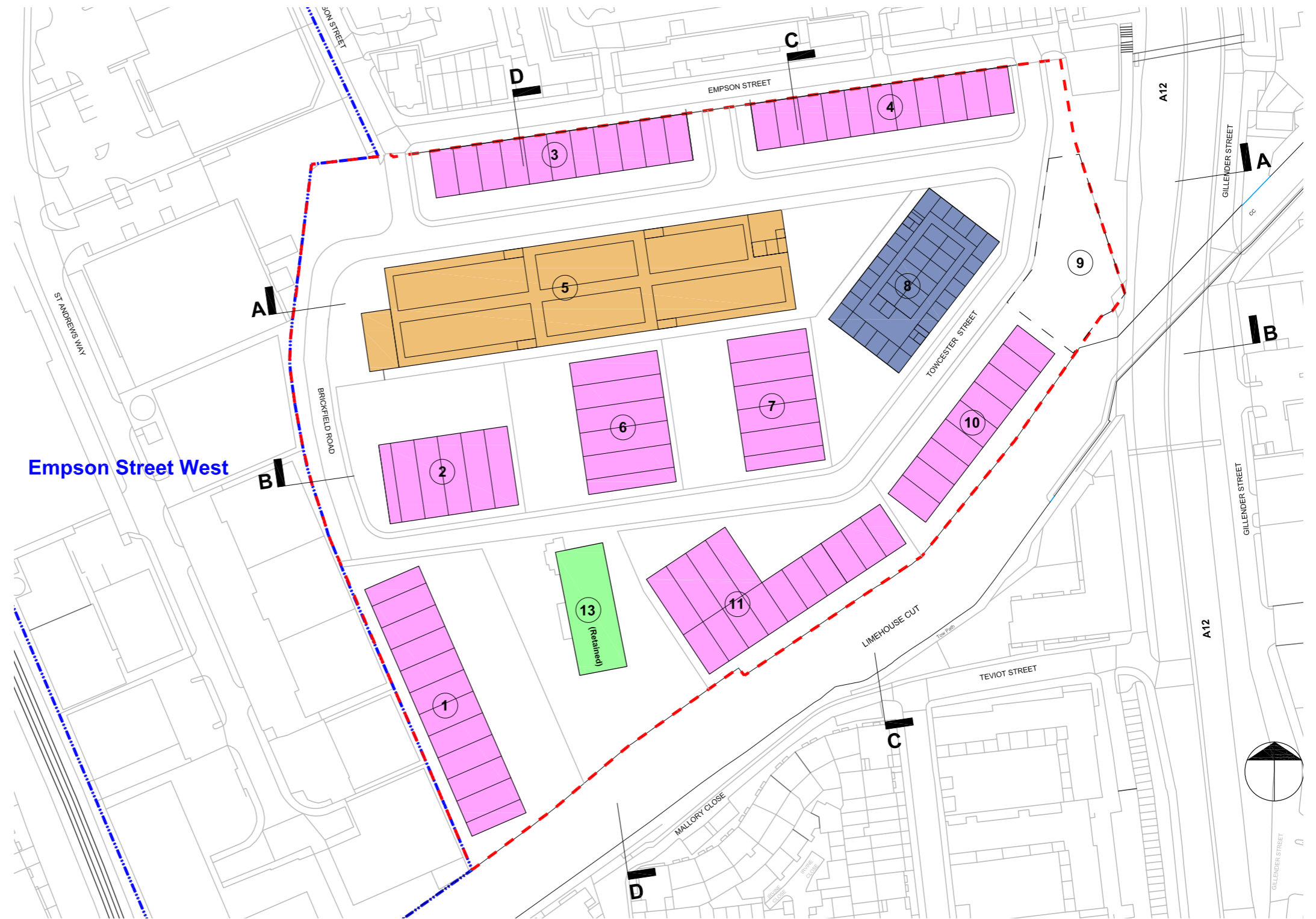
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7.2 Option 2B - Data Centre & One Retained Building

Upper Level Plan

Building Typology

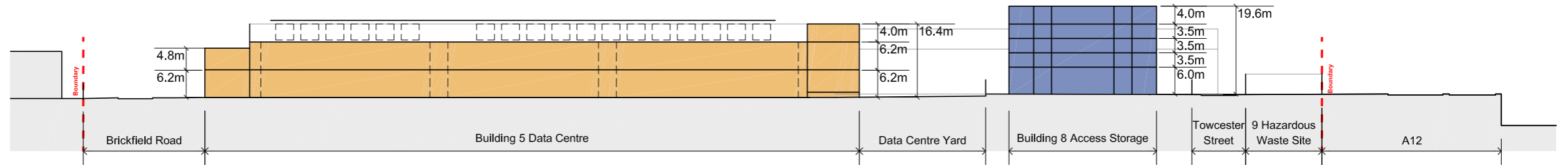
- Mixed Studio
- Small Industrial
- Multi-Level Industrial
- Data Centre
- Multi-Level Self Storage
- Studios/Offices
- Ancillary



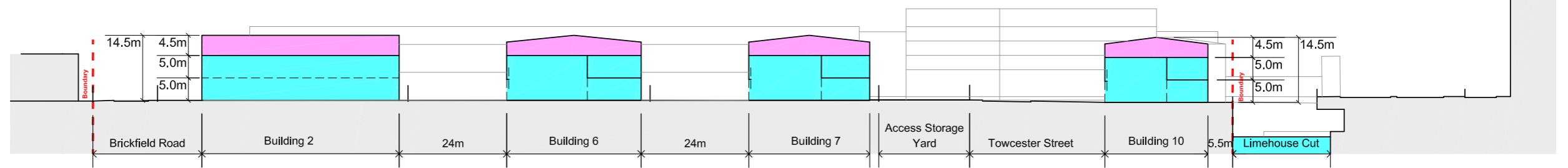
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7.3 Option 2B - Data Centre & One Retained Building

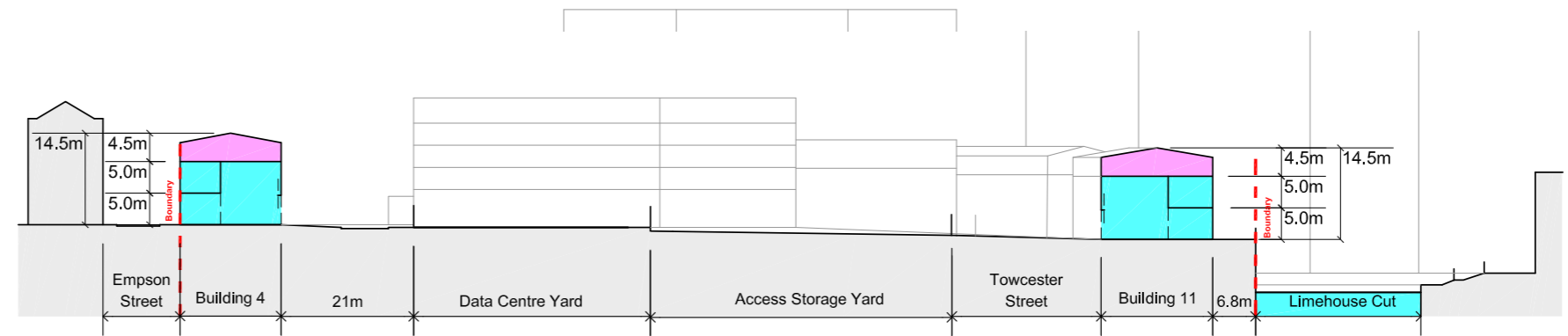
Site Sections



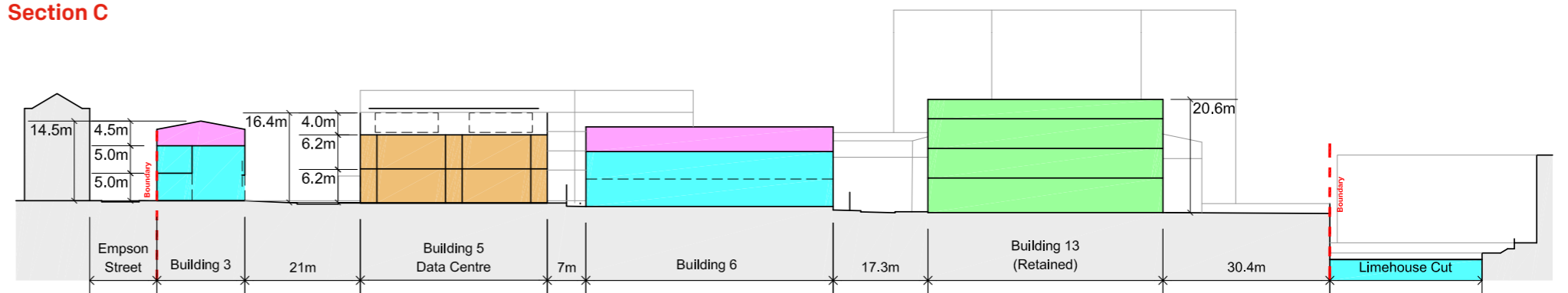
Section A



Section B



Section C



Section D

Building Typology

- Mixed Studio
- Small Industrial
- Multi-Level Industrial
- Data Centre
- Multi-Level Self Storage
- Studios/Offices
- Ancillary

7.4 Option 2B - Data Centre & One Retained Building

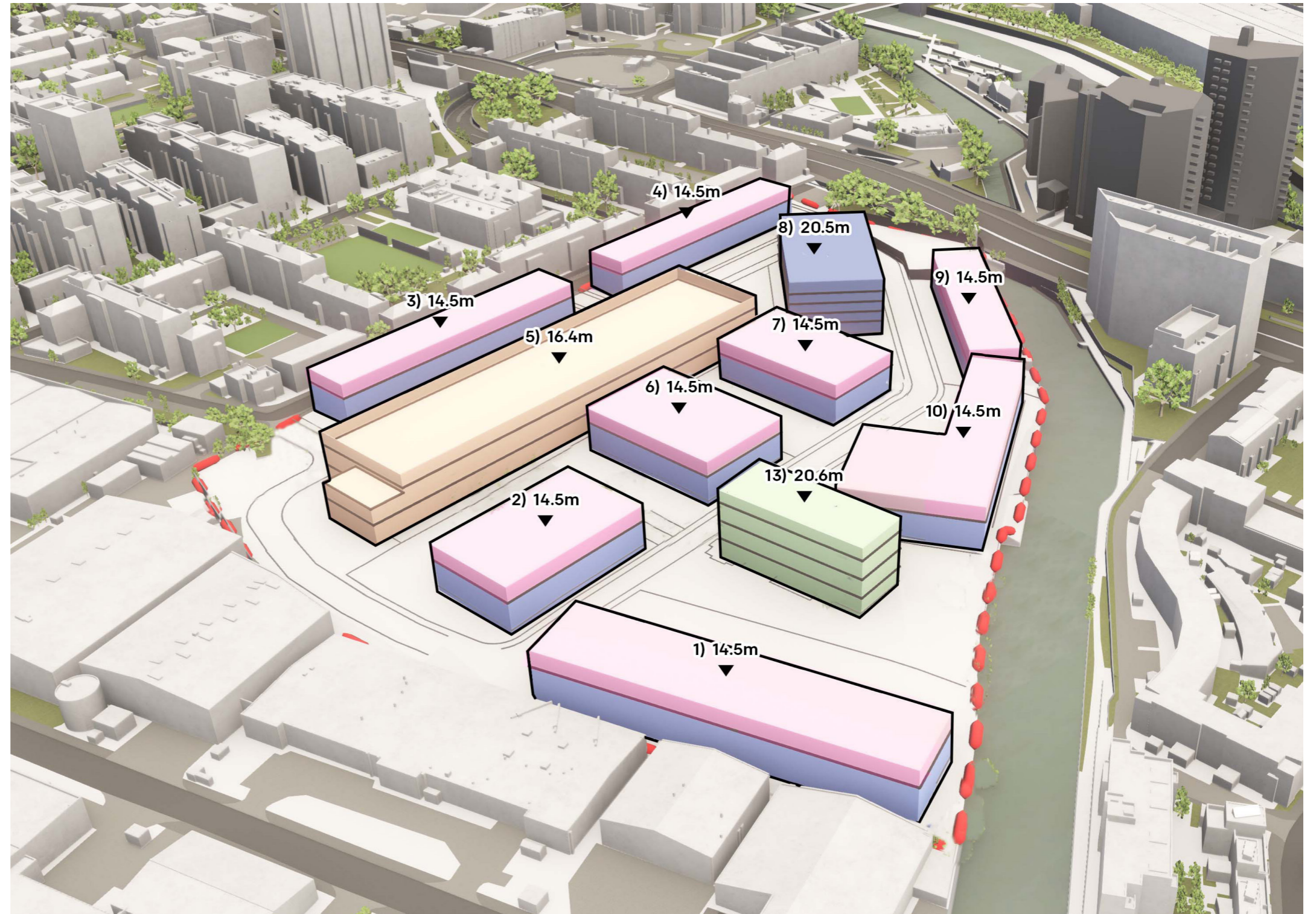
Massing View

Building Volume

Building	Maximum Height	Volume	
	m	m ³	ft ³
1	14.5	26,492	935,538
2	14.5	17,226	608,319
3	14.5	20,416	720,971
4	14.5	20,416	720,971
5	16.4	59,538	2,102,525
6	14.5	19,575	691,272
7	14.5	17,618	622,162
8	20.5	34,440	1,216,214
9	N/A	0	0
10	14.5	16,704	589,885
11	14.5	29,044	1,025,660
13	20.6	14,453	510,393
Total Volume		275,922	9,743,910

Site Area 4.83 Ha 12.04 Ac

Site Ratio 571.57%



View from South West

7.4 Option 2B - Data Centre & One Retained Building

Massing View

Building Areas

Building	Area (GIA)	
	m2	ft2
1	4,385	47,200
2	2,851	30,688
3	3,379	36,372
4	3,379	36,372
5	9,648	103,851
6	3,240	34,875
7	2,916	31,388
8	8,400	90,418
9	0	0
10	2,765	29,762
11	4,407	47,437
13	3,370	36,275

Total Area **48,740** **524,637**

Site area 4.83 Ha 12.04 Ac

Site Ratio **100.97%**

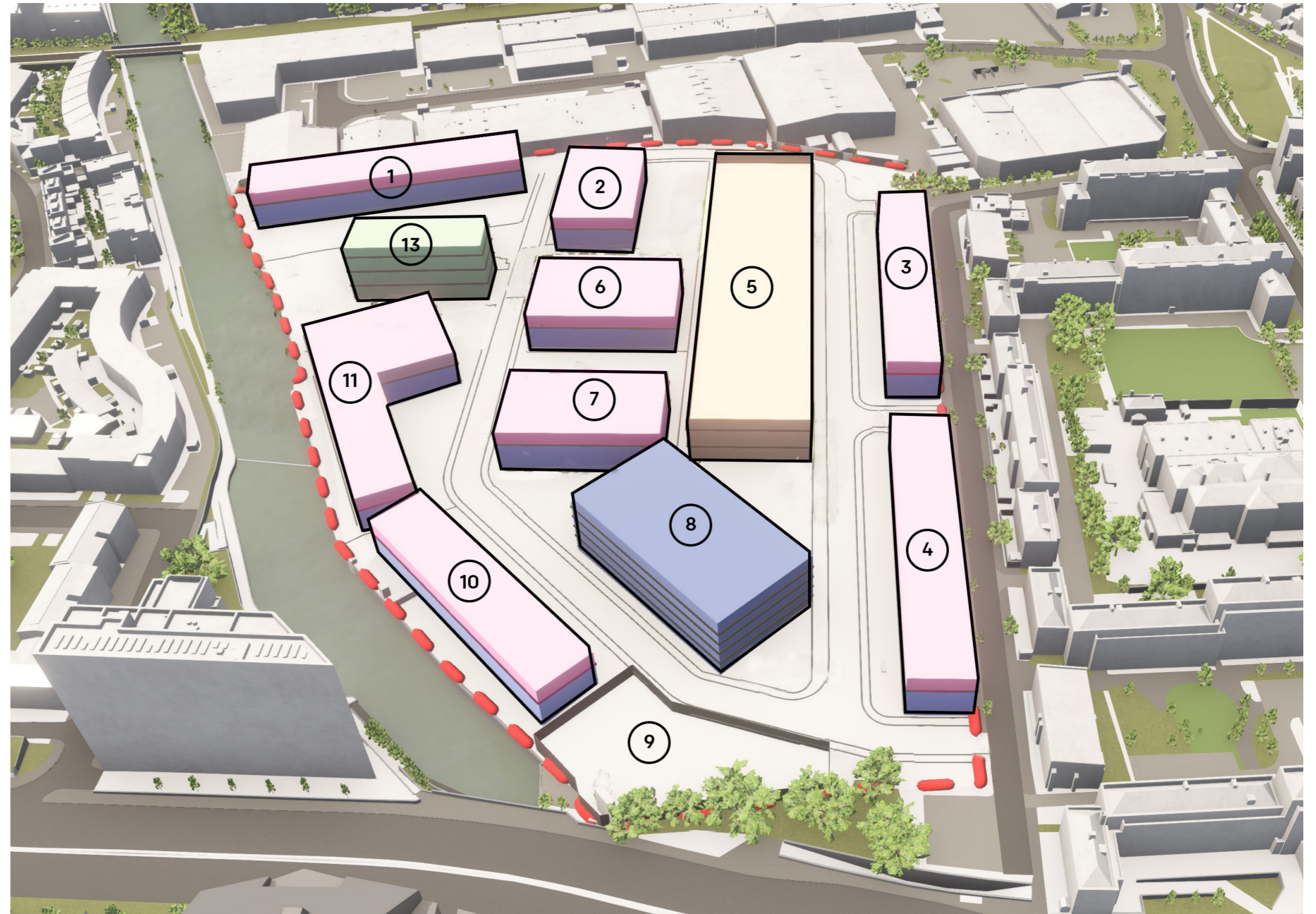
Building	Area (NIA)	
	m2	ft2
1	3,508	37,760
2	2,281	24,551
3	2,703	29,097
4	2,703	29,097
5	7,718	83,081
6	2,592	27,900
7	2,333	25,110
8	6,720	72,334
9	0	0
10	2,212	23,810
11	3,526	37,950
13	2,696	29,020

Total Area **38,992** **419,710**

NIA areas calculated at 80% of GIA Areas

Site area 4.83 Ha 12.04 Ac

Site Ratio **80.77%**



View from North East

7.5 Option 2B - Data Centre & One Retained Building Summary & Accommodation Schedule

Building	Footprint Area		Height m	Volume		Level	Typology / Use	GIA Area		NIA Area (@ 80% GIA)	
	m2	ft2		m3	ft3			m2	ft2	m2	ft2
	1	1,827		19,666	14.5			26,492	935,521	Ground Mezzanine @ 40 % First	Small Industrial Small Industrial Studios / Offices
						Sub - Total		4,385	47,198	3,508	37,758
2	1,188	12,788	14.5	17,226	608,319	Ground Mezzanine @ 40 % First	Small Industrial Small Industrial Studios / Offices	1,188 475 1,188	12,788 5,115 12,788	950 380 950	10,230 4,092 10,230
						Sub - Total		2,851	30,690	2,281	24,552
3	1,408	15,156	14.5	20,416	720,971	Ground Mezzanine @ 40 % First	Small Industrial Small Industrial Studios / Offices	1,408 563 1,408	15,156 6,062 15,156	1,126 451 1,126	12,125 4,850 12,125
						Sub - Total		3,379	36,374	2,703	29,099
4	1,408	15,156	14.5	20,416	720,971	Ground Mezzanine @ 40 % First	Small Industrial Small Industrial Studios / Offices	1,408 563 1,408	15,156 6,062 15,156	1,126 451 1,126	12,125 4,850 12,125
						Sub - Total		3,379	36,374	2,703	29,099
5	4,824	51,926	16.4	59,538	2,102,525	Ground First	Data Centre Data Centre	4,824 4,824	51,926 51,926	3,859 3,859	41,540 41,540
						Sub - Total		9,648	103,851	7,718	83,081
6	1,350	14,531	14.5	19,575	691,272	Ground Mezzanine @ 40 % First	Small Industrial Small Industrial Studios / Offices	1,350 540 1,350	14,531 5,813 14,531	1,080 432 1,080	11,625 4,650 11,625
						Sub - Total		3,240	34,875	2,592	27,900
7	1,215	13,078	14.5	17,618	622,144	Ground Mezzanine @ 40 % First	Small Industrial Small Industrial Studios / Offices	1,215 486 1,215	13,078 5,231 13,078	972 389 972	10,463 4,185 10,463
						Sub - Total		2,916	31,388	2,333	25,110
8	1,680	18,084	20.5	34,440	1,216,214	Ground First Second Third Fourth	Multi-Level Self storage Multi-Level Self storage Multi-Level Self storage Multi-Level Self storage Multi-Level Self storage	1,680 1,680 1,680 1,680 1,680	18,084 18,084 18,084 18,084 18,084	1,344 1,344 1,344 1,344 1,344	14,467 14,467 14,467 14,467 14,467
						Sub - Total		8,400	90,418	6,720	72,334
9	1,445	15,554				(Hazardous Waste - Compound Only)					
10	1,152	12,400	14.5	16,704	589,885	Ground Mezzanine @ 40 % First	Small Industrial Small Industrial Studios / Offices	1,152 461 1,152	12,400 4,960 12,400	922 369 922	9,920 3,968 9,920
						Sub - Total		2,765	29,760	2,212	23,808
11	2,003	21,560	14.5	29,044	1,025,642	Ground Mezzanine @20 % First	Small Industrial Small Industrial Studios / Offices	2,003 401 2,003	21,560 4,312 21,560	1,602 320 1,602	17,248 3,450 17,248
						Sub - Total		4,407	47,433	3,525	37,946
13 (Retained)	779	8,385	20.6	14,453	510,393	Ground First Second Third	Mixed Studios Mixed Studios Mixed Studios Mixed Studios	843 843 843 843	9,069 9,069 9,069 9,069	674 674 674 674	7,255 7,255 7,255 7,255
						Sub - Total		3,370	36,275	2,696	29,020
TOTAL	20,279	218,283		275,921	9,743,857			48,740	524,635	38,992	419,708
Site Ratio		42.0%			571.6%				101.0%		80.8%

7.6 Option 2B - Data Centre & One Retained Building Accommodation Table By Building Use

Metrics by Use											
Mixed Studios		Studio / Offices		Small Industrial		Data Centre		Multi Level Self Storage		Hazardous Waste	
Building 13		Buildings 1,2,3,4,6.7.10 &11		Buildings 1,2,3,4,6.7.10 &11		Building 5		Building 8		Plot 9	
Footprint		Footprint		Footprint		Footprint		Footprint		Footprint	
m2	ft2	m2	ft2	m2	ft2	m2	ft2	m2	ft2	m2	ft2
779	8,385	0	0	11,551	124,335	4,824	51,926	1,680	18,084	1,445	15,554
Percentage footprint		Percentage footprint		Percentage footprint		Percentage footprint		Percentage footprint		Percentage footprint	
4%		0%		57%		24%		8%		7%	
Volume		Volume		Volume		Volume		Volume		Volume	
m3	ft3	m3	ft3	m3	ft3	m3	ft3	m3	ft3	m3	ft3
14,453	155,572	51,980	559,507	115,510	1,243,350	59,538	640,867	34,440	370,712	0	0
Percentage volume		Percentage volume		Percentage volume		Percentage volume		Percentage volume		Percentage volume	
5%		19%		42%		22%		12%		0%	
Area (GIA)		Area (GIA)		Area (GIA)		Area (GIA)		Area (GIA)		Area (GIA)	
m2	ft2	m2	ft2	m2	ft2	m2	ft2	m2	ft2	m2	ft2
3,370	36,275	11,551	124,335	15,771	169,757	9,648	103,851	8,400	90,418	0	0
Percentage GIA Area		Percentage GIA Area		Percentage GIA Area		Percentage GIA Area		Percentage GIA Area		Percentage GIA Area	
7%		24%		32%		20%		17%		0%	

Option 3A

Multi Level Industrial

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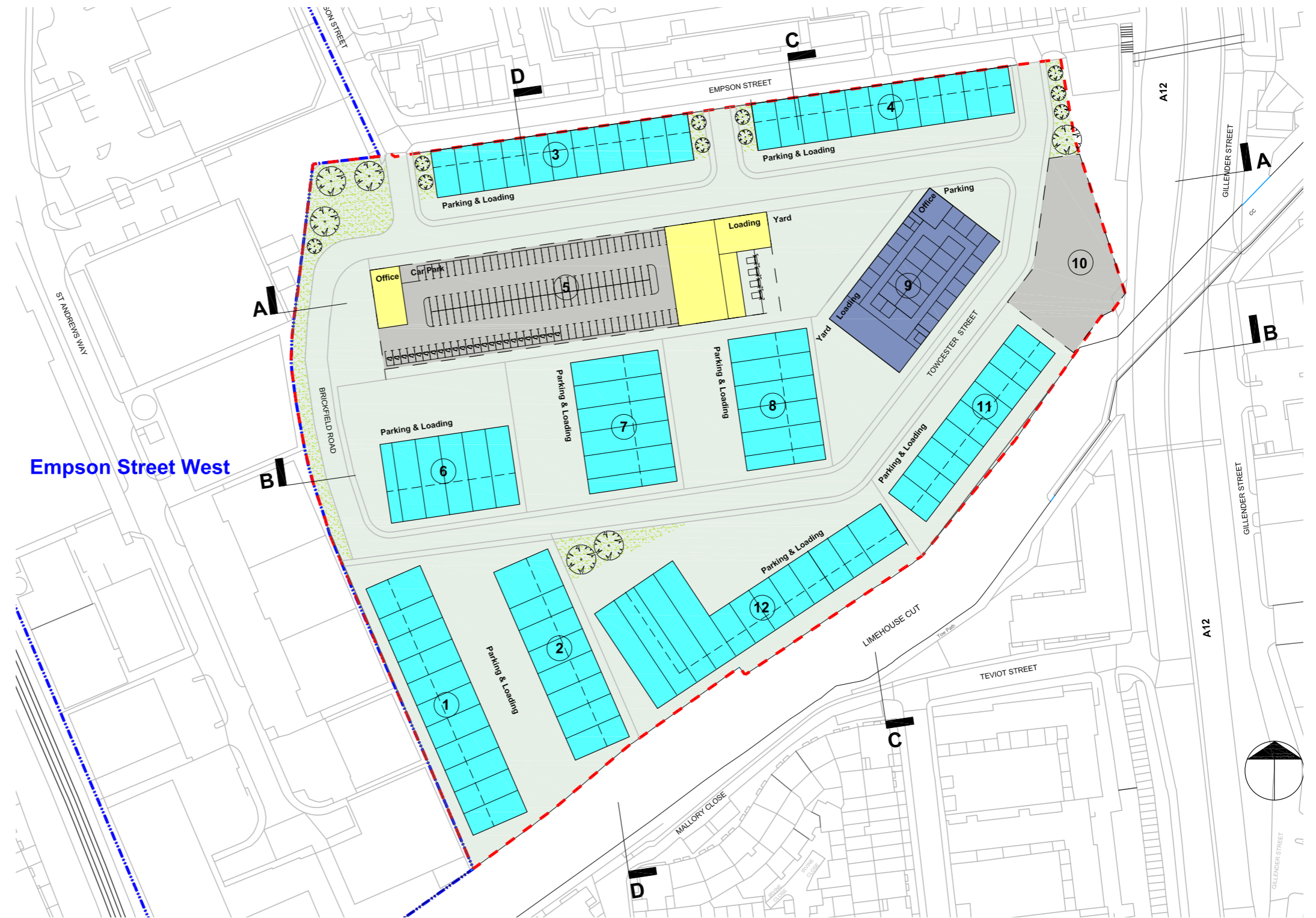
8.1 Option 3A - Multi Level Industrial Ground Level Plan

Building Typology

- Mixed Studio
- Small Industrial
- Multi-Level Industrial
- Data Centre
- Multi-Level Self Storage
- Studios/Offices
- Ancillary

Building Footprint

Building	Area	
	m2	ft2
1	1,824	19,634
2	1,390	14,962
3	1,408	15,156
4	1,408	15,156
5	4,624	49,773
6	1,188	12,788
7	1,350	14,531
8	1,215	13,078
9	1,680	18,084
10	1,445	15,554
11	1,152	12,400
12	2,364	25,446
Total Area	21,048	226,561
Site Area	4.83 Ha	12.04 Ac
Site Ratio	43.6%	

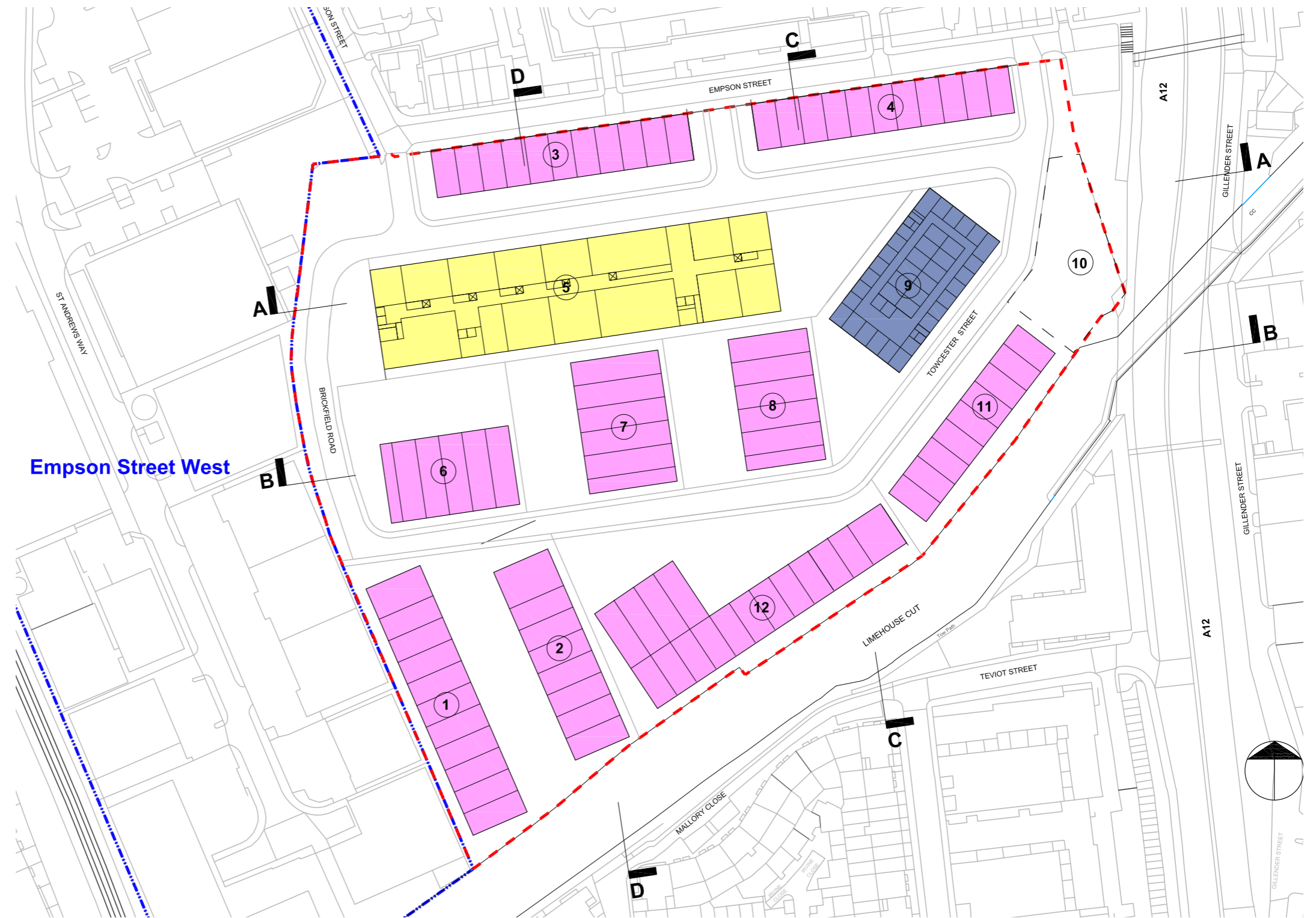


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8.2 Option 3A - Multi Level Industrial Upper Level Plan

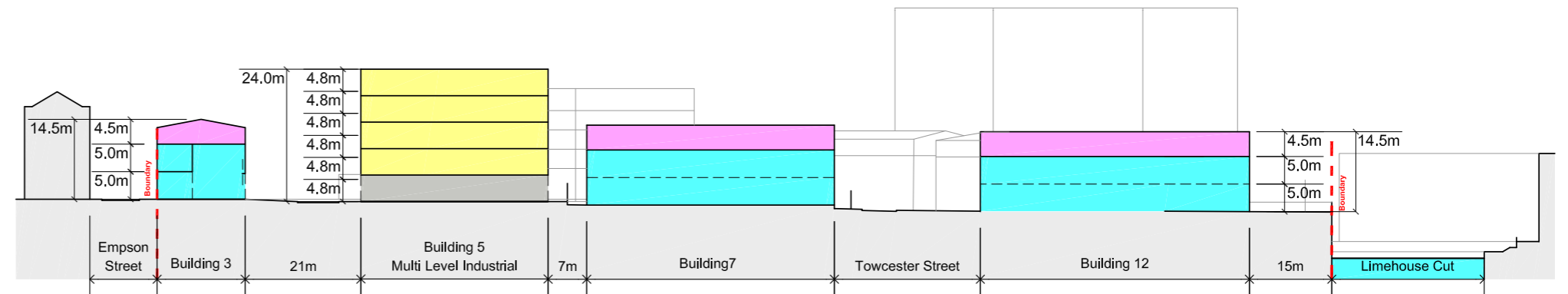
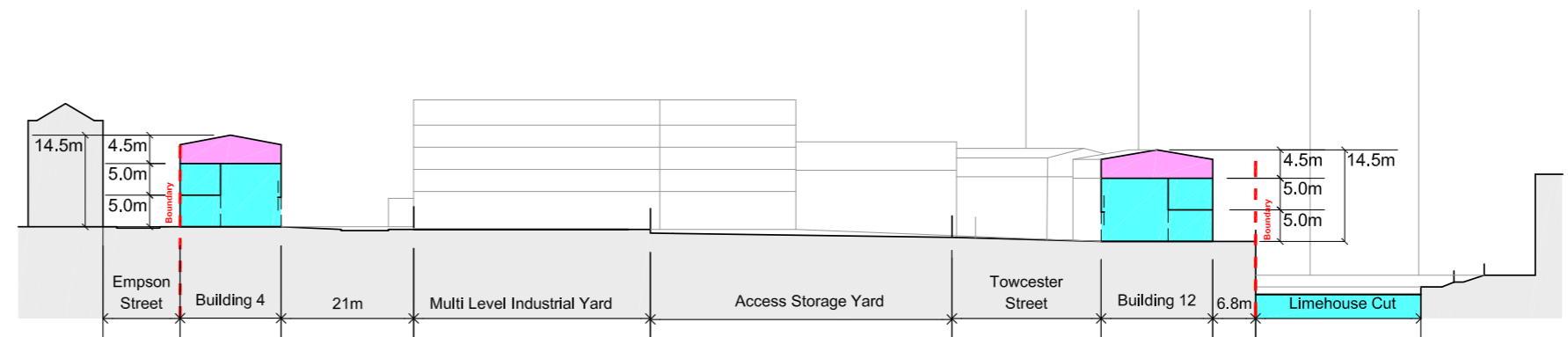
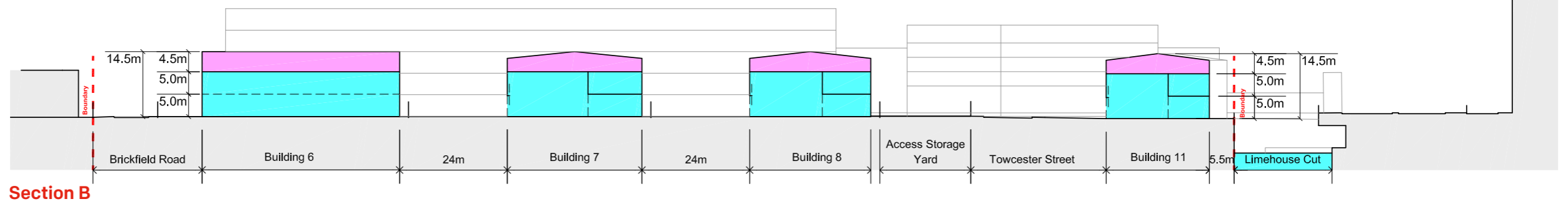
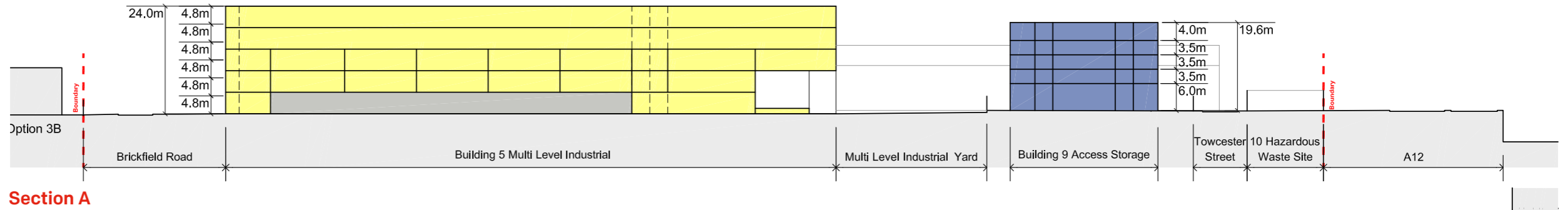
Building Typology

- Mixed Studio
- Small Industrial
- Multi-Level Industrial
- Data Centre
- Multi-Level Self Storage
- Studios/Offices
- Ancillary



Scale = 1:1250 @ A3 (Subject to Printing)

8.3 Option 3A - Multi Level Industrial Site Sections



- Building Typology**
- Mixed Studio
 - Small Industrial
 - Multi-Level Industrial
 - Data Centre
 - Multi-Level Self Storage
 - Studios/Offices
 - Ancillary

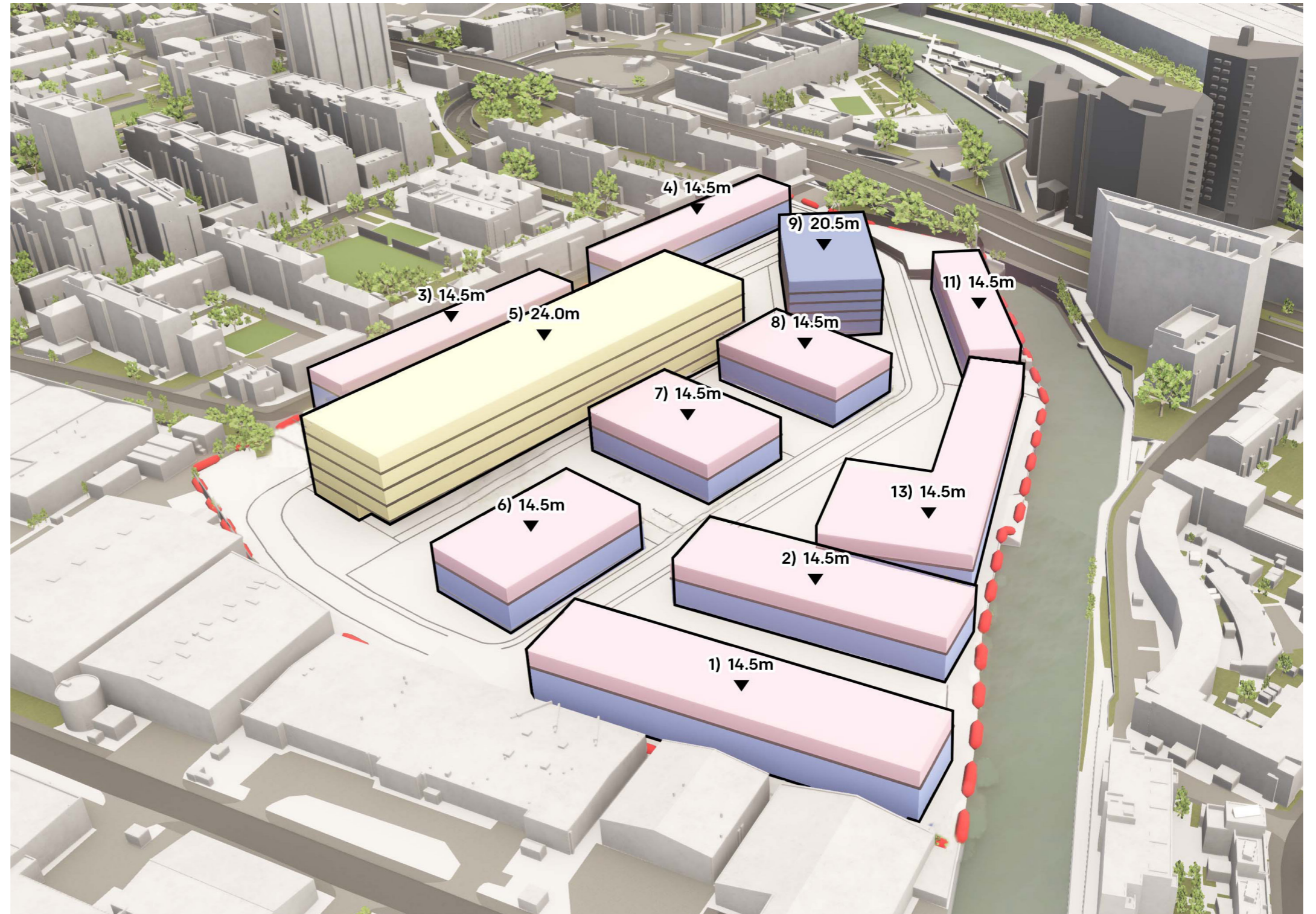
8.4 Option 3A - Multi Level Industrial Massing View

Building Volume

Building	Maximum Height	Volume	
	m	m ³	ft ³
1	14.5	26,448	933,985
2	14.5	20,155	711,754
3	14.5	20,416	720,971
4	14.5	20,416	720,971
5	24.0	92,918	3,281,306
6	14.5	17,226	608,319
7	14.5	19,575	691,272
8	14.5	17,618	622,162
9	20.5	34,440	1,216,214
10	N/A	0	0
11	14.5	16,704	589,885
12	14.5	34,278	1,210,493
Total Volume		320,194	11,307,331

Site Area 4.83 Ha 12.04 Ac

Site Ratio 663.28%



View from South West

8.4 Option 3A - Multi Level Industrial Massing View

Building Areas

Building	Area (GIA)	
	m2	ft2
1	4,378	47,125
2	3,336	35,909
3	3,379	36,372
4	3,379	36,372
5	19,358	208,370
6	2,851	30,688
7	3,240	34,875
8	2,916	31,388
9	8,400	90,418
10	0	0
11	2,765	29,762
12	5,201	55,984
Total Area	59,203	637,261

Site area 4.83 Ha 12.04 Ac

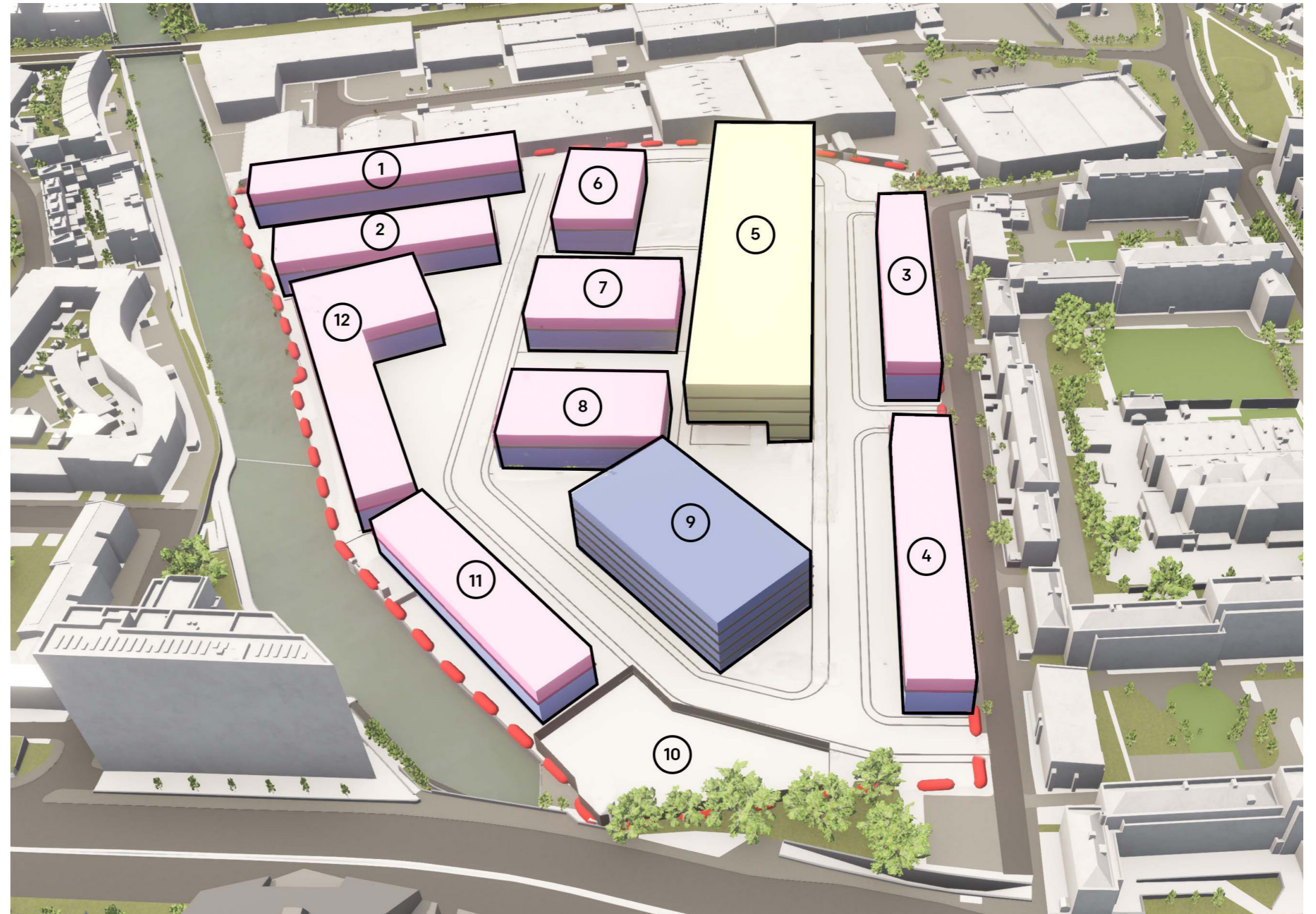
Site Ratio 122.64%

Building	Area (NIA)	
	m2	ft2
1	3,502	37,700
2	2,669	28,727
3	2,703	29,097
4	2,703	29,097
5	15,486	166,696
6	2,281	24,551
7	2,592	27,900
8	2,333	25,110
9	6,720	72,334
10	0	0
11	2,212	23,810
12	4,161	44,787
Total Area	47,362	509,809

NIA areas calculated at 80% of GIA Areas

Site area 4.83 Ha 12.04 Ac

Site Ratio 98.11%



View from North East

8.5 Option 3A - Multi Level Industrial Summary & Accommodation Schedule

Building	Footprint Area		Height m	Volume		Level	Typology / Use	GIA Area		NIA Area (@ 80% GIA)	
	m2	ft2		m3	ft3			m2	ft2	m2	ft2
1	1,824	19,634	14.5	26,448	933,985	Ground	Small Industrial	1,824	19,634	1,459	15,707
						Mezzanine @ 40 %	Small Industrial	730	7,853	584	6,283
						First	Studios / Offices	1,824	19,634	1,459	15,707
						Sub - Total		4,378	47,120	3,502	37,696
2	1,390	14,962	14.5	20,155	711,754	Ground	Small Industrial	1,390	14,962	1,112	11,970
						Mezzanine @ 40 %	Small Industrial	556	5,985	445	4,788
						First	Studios / Offices	1,390	14,962	1,112	11,970
						Sub - Total		3,336	35,909	2,669	28,727
3	1,408	15,156	14.5	20,416	720,971	Ground	Small Industrial	1,408	15,156	1,126	12,125
						Mezzanine @ 40 %	Small Industrial	563	6,062	451	4,850
						First	Studios / Offices	1,408	15,156	1,126	12,125
						Sub - Total		3,379	36,374	2,703	29,099
4	1,408	15,156	14.5	20,416	720,971	Ground	Small Industrial	1,408	15,156	1,126	12,125
						Mezzanine @ 40 %	Small Industrial	563	6,062	451	4,850
						First	Studios / Offices	1,408	15,156	1,126	12,125
						Sub - Total		3,379	36,374	2,703	29,099
5	4,624	49,773	24.0	92,918	3,281,306	Ground	Multi-Level Industrial	1,126	12,120	901	9,696
						First	Multi-Level Industrial	4,360	46,931	3,488	37,545
						Second	Multi-Level Industrial	4,624	49,773	3,699	39,818
						Third	Multi-Level Industrial	4,624	49,773	3,699	39,818
						Fourth	Multi-Level Industrial	4,624	49,773	3,699	39,818
						Sub - Total		19,358	208,370	15,486	166,696
6	1,188	12,788	14.5	17,226	608,319	Ground	Small Industrial	1,188	12,788	950	10,230
						Mezzanine @ 40 %	Small Industrial	475	5,115	380	4,092
						First	Studios / Offices	1,188	12,788	950	10,230
						Sub - Total		2,851	30,690	2,281	24,552
7	1,350	14,531	14.5	19,575	691,272	Ground	Small Industrial	1,350	14,531	1,080	11,625
						Mezzanine @ 40 %	Small Industrial	540	5,813	432	4,650
						First	Studios / Offices	1,350	14,531	1,080	11,625
						Sub - Total		3,240	34,875	2,592	27,900
8	1,215	13,078	14.5	17,618	622,144	Ground	Small Industrial	1,215	13,078	972	10,463
						Mezzanine @ 40 %	Small Industrial	486	5,231	389	4,185
						First	Studios / Offices	1,215	13,078	972	10,463
						Sub - Total		2,916	31,388	2,333	25,110
9	1,680	18,084	20.5	34,440	1,216,214	Ground	Multi-Level Self storage	1,680	18,084	1,344	14,467
						First	Multi-Level Self storage	1,680	18,084	1,344	14,467
						Second	Multi-Level Self storage	1,680	18,084	1,344	14,467
						Third	Multi-Level Self storage	1,680	18,084	1,344	14,467
						Fourth	Multi-Level Self storage	1,680	18,084	1,344	14,467
						Sub - Total		8,400	90,418	6,720	72,334
10	1,445	15,554				(Hazardous Waste - Compound Only)					
11	1,152	12,400	14.5	16,704	589,885	Ground	Small Industrial	1,152	12,400	922	9,920
						Mezzanine @ 40 %	Small Industrial	461	4,960	369	3,968
						First	Studios / Offices	1,152	12,400	922	9,920
						Sub - Total		2,765	29,760	2,212	23,808
12	2,364	25,446	14.5	34,278	1,210,493	Ground	Small Industrial	2,364	25,446	1,891	20,357
						Mezzanine @20 %	Small Industrial	473	5,089	378	4,071
						First	Studios / Offices	2,364	25,446	1,891	20,357
						Sub - Total		5,201	55,981	4,161	44,785
TOTAL	21,048	226,561		320,194	11,307,313		59,203	637,259	47,362	509,807	
Site Ratio		43.6%		663.3%			122.6%		98.1%		

8.6 Option 3A - Multi Level Industrial Accommodation Table By Building Use

Metrics by Use											
Mixed Studios		Studio / Offices		Small Industrial		Multi Level Industrial		Multi Level Self Storage		Hazardous Waste	
		Buildings 1,2,3,4,6,7,8,11 &12		Buildings 1,2,3,4,6,7,8,11 &12		Building 5		Building 9		Plot 10	
Footprint		Footprint		Footprint		Footprint		Footprint		Footprint	
m2	ft2	m2	ft2	m2	ft2	m2	ft2	m2	ft2	m2	ft2
0	0	0	0	13,299	143,150	4,624	49,773	1,680	18,084	1,445	15,554
Percentage footprint		Percentage footprint		Percentage footprint		Percentage footprint		Percentage footprint		Percentage footprint	
0%		0%		63%		22%		8%		7%	
Volume		Volume		Volume		Volume		Volume		Volume	
m3	ft3	m3	ft3	m3	ft3	m3	ft3	m3	ft3	m3	ft3
0	0	59,846	644,177	132,990	1,431,504	92,918	1,000,169	34,440	370,712	0	0
Percentage volume		Percentage volume		Percentage volume		Percentage volume		Percentage volume		Percentage volume	
0%		19%		42%		29%		11%		0%	
Area (GIA)		Area (GIA)		Area (GIA)		Area (GIA)		Area (GIA)		Area (GIA)	
m2	ft2	m2	ft2	m2	ft2	m2	ft2	m2	ft2	m2	ft2
0	0	13,299	143,150	18,146	195,321	19,358	208,370	8,400	90,418	0	0
Percentage GIA Area		Percentage GIA Area		Percentage GIA Area		Percentage GIA Area		Percentage GIA Area		Percentage GIA Area	
0%		22%		31%		33%		14%		0%	

Option 3B

Data Centre

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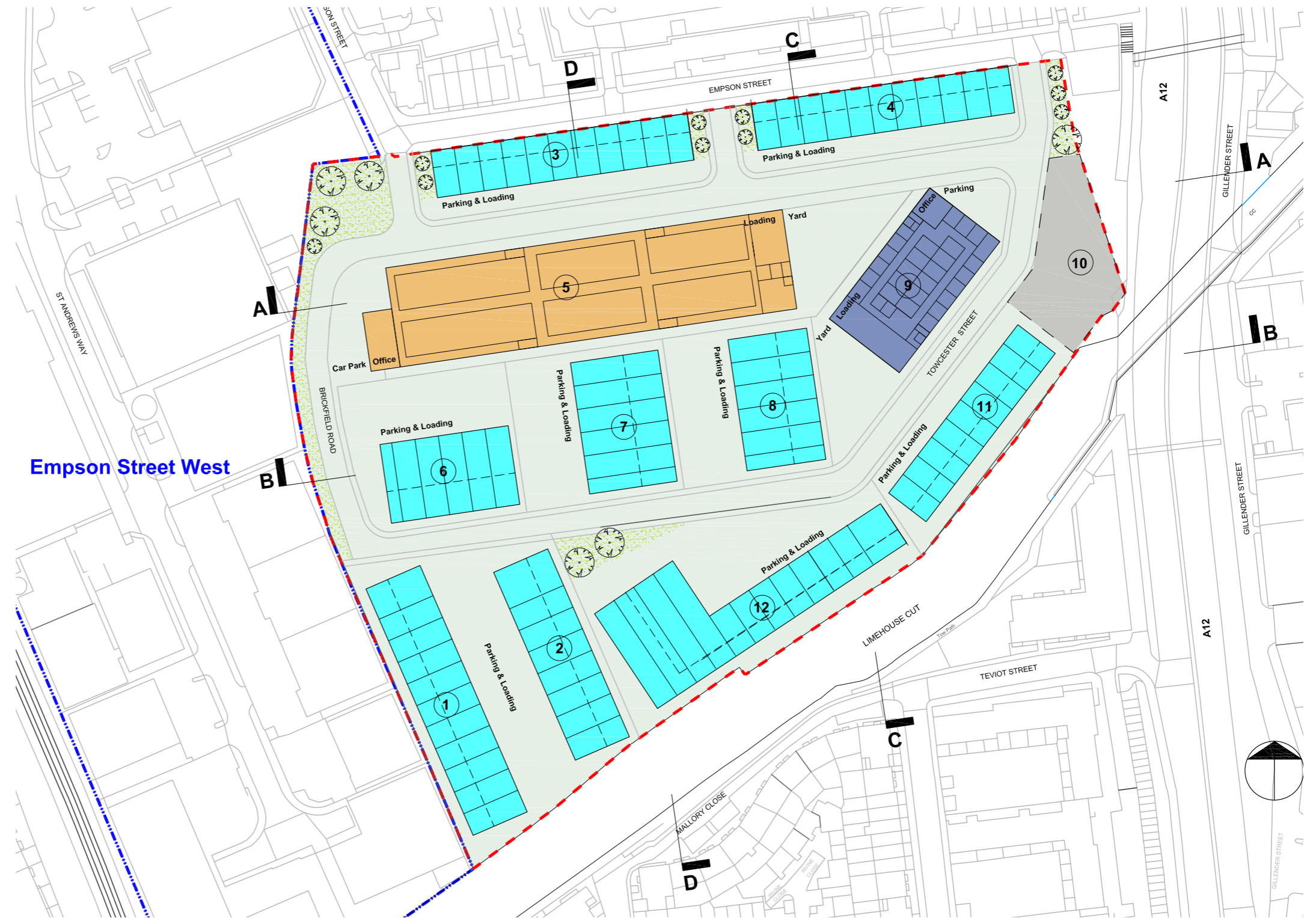
9.1 Option 3B - Data centre Ground Level Plan

Building Typology

- Mixed Studio
- Small Industrial
- Multi-Level Industrial
- Data Centre
- Multi-Level Self Storage
- Studios/Offices
- Ancillary

Building Footprint

Building	Area	
	m2	ft2
1	1,824	19,634
2	1,390	14,962
3	1,408	15,156
4	1,408	15,156
5	4,824	51,926
6	1,188	12,788
7	1,350	14,531
8	1,215	13,078
9	1,680	18,084
10	1,445	15,554
11	1,152	12,400
12	2,364	25,446
Total Area	21,248	228,713
Site Area	4.83 Ha	12.04 Ac
Site Ratio	44.0%	



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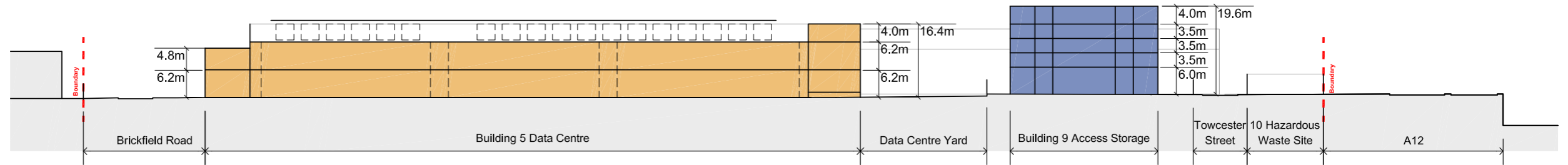
9.2 Option 3B - Data centre Upper Level Plan

- Building Typology**
- Mixed Studio
 - Small Industrial
 - Multi-Level Industrial
 - Data Centre
 - Multi-Level Self Storage
 - Studios/Offices
 - Ancillary

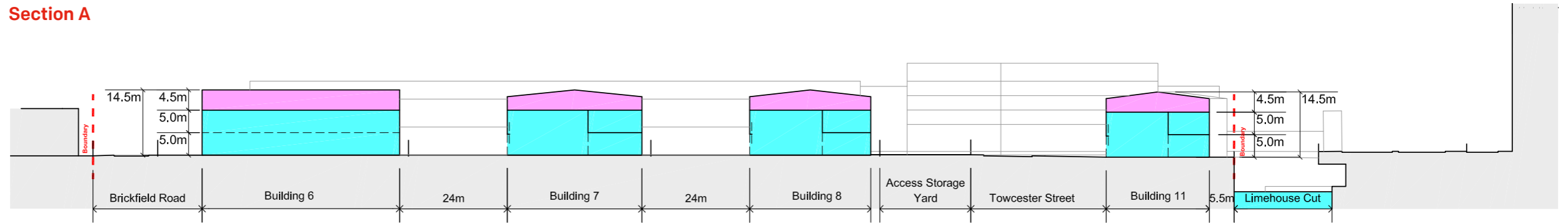


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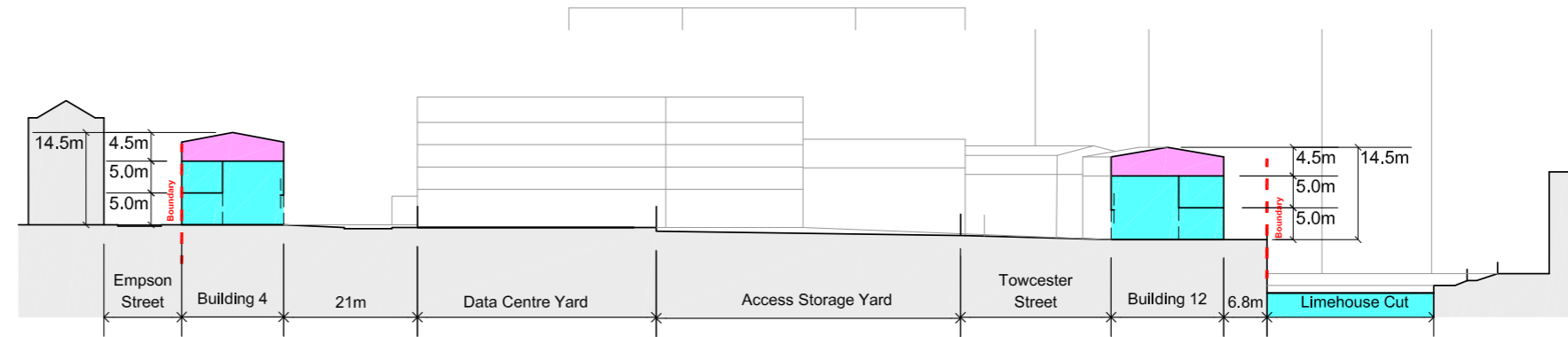
9.3 Option 3B - Data centre Site Sections



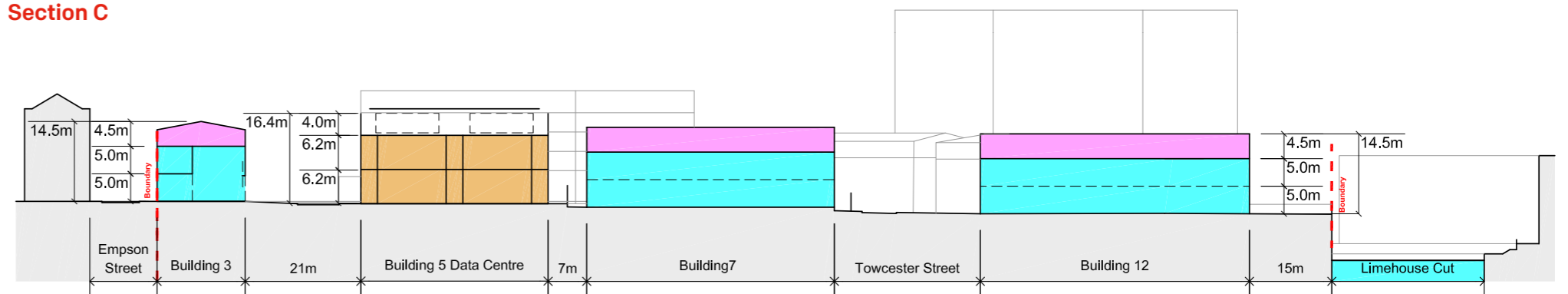
Section A



Section B



Section C



Section D

Building Typology

- Mixed Studio
- Small Industrial
- Multi-Level Industrial
- Data Centre
- Multi-Level Self Storage
- Studios/Offices
- Ancillary

9.4 Option 3B - Data centre

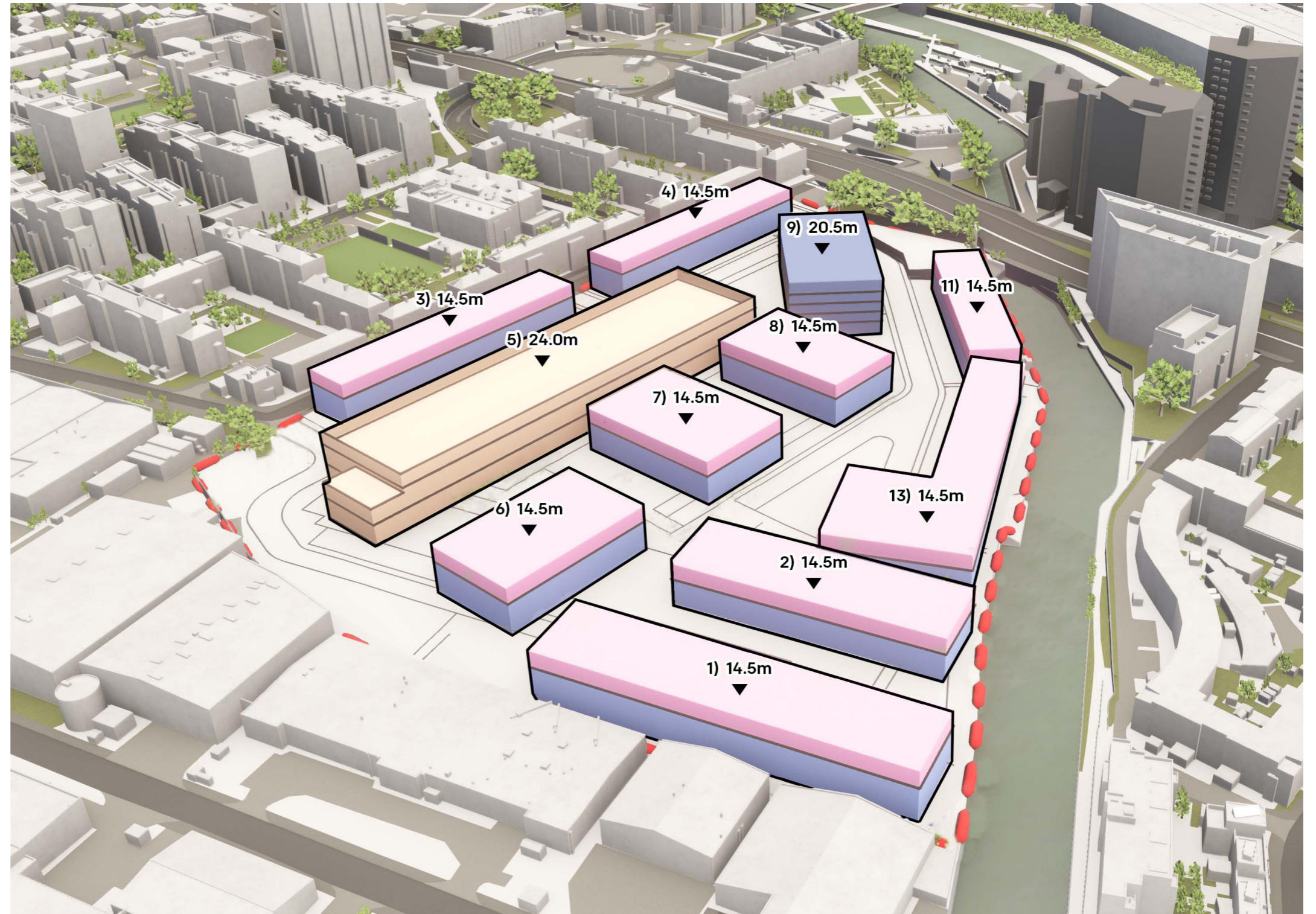
Massing View

Building Volume

Building	Maximum Height	Volume	
	m	m ³	ft ³
1	14.5	26,448	933,985
2	14.5	20,155	711,754
3	14.5	20,416	720,971
4	14.5	20,416	720,971
5	16.4	59,538	2,102,525
6	14.5	17,226	608,319
7	14.5	19,575	691,272
8	14.5	17,618	622,162
9	20.5	34,440	1,216,214
10	N/A	0	0
11	14.5	16,704	589,885
12	14.5	34,278	1,210,493
Total Volume		286,814	10,128,550

Site Area 4.83 Ha 12.04 Ac

Site Ratio 594.14%



View from South West

9.4 Option 3B - Data centre

Massing View

Building Areas

Building	Area (GIA)	
	m2	ft2
1	4,378	47,125
2	3,336	35,909
3	3,379	36,372
4	3,379	36,372
5	9,648	103,851
6	2,851	30,688
7	3,240	34,875
8	2,916	31,388
9	8,400	90,418
10	0	0
11	2,765	29,762
12	5,201	55,984
Total Area	49,493	532,743

Site area 4.83 Ha 12.04 Ac

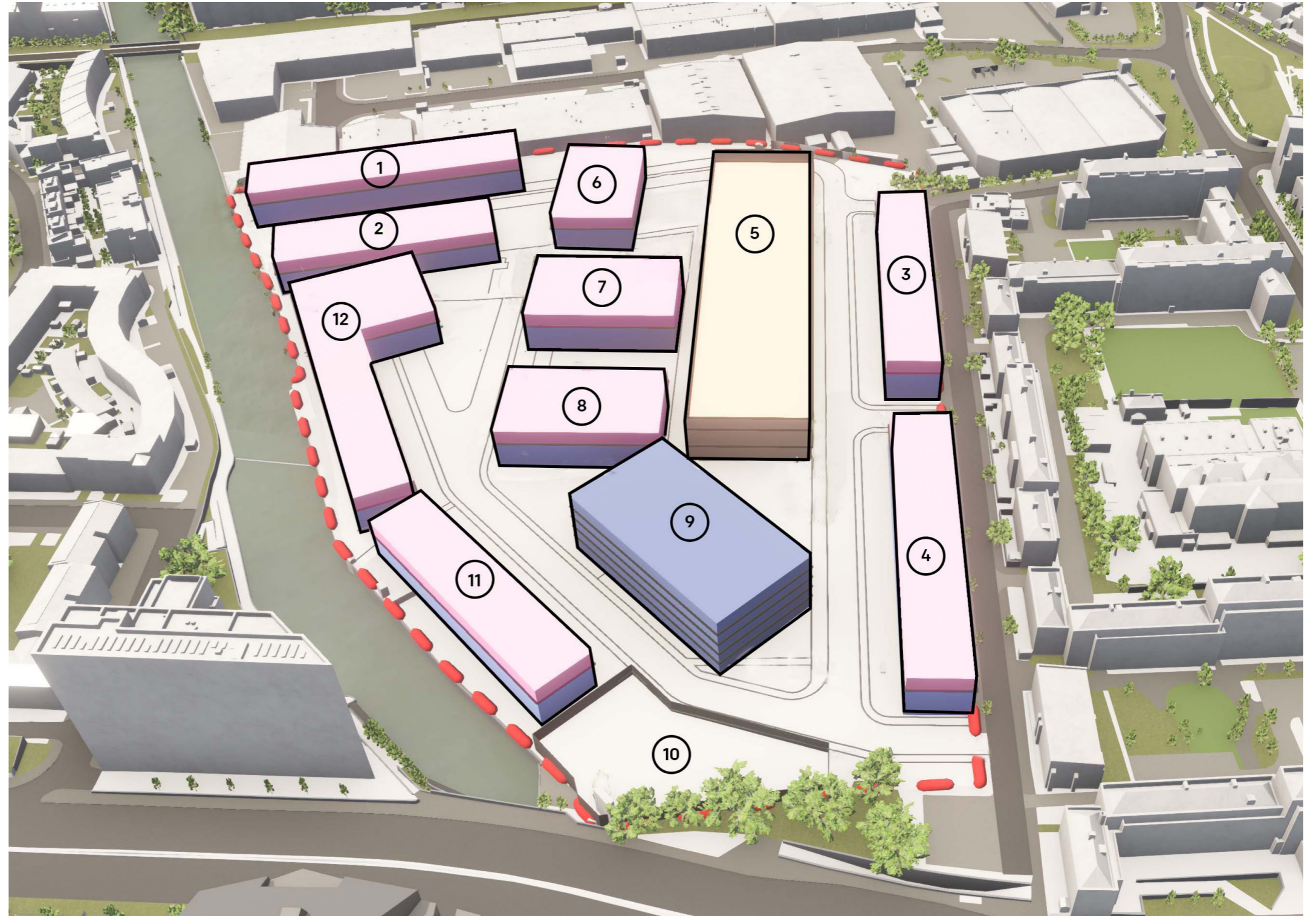
Site Ratio 102.53%

Building	Area (NIA)	
	m2	ft2
1	3,502	37,700
2	2,669	28,727
3	2,703	29,097
4	2,703	29,097
5	7,718	83,081
6	2,281	24,551
7	2,592	27,900
8	2,333	25,110
9	6,720	72,334
10	0	0
11	2,212	23,810
12	4,161	44,787
Total Area	39,594	426,194

NIA areas calculated at 80% of GIA Areas

Site area 4.83 Ha 12.04 Ac

Site Ratio 82.02%



View from North East

9.5 Option 3B - Data centre Summary & Accommodation Table

Building	Footprint Area		Height m	Volume		Level	Typology / Use	GIA Area		NIA Area (@ 80% GIA)	
	m2	ft2		m3	ft3			m2	ft2	m2	ft2
1	1,824	19,634	14.5	26,448	933,985	Ground	Small Industrial	1,824	19,634	1,459	15,707
						Mezzanine @ 40 %	Small Industrial	730	7,853	584	6,283
						First	Studios / Offices	1,824	19,634	1,459	15,707
						Sub - Total		4,378	47,120	3,502	37,696
2	1,390	14,962	14.5	20,155	711,754	Ground	Small Industrial	1,390	14,962	1,112	11,970
						Mezzanine @ 40 %	Small Industrial	556	5,985	445	4,788
						First	Studios / Offices	1,390	14,962	1,112	11,970
						Sub - Total		3,336	35,909	2,669	28,727
3	1,408	15,156	14.5	20,416	720,971	Ground	Small Industrial	1,408	15,156	1,126	12,125
						Mezzanine @ 40 %	Small Industrial	563	6,062	451	4,850
						First	Studios / Offices	1,408	15,156	1,126	12,125
						Sub - Total		3,379	36,374	2,703	29,099
4	1,408	15,156	14.5	20,416	720,971	Ground	Small Industrial	1,408	15,156	1,126	12,125
						Mezzanine @ 40 %	Small Industrial	563	6,062	451	4,850
						First	Studios / Offices	1,408	15,156	1,126	12,125
						Sub - Total		3,379	36,374	2,703	29,099
5	4,824	51,926	16.4	59,538	2,102,525	Ground	Data Centre	4,824	51,926	3,859	41,540
						First	Data Centre	4,824	51,926	3,859	41,540
						Sub - Total		9,648	103,851	7,718	83,081
6	1,188	12,788	14.5	17,226	608,319	Ground	Small Industrial	1,188	12,788	950	10,230
						Mezzanine @ 40 %	Small Industrial	475	5,115	380	4,092
						First	Studios / Offices	1,188	12,788	950	10,230
						Sub - Total		2,851	30,690	2,281	24,552
7	1,350	14,531	14.5	19,575	691,272	Ground	Small Industrial	1,350	14,531	1,080	11,625
						Mezzanine @ 40 %	Small Industrial	540	5,813	432	4,650
						First	Studios / Offices	1,350	14,531	1,080	11,625
						Sub - Total		3,240	34,875	2,592	27,900
8	1,215	13,078	14.5	17,618	622,144	Ground	Small Industrial	1,215	13,078	972	10,463
						Mezzanine @ 40 %	Small Industrial	486	5,231	389	4,185
						First	Studios / Offices	1,215	13,078	972	10,463
						Sub - Total		2,916	31,388	2,333	25,110
9	1,680	18,084	20.5	34,440	1,216,214	Ground	Multi-Level Self storage	1,680	18,084	1,344	14,467
						First	Multi-Level Self storage	1,680	18,084	1,344	14,467
						Second	Multi-Level Self storage	1,680	18,084	1,344	14,467
						Third	Multi-Level Self storage	1,680	18,084	1,344	14,467
						Fourth	Multi-Level Self storage	1,680	18,084	1,344	14,467
						Sub - Total		8,400	90,418	6,720	72,334
10	1,445	15,554				(Hazardous Waste - Compound Only)					
11	1,152	12,400	14.5	16,704	589,885	Ground	Small Industrial	1,152	12,400	922	9,920
						Mezzanine @ 40 %	Small Industrial	461	4,960	369	3,968
						First	Studios / Offices	1,152	12,400	922	9,920
						Sub - Total		2,765	29,760	2,212	23,808
12	2,364	25,446	14.5	34,278	1,210,493	Ground	Small Industrial	2,364	25,446	1,891	20,357
						Mezzanine @ 20 %	Small Industrial	473	5,089	378	4,071
						First	Studios / Offices	2,364	25,446	1,891	20,357
						Sub - Total		5,201	55,981	4,161	44,785
TOTAL	21,248	228,713		286,814	10,128,532			49,493	532,740	39,594	426,192
Site Ratio		44.0%		594.1%				102.5%		82.0%	

9.6 Option 3B - Data Centre

Accommodation Table By Building Use

Metrics by Use											
Mixed Studios		Studio / Offices		Small Industrial		Data Centre		Multi Level Self Storage		Hazardous Waste	
		Buildings 1,2,3,4,6,7,8,11 &12		Buildings 1,2,3,4,6,7,8,11 &12		Building 5		Building 9		Plot 10	
Footprint		Footprint		Footprint		Footprint		Footprint		Footprint	
m2	ft2	m2	ft2	m2	ft2	m2	ft2	m2	ft2	m2	ft2
0	0	0	0	13,299	143,150	4,824	51,926	1,680	18,084	1,445	15,554
Percentage footprint		Percentage footprint		Percentage footprint		Percentage footprint		Percentage footprint		Percentage footprint	
0%		0%		63%		23%		8%		7%	
Volume		Volume		Volume		Volume		Volume		Volume	
m3	ft3	m3	ft3	m3	ft3	m3	ft3	m3	ft3	m3	ft3
0	0	59,846	644,177	132,990	1,431,504	59,538	640,867	34,440	370,712	0	0
Percentage volume		Percentage volume		Percentage volume		Percentage volume		Percentage volume		Percentage volume	
0%		21%		46%		21%		12%		0%	
Area (GIA)		Area (GIA)		Area (GIA)		Area (GIA)		Area (GIA)		Area (GIA)	
m2	ft2	m2	ft2	m2	ft2	m2	ft2	m2	ft2	m2	ft2
0	0	13,299	143,150	18,146	195,321	9,648	103,851	8,400	90,418	0	0
Percentage GIA Area		Percentage GIA Area		Percentage GIA Area		Percentage GIA Area		Percentage GIA Area		Percentage GIA Area	
0%		27%		37%		19%		17%		0%	

Scheme Comparison

10.1 Comparative Analysis Table

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10.1 Scheme Comparison

Comparative Analysis Tables

	Total Footprint		Footprint Site Ratio	Total Volume		Volume Site Ratio	Total GIA Area		GIA Site Ratio	Total NIA Area		NIA Site Ratio
	m2	ft2		m3	ft3		m2	ft2		m2	ft2	
Existing Scheme	20,688	222,686	42.9%	190,249	6,718,453	394.1%	33,927	365,196	70.3%	27,142	292,156	56.2%
Option 1A	19,319	207,950	40.0%	290,168	10,246,993	601.1%	57,274	616,497	118.6%	45,819	493,198	94.9%
	-1,369	-14,736	-2.8%	99,919	3,528,540	207.0%	23,347	251,302	48.4%	18,677	201,041	38.7%
Option 1B	19,519	210,103	40.4%	259,215	9,153,919	537.0%	48,321	520,127	100.1%	38,657	416,102	80.1%
	-1,169	-12,583	-2.4%	68,966	2,435,465	142.9%	14,394	154,932	29.8%	11,515	123,945	23.9%
Option 2A	20,079	216,130	41.6%	309,301	10,922,638	640.7%	58,450	629,154	121.1%	46,760	503,323	96.9%
	-609	-6,555	-1.3%	119,052	4,204,185	246.6%	24,522	263,958	50.8%	19,618	211,166	40.6%
Option 2B	20,279	218,283	42.0%	275,921	9,743,857	571.6%	48,740	524,635	101.0%	38,992	419,708	80.8%
	-409	-4,402	-0.8%	85,672	3,025,403	177.5%	14,812	159,440	30.7%	11,850	127,552	24.5%
Option 3A	21,048	226,561	43.6%	320,194	11,307,313	663.3%	59,203	637,259	122.6%	47,362	509,807	98.1%
	360	3,875	0.7%	129,945	4,588,860	269.2%	25,275	272,063	52.4%	20,220	217,651	41.9%
Option 3B	21,248	228,713	44.0%	286,814	10,128,532	594.1%	49,493	532,740	102.5%	39,594	426,192	82.0%
	560	6,028	1.2%	96,565	3,410,079	200.0%	15,565	167,545	32.2%	12,452	134,036	25.8%

