

CMP Scenario 2024

Innovation Centre

Ground Conditions

Two bore holes 4m deep were formed on-site in the locations shown on the site plan drawing number B.02. The bore holes were part of a preliminary site investigation before the site was purchased for redevelopment. A desk study indicates that the site was originally developed as a coal gas extraction plant which closed in 1975 and the buildings were subsequently demolished. More recently the site was subject to domestic waste fly tipping and contamination. There has been one case of the site and surrounding area being flooded in the past 10 years. The water table level was measured in December and June and the bore hole records show the water table level in June 2023.

Planning Permission

Planning Permission for the development has been granted (subject to conditions) based on the attached drawings.

Planning Department to approve samples of external materials.

Planning Consent does not apply to any signage on the site or building which must be the subject of a separate application for Consent.

Services

All mains services are located under and to the development side of the adjacent trunk road.

Design Brief

The brief for the building is to provide start-up businesses with office and/or light industrial/laboratory spaces with shared social spaces. The internal walls separating the units should be of drywall construction rather than masonry to make the building more flexible for future expansion while maintaining sound transmission and fire separation requirements.

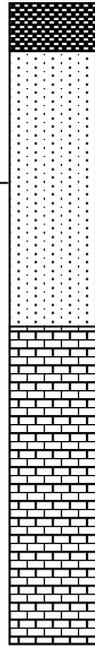
Tenants will be responsible for the internal fit-out of the units including process services to suit their needs.

Common areas, toilets, social areas will be fitted out by the developer.

Bore Holes

Bore Hole 1

Water Table 1.0m



0.4m sandy loam and vegetable soil

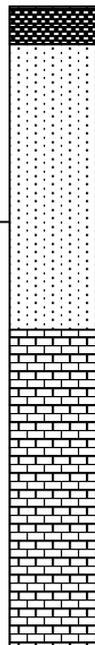
Sandy gravel

1.6m

Sandstone

Bore Hole 2

Water Table 1.3m



0.3m made up ground.

Sandy gravel

2.0m

Sandstone