



webbgray

Unit A info pack

PITSTONE BUSINESS PARK, WESTFIELD ROAD

SCHEDULE OF ACCOMMODATION

Unit A		Unit B		Unit B		Unit CD		
	GIA(m ²)	GIA (ft ²)		GIA(m ²)	GIA (ft ²)		GIA (m ²)	GIA (ft ²)
Ground Floor area	3,746	40,322	Ground Floor area	3,746	40,322	Ground Floor area	8,223	88,512
First Floor	417	4,489	First Floor	417	4,489	First Floor	757	8,151
Total	4,163	44,810	Total	4,163	44,810	Total	8,980	96,663
Level Access Doors	2		Level Access Doors	2		Dock doors	2	
Dock Doors	2		Dock Doors	2		Level Access Doors	6	
Car Parking Spots including EV & Disabled	85		Car Parking Spots including EV & Disabled	49		Car Parking Spots including EV & Disabled	109	

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Drawing based on PM Surveys UK
 Drawing number PMS21130

SCHEDULE OF MATERIALS EXTERNAL WORKS

- 1 - MACADAM SURFACING
 - THERMOPLASTIC PAINT LINING ETC.
 - COLOUR - BLACKGREY SELF COLOUR WITH LINING TO CONVENTION
- 2 - CONCRETE BLOCK PAVING
 - LAID IN HERRINGBONE PATTERN
 - COLOUR - LIGHT GREY
- 3 - CONCRETE SURFACING
 - COLOUR - LIGHT GREY SELF COLOUR
- 4 - FENCING 2.4M HIGH
- 5 - STRUCTURED LANDSCAPING
 - (PLEASE REFER TO SEPARATE DRAWING BY LANDSCAPER)
- 6 - CONCRETE BLOCK PAVING LAID IN
 - HERRINGBONE PATTERN
 - COLOUR BRINDLE



Revision	Description	Date	Drafted	Checked
G	Unit C-D amended to suit single occupier requirements sub locations	01-07-24	DLD	LA
F	Docks added to Unit B refuse to C-D moved	09-05-24	DLD	LA
E	Docks added to Unit A	25-04-24	DLD	LA
D	Adjusted to client comments	10-04-24	DLD	LA
C	Adjusted to client comments	09-04-24	DLD	LA
B	Amended to incorporate comments	03-04-24	DLD	LA
A	From project team	25-03-24	DLD	LA
	Amended to incorporate comments from project team -landscaping added			

ashforddevelopments

Project:
 Westfield Road
PITSTONE
 SITE LAYOUT PLAN

Scale: 1:500
 Date: Nov 23
 Drawn: DLD
 Checked: LA

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PLANNING

Job No	Origin	W/S	Level	Type	Rev	No	Status	Revision
8860	WGA		A	P03	P	G		

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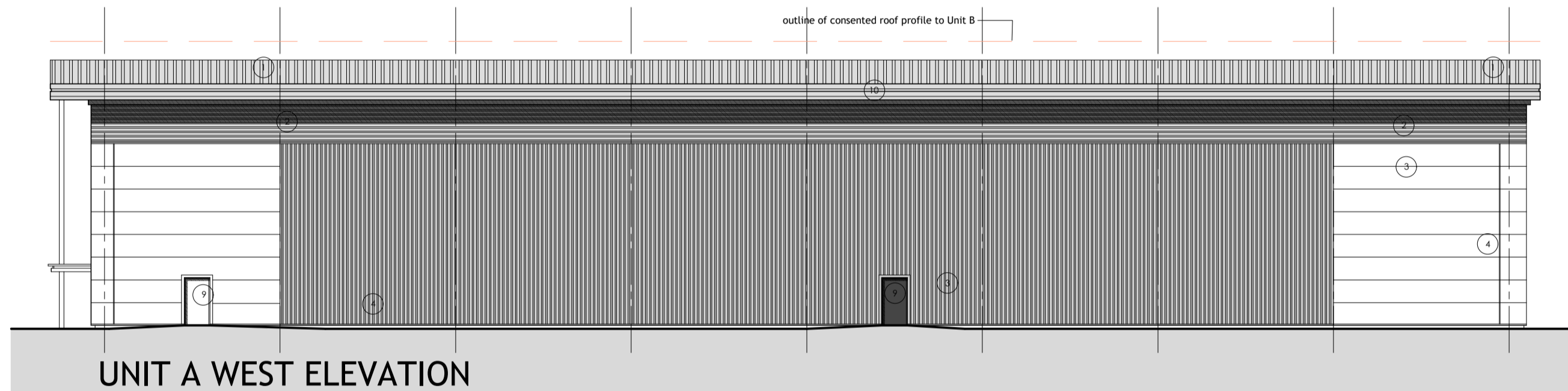
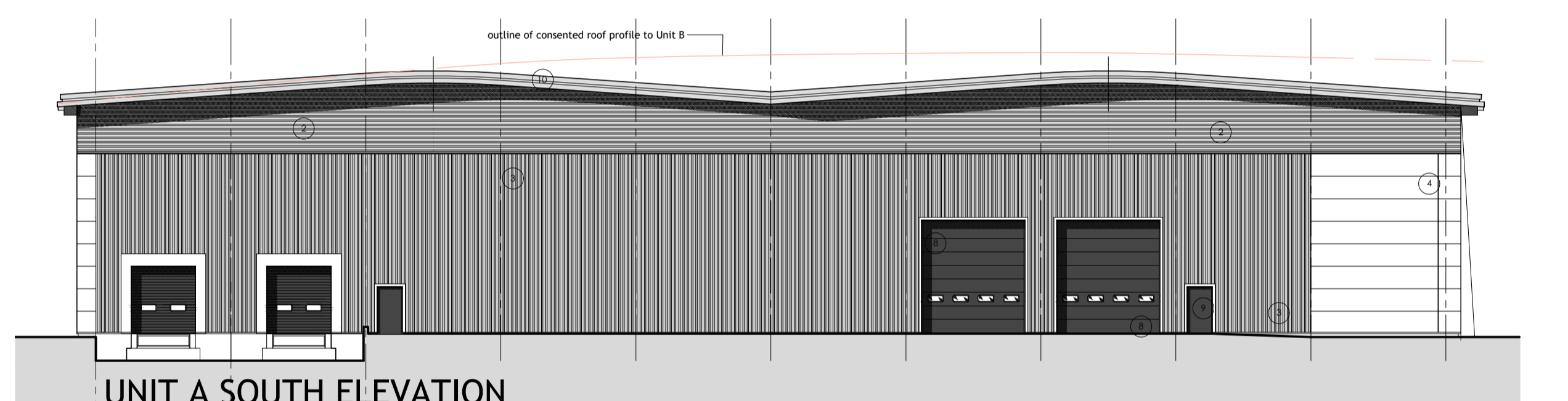
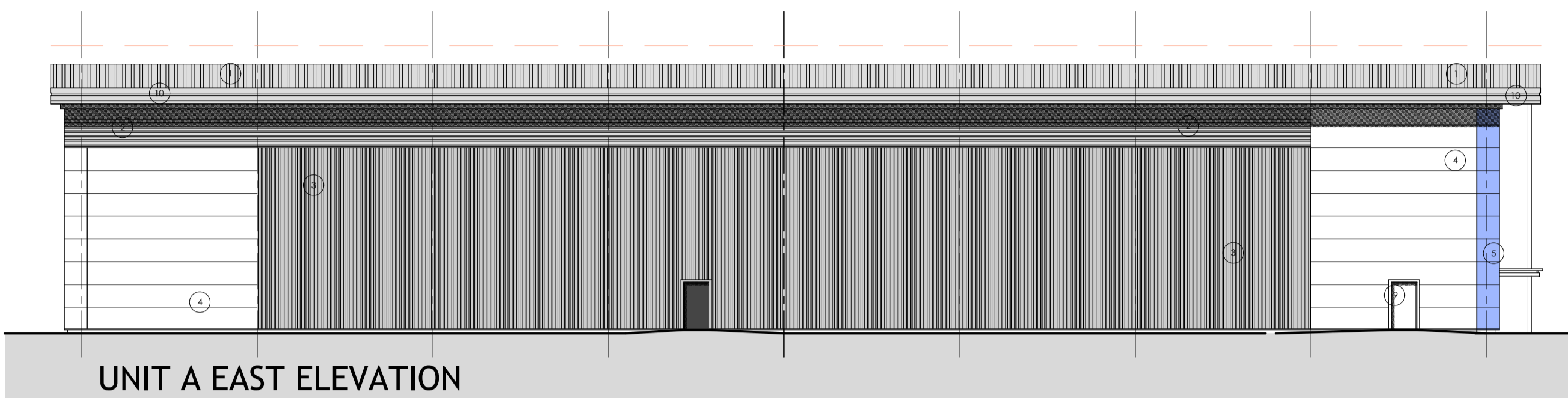
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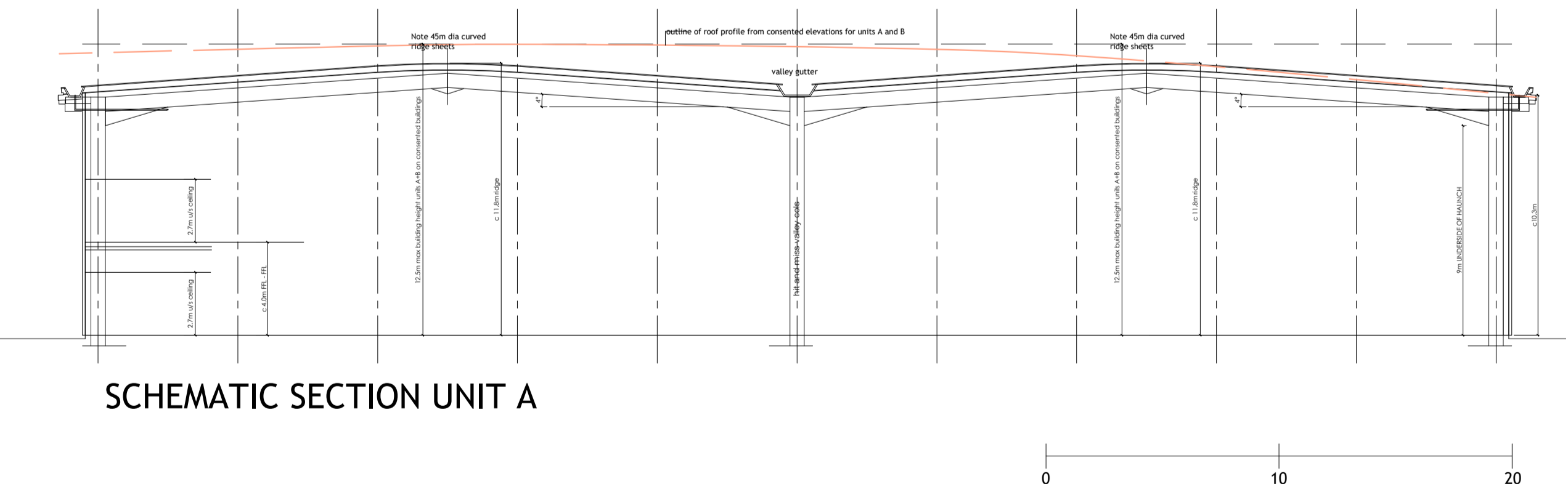
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SCHEDULE OF MATERIALS (Building)

- BUILT UP OR COMPOSITE ROOF CLADDING SYSTEM WITH CURVED RIDGE FEATURE AND PV PANELS ABOVE OFFICE AREA
- OUTER SHEET COATED IN HPS200 ULTRA FINISH
- COLOUR - GOOSEWING GREY
- HORIZONTALLY LAID PROFILED CLADDING PANELS OR BUILT UP SYSTEM
- OUTER SHEET COATED IN HPS 200 ULTRA FINISH
- COLOUR - PURE GREY
- VERTICALLY LAID PROFILED CLADDING PANELS OR BUILT UP SYSTEM
- OUTER SHEET COATED IN HPS 200 ULTRA FINISH
- COLOUR - ALASKA GREY
- HORIZONTALLY LAID MICROORB COMPOSITE CLADDING PANELS
- OUTER SHEET COATED IN HPS 200 ULTRA FINISH
- COLOUR - WHITE
- HORIZONTALLY LAID SMOOTH COMPOSITE CLADDING PANELS
- OUTER SHEET COATED IN HPS ULTRA FINISH
- COLOUR - OCEAN BLUE
- FEATURE STEEL WORK AND CANOPY
- COLOUR - WHITE STEEL AND GOOSEWING GREY ROOF + WHITE SCOFF LINE
- ALUMINIUM SECTION CURTAIN WALL/WINDOW/DOOR SCREENS
- GREY TINT GLAZED PANELS/OPAQUE BACKED SPANDREL PANELS
- POWDER COATED FRAMING
- COLOUR - ANTHRACITE RAL 7016
- STEEL FACED COMPOSITE SECTIONAL OVERHEAD DOOR SYSTEM
- OUTER SURFACE COATED IN PROPRIETARY SURFACE FINISH
- COLOUR - ANTHRACITE RAL 7016
- STEEL DOOR SET
- SURFACE FINISH TO FULL SPECIFICATION PAINT FINISH
- COLOUR - ANTHRACITE RAL OR WHITE DEPENDING ON LOCATION
- TWO PART EAVES FLASHING DETAIL. COLOUR PURE GREY
- INC SCOFFS



C	WINDOWS CO-ORDINATED	10-05-24	DLD	LA
B	DOOR ADDED TO FRONT ELEVATION	01-05-24	DLD	LA
A	DOCKS ADDED TO UNIT A	25-04-24	DLD	LA
Revision	Description	Date	Drafted	Checked

Client:

ashforddevelopments

Project:

Westfield Road
PITSTONE

Drawing Title:
UNIT A
ELEVATIONS WITH COLOUR

webbgray

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Scale @ A1:

1:200	Date:	Drafted:	Checked:
	March 24	DLD	LA

Job No: 8860 | Origin: WGA | Vol: | Level: | Type: | Role: A | No: P104 | Status: P | Revision: C

PLANNING

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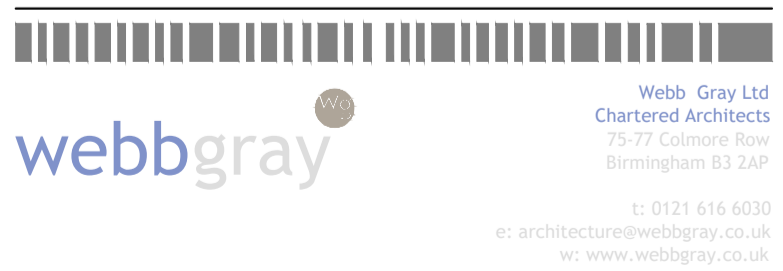


FIRST FLOOR PLAN

Revision	Description	Date	Drafted	Checked
B	DOCKS ADDED TO UNIT A	25-04-24	DLD	LA
A	AMENDED TO INCORPORATE COMMENTS FROM PROJECT TEAM	08-04-24	DLD	LA



Project:
**Westfield Road
PITSTONE**
Drawing Title:
**UNIT A
FIRST FLOOR PLAN**



Scale @ A1:	Date:	Drafted:	Checked:					
1:200	March 24	DLD	LA					
Job No:	Origin:	Vol:	Level:	Type:	Role:	No:	Status:	Revision:
8860	WGA				A	P103	P	B

PLANNING

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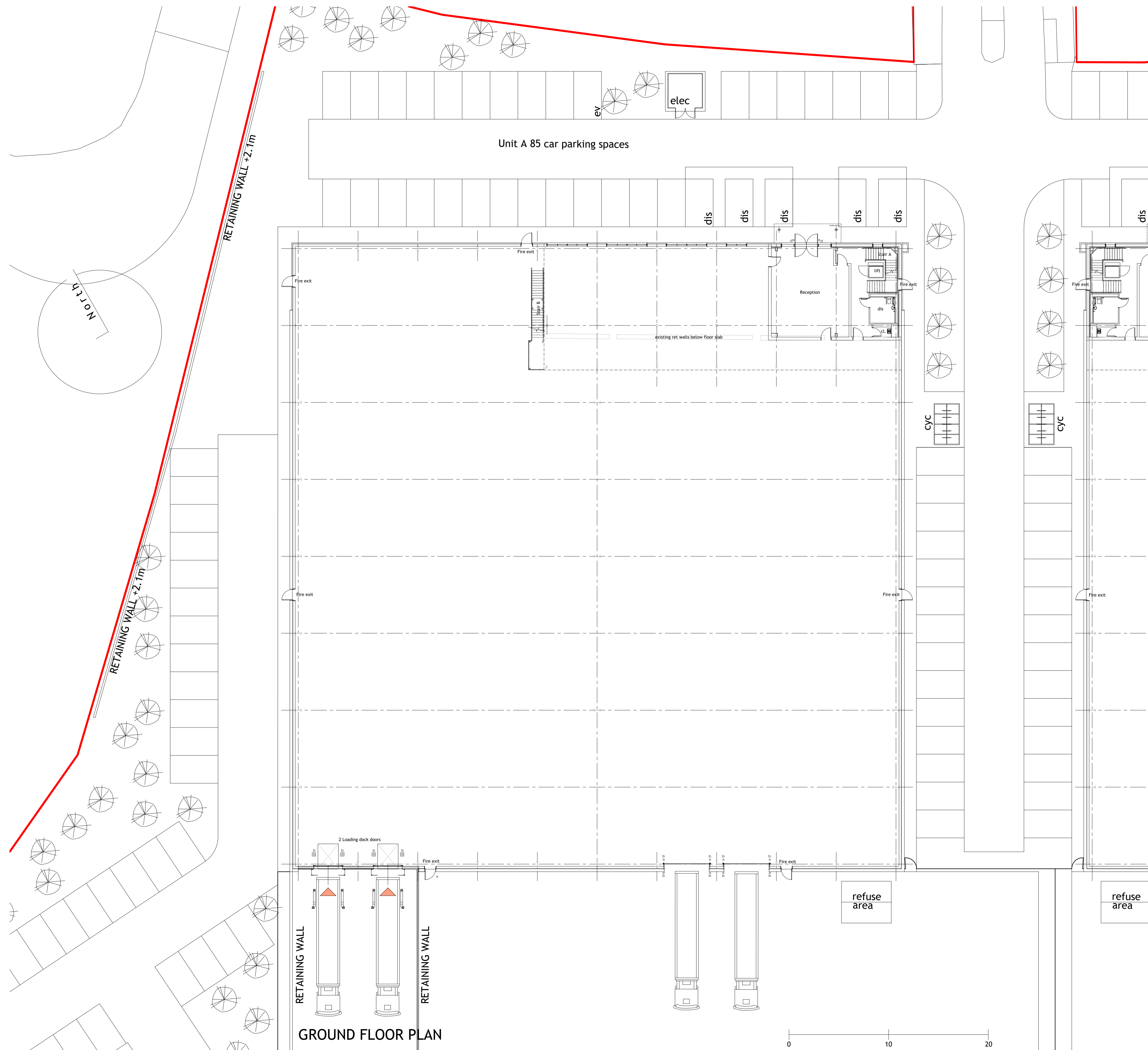
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Revision	Description	Date	Drafted	Checked
B	DOCKS ADDED TO UNIT A	25-04-24	DLD	LA
A	AMENDED TO INCORPORATE COMMENTS FROM PROJECT TEAM	03-04-24	DLD	LA

Client:
ashforddevelopments

Project:
**Westfield Road
PITSTONE**

Drawing Title:
**UNIT A
GROUND FLOOR PLAN**

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Scale @ A1: 1:200
Date: March 24
Drafted: DLD
Checked: LA

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8860	WGA				A	P100	P	B

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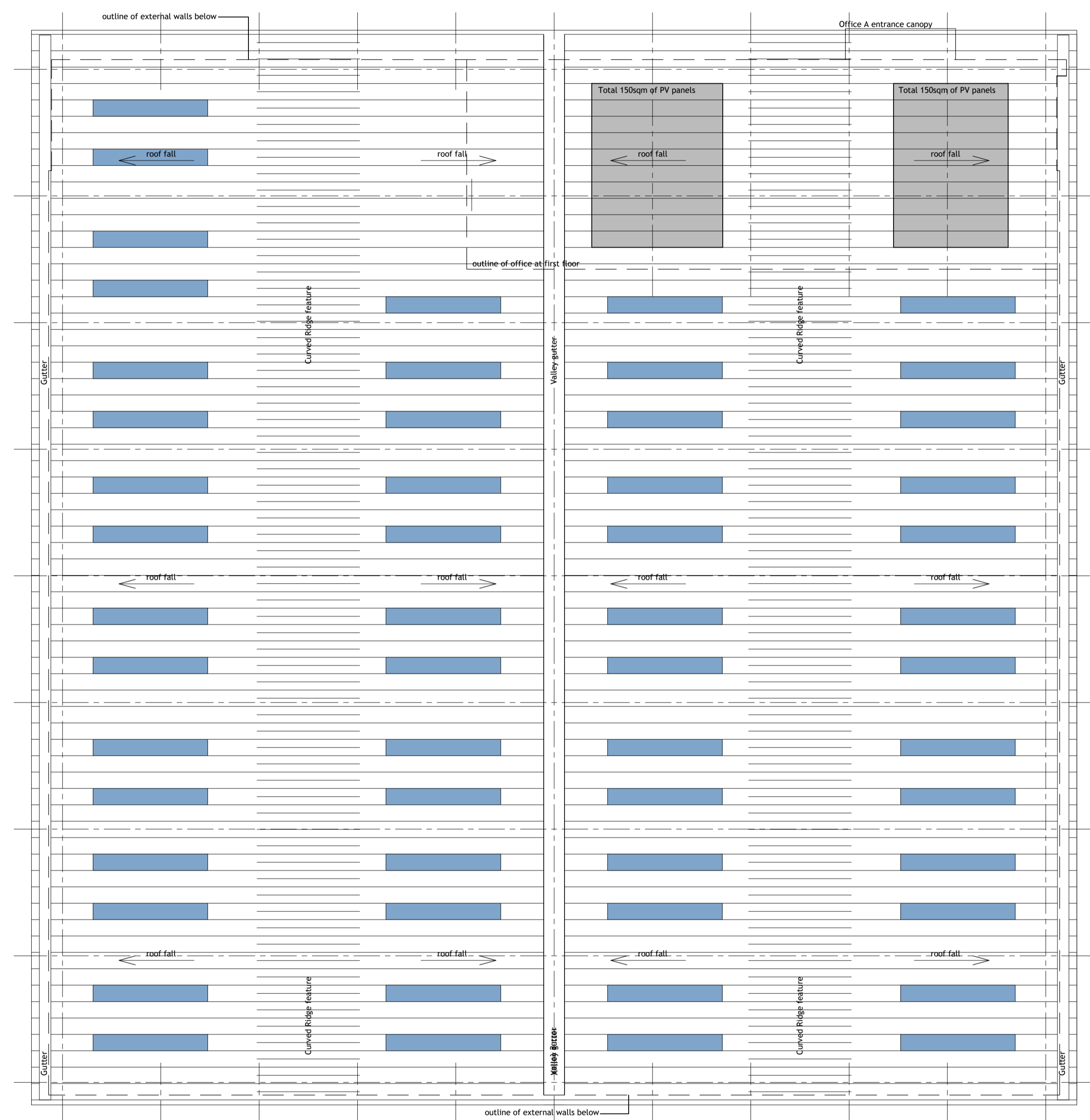
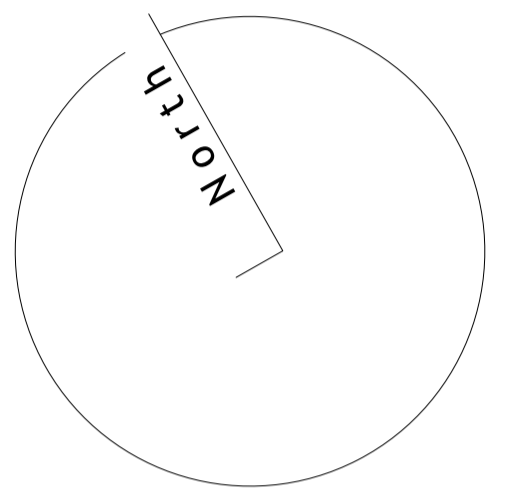
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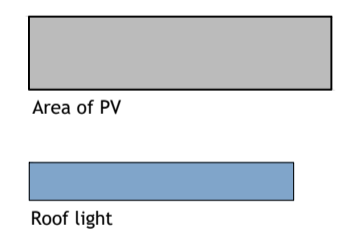
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ROOF PLAN
10% roof lights and 150sqm of PV panels above office area.

Built up as Composite roof cladding system with curved ridge feature and pv panels above office area outer sheet coated in hps200 ultra finish Colour - Gossewing Grey



Revision	Description	Date	Drafted	Checked
A	AMENDED TO INCORPORATE COMMENTS FROM PROJECT TEAM	03-04-24	DLD	LA



Project:
**Westfield Road
PITSTONE**

Drawing Title:
**UNIT A
ROOF PLAN**



PLANNING

Scale @ A1:	Date:	Drafted:	Checked:					
1:200	March 24	DLD	LA					
Job No:	Origin:	Vol:	Level:	Type:	Role:	No:	Status:	Revision:
8860	WGA				A	P102	P	A

DESIGN: MATERIALS

Building materials have generally been reassessed and amended slightly to keep the design intent of the extant consent but with confirmed and current colour and profile references that we believe will have a much greater resistance to fade and deterioration than those previously approved.

1. Roof Cladding Panels

Colour: Goosewing Grey

Trapezoidal profile roof cladding panels using consistent panel sizes and aligned panel joints with curved ridge feature and pv panels above office area.

2. Profiled Cladding Panels

Colour: Pure Grey

Horizontally laid trapezoidal profile cladding panels using consistent panel sizes and aligned panel joints to ensure consistency across all elevations. These panels are used at high level for a consistent and neutral appearance.

3. Profiled Cladding Panels

Colour: Alaska Grey

Vertically laid trapezoidal profile cladding panels using consistent panel sizes and aligned panel joints to ensure consistency across all elevations. These panels are used along the majority of the building elevations for a consistent and neutral appearance.

4. Profiled Cladding Panels

Colour: White

Horizontally laid microrib profile cladding panels using consistent panel sizes and aligned panel joints to ensure consistency across all elevations with preformed corners for refined detailing. These panels form the building bookends and office cladding.

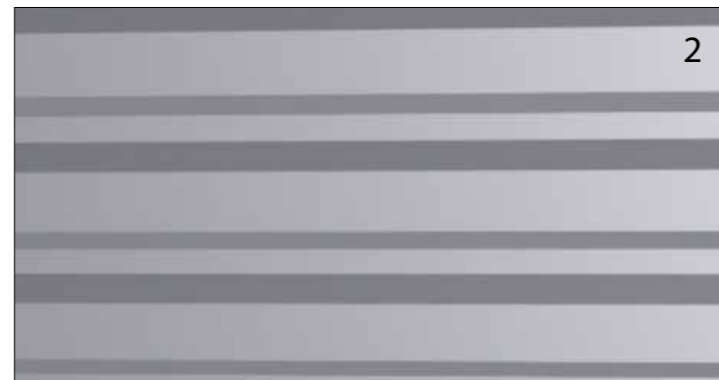


Fig. 18 Material Images



5. Flat Cladding Panels

Colour: Ocean Blue

Horizontally laid flat cladding panels using consistent panel sizes and aligned panel joints to the leading corners of each unit. This provides the visual feature to each unit.

6. Feature Steelwork

Colour: White

Feature entrance canopy supported by white steelwork and consisting of goosewing grey roof cladding with white soffit liner.



7. Flat Cladding Panels

Colour: Grey Tint Glass & Dark Grey Frames

Polyester powder coated aluminium curtain wall and window systems with integrated doors, acting as an entrance feature to the office block and general office windows.

8. Steel Doorsets

Colour: Anthracite or White

Polyester powder coated steel doorsets coloured depending on the location within the various cladding types / colours.



9. Service Yard Docks & Integral Doors

Colour: Dark Grey Doors & Self Finish Concrete

A mixture of overhead door systems (All units) and dock door systems set within precast concrete dock walls (Units C & D) to serve the functional requirements of the buildings. The doors are coloured to contrast with the adjacent cladding for maximum legibility.

Fig. 19 Material Images

CONCLUSION



This Design Document illustrates the amendments to the existing planning permission that have occurred through design development. This document demonstrates the extent of the changes and how the design has been developed to closely reflect the originally approved scheme while taking into account site considerations and regulatory requirements which have occurred since 2003 to formulate the optimal solution for the project.