



KEY:

- Outline application boundary
- Detailed application boundary
- Development plot: Residential
- Development plot: Retail
- Development plot: Leisure/community
- Development plot: Office
- Development plot: Cultural/community
- Development plot: Energy centre
- Development plot: Hotel
- Main access roads - no built zone
- General pavement - no built zone
- Shared surface areas - no built zone
- Main green areas - no built zone

Note: Development plots include areas of public realm and amenity

AREAS SUMMARY (GEA):

Total maximum Residential (Class C3):	37,000 sqm
Total maximum Doctor's surgery (Class D1):	950 sqm
Total maximum Extra care home (Class C2):	4,200 sqm
Total maximum Retail (food store):	8,027 sqm
Total maximum small Retail and Cafes:	1,800sqm
Total maximum Leisure/community (Leisure centre + YMCA):	9,190 sqm
Total maximum Office (Class B1/B2):	13,957sqm
Total maximum Heritage centre (Class D1):	627 sqm
Total maximum Energy centre (Class B2):	235 sqm
Total maximum Hotel (Class C1):	3,200sqm
Total maximum:	79,186 sqm

Note: If no interest in Hotel, YMCA could expand to a total maximum of 9,000 sqm

0 10 20 30 m

REV	DATE	DESCRIPTION	BY	CHK
A	10/01/16	Draw for planning	NE	NE
B	10/03/16	Final Draw	NE	NE
C	10/01/17	Planning application	NE	NE

Allies and Morrison
 85 Southwark Street
 London SE1 0XK
 020 7921 0100
 020 7921 0101
 info@alliesandmorrisson.co.uk
 Telephone
 Facsimile
 Email
 JOB NO: 568

BROADWATER ROAD WEST, WELWYN GARDEN CITY
**OUTLINE PROPOSAL
 PARAMETER PLAN - DEVELOPMENT USES BY ZONE**
 568_PP_07_010
 SCALE: 1:500 @A0 1:1000 @A2

C
 revision