



**NOTES ON PROPOSED LAYOUT**

**OVERVIEW**

- Plots are shown indicating B1, B2 or B8 uses
- Plots 1b is shown with alternative uses to retain flexibility to respond to future development demands
- Plots 1 has two access points and could be subdivided if required
- Developable floorspace, with uses as shown is 25,750m<sup>2</sup>
- Parking allowances are as RPG13, B1 one space per 35m<sup>2</sup>, B2 & B8 one space per 45m<sup>2</sup> with 3% of spaces being allocated for disabled users.
- The plans also show the public realm infrastructure to be provided as part of the development within the site boundary.

**PLOT 1A**

- B1 development
- 2 and 3 storey buildings
- 5,030m<sup>2</sup> floorspace
- Parking bays 143 (5 disabled)
- Keystone feature building orientated to estate entrance gateway and views to Walney channel
- Other building orientated to key public open spaces
- 3A and 3B can be developed as one larger plot

**PLOT 1B**

- B1/B2 development
- 3 storey buildings
- 8,400m<sup>2</sup> floorspace
- Parking bays 186 (6 disabled) based on B1 use
- Buildings orientated to south west views over Walney channel
- 3A and 3B can be developed as one larger plot

**PLOT 2**

- B2 development
- 2 storey buildings
- 7,120m<sup>2</sup> floorspace
- Parking bays 158 (5 disabled)
- Buildings arranged around internal courtyard and to give views over public open space

**PLOT 3**

- B8 development
- 1 storey buildings
- 5,200m<sup>2</sup> floorspace
- Parking bays 115 (4 disabled)
- Orientation to reduce impact of opening areas on estate road frontage
- Layout to permit potential access into adjacent dock yard area to south.

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CLIENT:	WEST LAKES RENAISSANCE		
PROJECT:	THE WATERFRONT - BARROW		
TITLE:	DEVELOPMENT MASTERPLAN PROPOSED LAYOUT C		
SCALE & SIZE:	CHECKED:	APPROVED:	
1:1250 @ A1	DDR	*	
CAD FILE:	DRAWN:	DATE:	
	NZ	SEPT 06	
START CHANGE:	DRAWING No:	REV:	
	CS010101/2/33	0	