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all dimensions to be checked on site and architect notified of any discrepancies prior to commencement.  
do not scale.

notes:

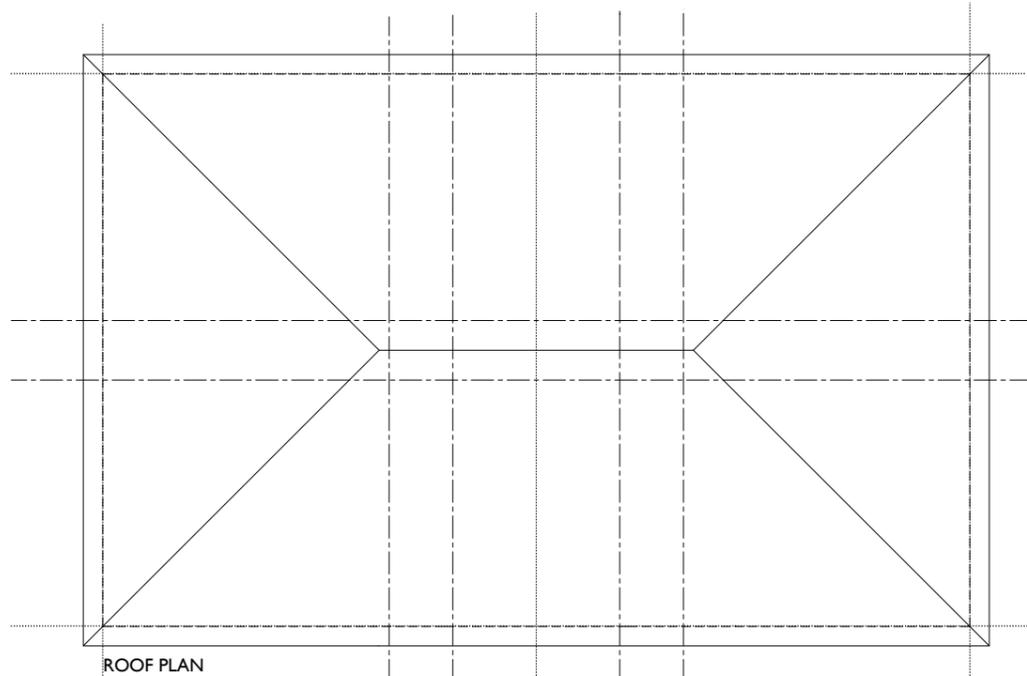
262.7 sqm NET ground floor of office (not inc 5m wide reception)  
303.3 sqm NIA ground floor of office (inc all reception ie - no lobby)  
294.9 sqm NIA first floor of office (prob requires lobby)

350.2 sqm GIA per floor (not inc int columns)  
380.6 sqm GEA per floor

Teapoints not kitchens included (no cooker)  
= rentable area and no special extraction requirements)

557.6 sqm total NET/NIA (NIA not inc reception)  
598.2 sqm total NIA (not inc core)  
700.4 sqm total GIA (not inc int columns)  
761.2 sqm total GEA (Excluding plant)  
78.5% Efficiency (NIA area to gross)

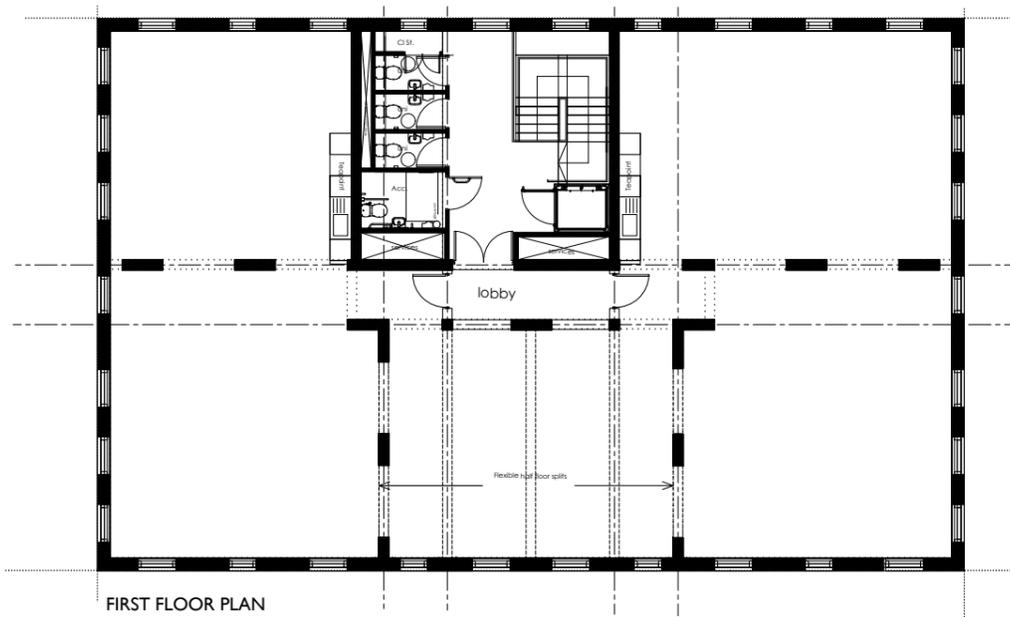
Car Parking at 1 to 20sqm of max NIA = 30  
Accessible Parking at 5% = 2



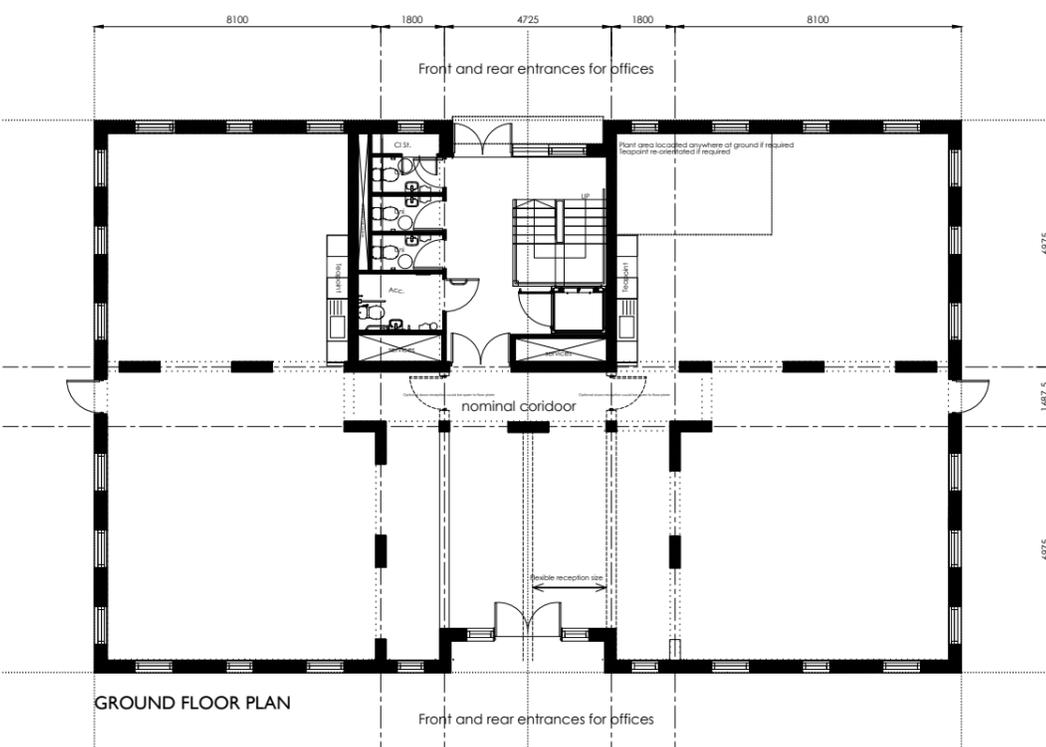
ROOF PLAN

Half floor splits (flexible locations)  
Stannah MidLift SL 1100x1400 platform or similar

Indicative structural solution subject to SE input  
Indicative fire strategy subject to approved inspector input  
Indicative areas subject to detail design



FIRST FLOOR PLAN



GROUND FLOOR PLAN

A	30.05.18	Drawing amended to accord with conservation officer response dated 20th March 2018	BSR	BSR
rev:	date:	comment(s):	name:	check:



status: **PLANNING** RIBA Stage: **3**

client: **Linden Homes Thames Valley**

job: **RAF Upper Rissington New B1**

title: **Plot 2 - Office Scheme Floor Plans**

drawn: **PES** date: **10.05.17**

checked: **PES** scale @ a3:1:200 1:100@a1

job no: **C3338** drg no: **P020 Rev A**

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