

General Notes

- This document is to be used for the stated purpose only and should not be used for any other.
- Dimensions are all in millimetres, unless stated otherwise.
- All work is to be completed in accordance with the current UK Building Regulations.
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North



Site/Application Boundary
Ownership Boundary
Development Boundary
Plot Boundary
Canopy Extent
Multi-Storey Van Deck Extent

Schedule of Accommodation

Total GIA	348,870m ²	(32,658m ²)
Total GEA	357,553m ²	(33,552m ²)
Site Area	63.19 acres	25.57 ha
Net Developable Area	25.82 acres	10.45 ha

Unit 110:	CIH	15.0m
Warehouse GIA	134,614m ²	(12,506m ²)
Office (Incl. GF Core) GIA	8,245m ²	(766m ²)
Transport Office	2,530m ²	(236m ²)
Gatehouse	300m ²	(28m ²)
Total GIA	145,709m ²	(13,536m ²)
Total GEA	148,729m ²	(13,817m ²)
Plot Area	6.02 acres	2.44 ha

Unit 120:	CIH	10.0m
Warehouse GIA	27,803m ²	(2,583m ²)
Office (Incl. GF Core) GIA	3,993m ²	(371m ²)
Total GIA	31,797m ²	(2,954m ²)
Total GEA	33,131m ²	(3,076m ²)
Plot Area	1.90 acres	0.77 ha

Unit 210:	CIH	10.0m
Warehouse GIA	36,565m ²	(3,397m ²)
Office (Incl. GF Core) GIA	4,198m ²	(390m ²)
Total GIA	40,763m ²	(3,787m ²)
Total GEA	42,344m ²	(3,933m ²)
Plot Area	1.93 acres	0.78 ha

Unit 300:	CIH	10.0m
Warehouse GIA	119,136m ²	(11,068m ²)
Mezzanine GIA	14,133m ²	(1,313m ²)
Total GIA	133,269m ²	(12,381m ²)
Total GEA	136,863m ²	(12,724m ²)
Canopy	39,062m ²	(3,629m ²)
Plot Area	15.97 acres	6.46 ha

Project Name
Columba Park, Maldon Road, Sandon, Chelmsford

Employer
Pigeon

Project Address
Columba Park, Maldon Road, Sandon, Chelmsford

RIBA Workstage
2 - Concept Design

Status
S2 - Suitable for Information

Drawn	Checked	Created	Size
MS	MH	25/02/26	A1

UMC Reference
26077

Scale
As Indicated

LOD
2

LCI
2

Document Title
Masterplan

Document Reference
26077- UMC- SW- 00- DR- A- 0601

Revision Note

Coordination Update

