



**BROADFIELDS INNOVATION & BUSINESS PARK
TILBURY ROAD
EAST HORNDON
BRENTWOOD
ESSEX
CM13 3LS**

TRANSPORT ASSESSMENT

Volume 2 of 5

on behalf of
MM PROPERTIES (LONDON) LIMITED

PMcL/3386d5/September 2022



Volume 1 of 5

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NWA-0503-A20-007 - Indicative Site Layout (Nicholas Webb Architects plc)

REDW-3386-404 – A128 Tilbury Road / Station Road Traffic Signals Layout

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REDW-3386-405 – Site Access Plan

REDW-3386-406 - Accessibility Plan

REDW-3386-407 - Bus Services Accessibility Plan

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APPENDIX B

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APPENDIX C

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APPENDIX D

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APPENDIX E

Personal Injury Accident Data



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APPENDIX F

TRICS Assessment



BUILDING AREA TABLE

Building	BH	GF	FF	SF / mezz	TOTAL GIA (including Office space in m ²)	Office Area
B1	6	900	0	0	900	194
B2	9	900	300	0	1200	400
B3	9	1200	300	200	1700	600
B4	12	3080	300	440	3820	600
B5	9	424	160	0	584	320
B6	9	830	110	0	940	220
B7	12	2280	200	300	2780	450
B8	12	4576	436	656	5668	872
B9	12	4600	432	772	5804	864
B10	12	3240	340	663	4243	680
SUBTOTAL					27678	5350

Small businesses buildings

Building	BH	GF	FF	SF / mezz	TOTAL GIA (including Office space in m ²)	Office Area
B11	5	52	0	0	52	12
B12	5	52	0	0	52	12
B13	5	52	0	0	52	12
B14	5	52	0	0	52	12
B15	5	52	0	0	52	12
B16	5	52	0	0	52	12
B17	5	52	0	0	52	12
B18	5	52	0	0	52	12
B19	5	52	0	0	52	12
B20	5	52	0	0	52	12
B21	5	52	0	0	52	12
B22	5	52	0	0	52	12
B23	5	52	0	0	52	12
B24	5	52	0	0	52	12
B25	5	52	0	0	52	12
B26	5	52	0	0	52	12
B27	5	52	0	0	52	12
B28	5	52	0	0	52	12
B29	5	52	0	0	52	12
B30	5	52	0	0	52	12
B31	5	52	0	0	52	12
B32	5	52	0	0	52	12
B33	5	52	0	0	52	12
B34	5	52	0	0	52	12
B35	5	52	0	0	52	12
B36	5	52	0	0	52	12
B37	5	52	0	0	52	12
B38	5	52	0	0	52	12
B39	5	52	0	0	52	12
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B91	5	52	0	0	52	12
B92	5	52	0	0	52	12
B93	5	52	0	0	52	12
B94	5	52	0	0	52	12
B95	5	52	0	0	52	12
B96	5	52	0	0	52	12
B97	5	52	0	0	52	12
B98	5	52	0	0	52	12
B99	5	52	0	0	52	12
B100	5	52	0	0	52	12
SUBTOTAL					4344	1680
TOTAL SITE GIA					32023	

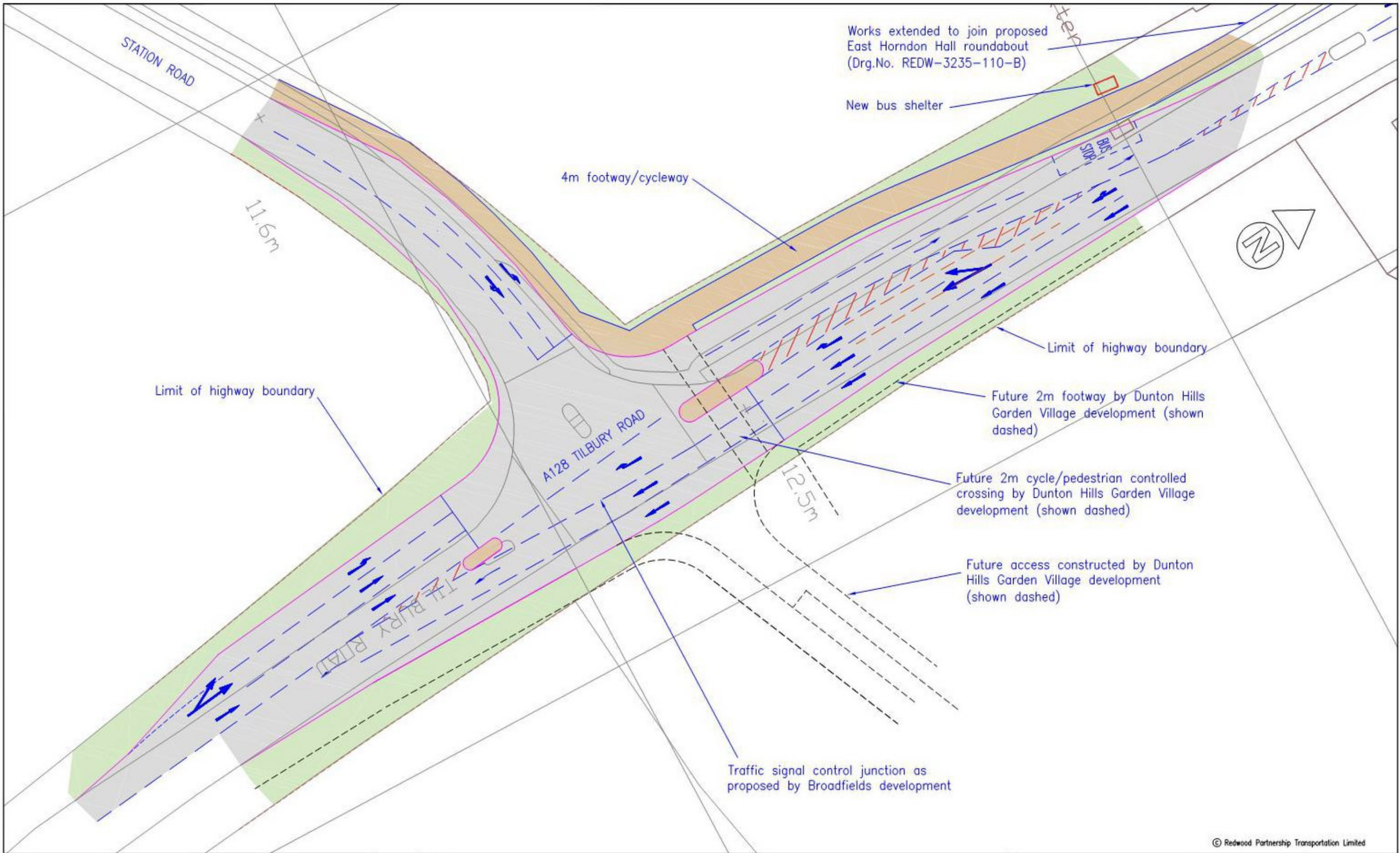
Indicative Site Layout scale 1:1250 @ A1

Revision	Notes	Date	Drawn By	Checked By
-	Issued for review	09.09.2022	AS	NW


Notes:
 All setting out of work to be checked before work commences.
 Any errors to be reported to Nicholas Webb Architects before any further work is carried out.
 Work only to measured dimension, do not scale.

Project: Broadfields Innovation and Business Park	Client: MM Properties (London) Ltd.
Date: 09.09.2022	Title: Indicative Site Layout
Drawn: AS	Status: Feasibility
Checked: NW	Drawing: 0503-A20-007
Scale: 1:1250 @ A1	Rev: -

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Client MM PROPERTIES LONDON LTD		Project BROADFIELDS INOVATION & BUSINESS PARK, TILBURY ROAD,BRENTWOOD, ESSEX		REDWOOD PARTNERSHIP CONSULTING ENGINEERS & TRANSPORTATION PLANNERS  Maritime House, Basin Road North, Portslade, Brighton, BN41 1WR www.redwoodpartnership.co.uk	
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