



Valley Ridge Schedule of Areas						
Unit No.	Building Area (ft²)	Office Area (ft²)	External Area (ft²)	Use Class	FFL (m)	Ridge Height (m)
U01	50,540	3,134	36,958	B8	24.000	42.000
U02	37,359	3,134	30,626	B8	24.000	42.000
U03	105,294	3,864	69,146	B8	58.000	76.000
U04	77,740	3,290	62,415	B8	56.000	74.000
U05	115,404	3,290	77,693	B8	54.000	72.000
U06	113,561	3,290	60,011	B8	54.000	72.000
U07	124,313	3,290	82,300	B8	52.000	70.000
U08	179,958	3,290	101,144	B8	52.000	70.000
U09	126,747	3,290	76,782	B8	48.000	66.000
U10	126,747	3,290	74,849	B8	44.000	62.000
U11	32,906	2,578	42,659	B8	42.000	60.000
U12	37,209	2,578	35,412	B8	42.000	60.000
U13	37,209	2,578	37,143	B8	46.000	64.000
U14	124,218	3,290	67,929	Sui Generis	50.000	70.000
U15	158,325	3,290	100,598	Sui Generis	50.000	70.000
U16	127,449	3,290	54,934	Sui Generis	50.000	70.000
U17	150,486	6,072	94,132	Sui Generis	50.000	70.000
A	n/a	n/a	7,945	n/a	n/a	n/a
B	n/a	n/a	n/a	n/a	n/a	n/a
C1	143,297	n/a	294,848	B1 / E	24.000	32.000-38.000
C2	153,061	n/a	276,827	B1 / E	65.000	73.000-79.000
D	n/a	n/a	n/a	n/a	n/a	n/a
E	10,000	n/a	49,102	B1 / E	60.000	68.000
F	n/a	n/a	597,598	Sui Generis	68.000	n/a
G	0	n/a	217,572	B8	49.000	n/a
H	0	n/a	1,002,402	B8	54.000-58.000	n/a
Total	2,031,823	56,838	3,551,025			

Master Key

Planning Boundary

Scale 1:5000

050100150200250

500 metres

Rev.	Date	Drawn	Description	Checked
P01	01.10.25	CM	First Issue	BS
P02	02.10.25	CM	Changes Recommended by DCS/WWA	BS
P03	16.10.25	CM	Section Lines Added	BS
P04	20.10.25	CM	Infrastructure & Planning Boundary Amended	JP
P05	23.10.25	CM	Infrastructure & Planning Boundary Amended	JP
P06	24.10.25	CM	Infrastructure Amended	JP
P07	11.11.25	CM	Infrastructure Amended	JP

TEAM AB

CONCEPT-DESIGN-BUILD

Unit 2 Port One Logistics Park, Venture Way, Great Blakenham, IP6 0PQ

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This drawing is to be read in conjunction with all relevant drawings and specifications.

WORKS TO FIGURED DIMENSIONS ONLY. ALL MEASUREMENTS ARE TO BE CHECKED ON SITE AND ANY DISCREPANCIES REPORTED TO TEAM AB SERVICES LIMITED.

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Project

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Drawing Title

Proposed Masterplan

Scales

1:5000

A1/A1 Size

Drawn

CM

Date

01.10.25

Drawing Number

25-0202-TAB-DE-00-A-2001-P07