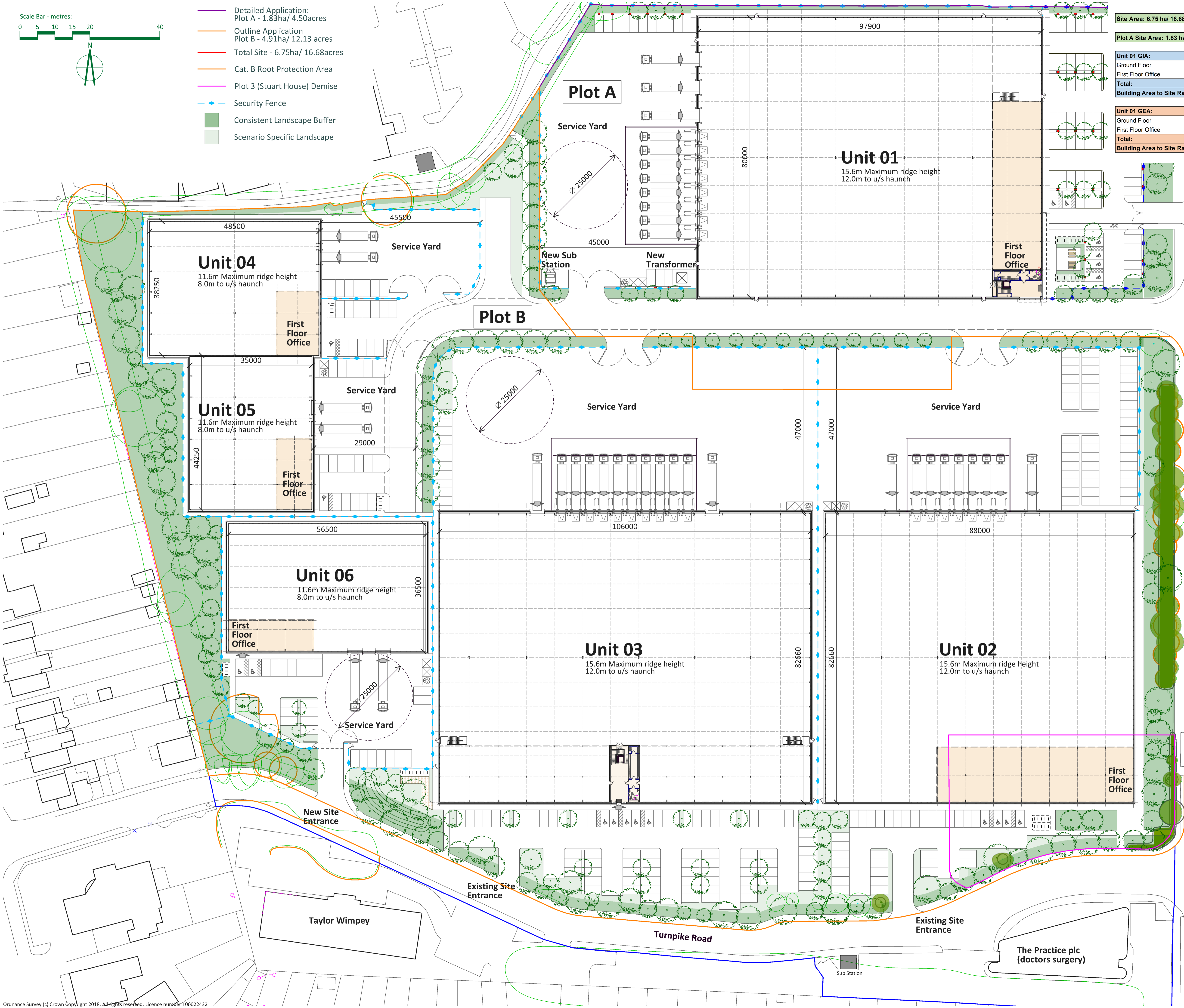


- Detailed Application: Plot A - 1.83ha/ 4.50acres
- Outline Application Plot B - 4.91ha/ 12.13 acres
- Total Site - 6.75ha/ 16.68acres
- Cat. B Root Protection Area
- Plot 3 (Stuart House) Demise
- Security Fence
- Consistent Landscape Buffer
- Scenario Specific Landscape



Site Area: 6.75 ha/ 16.68 acres			
Plot A Site Area: 1.83 ha/ 4.50 acres			
Unit 01 GIA:			
Ground Floor	m ²	ft ²	
First Floor Office	7,832	84,305	
	759	8,170	
Total:	8,591	92,475	
Building Area to Site Ratio: 20,550ft² per acre			
Unit 01 GEA:			
Ground Floor	m ²	ft ²	
First Floor Office	7,989	85,995	
	814	8,762	
Total:	8,803	94,757	
Building Area to Site Ratio: 21,057ft² per acre			

Plot B Site Area: 4.91 ha/ 12.13 acres			
Unit 02 GIA:			
Ground Floor	m ²	ft ²	
First Floor Office	7,274	78,299	
	864	9,300	
Total:	8,138	87,599	
Unit 03 GIA:			
Ground Floor	m ²	ft ²	
First Floor Office	8,761	94,305	
	1,687	18,159	
Total:	10,448	112,464	
Unit 04 GIA:			
Ground Floor	m ²	ft ²	
First Floor Office	1,862	20,043	
	216	2,325	
Total:	2,078	22,368	

Unit 05 GIA:			
Ground Floor	m ²	ft ²	
First Floor Office	1,536	16,534	
	200	2,153	
Total:	1,736	18,687	

Unit 06 GIA:			
Ground Floor	m ²	ft ²	
First Floor Office	2,062	22,196	
	210	2,260	
Total:	2,272	24,456	

Total GIA:			
	m ²	ft ²	
	24,672	265,574	
Building Area to Site Ratio: 21,893ft² per acre			

Unit 02 GEA:			
Ground Floor	m ²	ft ²	
First Floor Office	7,425	79,924	
	921	9,914	
Total:	8,346	89,838	

Unit 03 GEA:			
Ground Floor	m ²	ft ²	
First Floor Office	8,928	96,103	
	1,789	19,257	
Total:	10,717	115,360	

Unit 04 GEA:			
Ground Floor	m ²	ft ²	
First Floor Office	1,927	20,743	
	237	2,551	
Total:	2,164	23,294	

Unit 05 GEA:			
Ground Floor	m ²	ft ²	
First Floor Office	1,594	17,158	
	225	2,422	
Total:	1,819	19,580	

Unit 06 GEA:			
Ground Floor	m ²	ft ²	
First Floor Office	2,144	23,078	
	237	2,551	
Total:	2,381	25,630	

Total GEA:			
	m ²	ft ²	
	25,427	273,701	
Building Area to Site Ratio: 22,563ft² per acre			

GEA calculations based on an external wall build-up of 440mm measured from grid-lines

Parking:			
Unit	No.	GIA Ratio	
Unit 01	84	1:102	
Unit 02	84	1:97	
Unit 03	94	1:111	
Unit 04	20	1:104	
Unit 05	19	1:91	
Unit 06	25	1:91	
Total	326	1:102	

All areas subject to detailed design.

Rev p1: Preliminary issue for comment. JR - 12.03.2024

Drawing Status: PRELIMINARY ISSUE FOR COMMENT

CMP Architects
 Client: WRENBRIDGE

Project: Castle Estate, High Wycombe

Title: Illustrative Master Plan - Scenario 8 Origin Based Build Option 5

Scale: 1:500@A1 1:1000@A3 Drawn: JR Date: 12.03.2024

Drg. No. **H047-CMP-SI-ZZ-DR-A-00116 P1** Revision

Do not scale from this drawing. Use figured dimensions only. Subject to accurate site survey. All dimensions to be checked and verified for any discrepancies. All drawings to be read in conjunction with all CMP Architects and other consultants' contract documentation. Any discrepancies to be reported before any work commences. All items installed by others are to be fully site coordinated and programmed with the Contractor. All products to be installed to manufacturers' recommendations. ©Copyright CMP Architects Ltd