



PLANNING



General Notes

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Other than for the purposes of planning, do not scale these drawings. Use written dimensions only. All dimensions to be checked on site prior to commencement of work.

Ordnance Survey Data

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Site and plot boundaries are shown indicatively only and subject to confirmation.

Key

- SITE BOUNDARY
- DEMOLITION LINES
- SINC boundary
- 20 m SINC buffer
- REFUSE STORES
- COVERED CYCLE PARKING
- INTERNAL WALL MOUNTED CYCLE HOOKS
- GREEN LANDSCAPED AREAS
- GARDEN TABLE AND BENCH
- ELECTRIC CAR CHARGING STATION TO ENGINEER'S DETAIL
- CAR SHARING SPACES
- FIRE EXIT DOOR BOLLARDS - flat top, 100mm diameter, 0.9m high, root fixed, stainless steel grade 316
- GOODS DOOR BOLLARDS - flat top, 150mm diameter, 1.2m high, root fixed, stainless steel grade 316

Notes

Car parking: Total 110no. spaces including 7no. Disabled, 18no. EV spaces and 6no car share spaces.

Cycle storage: Total 46no. spaces provided via 30no. external stay hoops and 16no. internal wall mounted hooks.

Buildings 10, 11 and 12 FFLs are subject to specialist design and confirmation.

Consented Development Platforms

DEVELOPMENT PLATFORM 1
PLOT PARAMETERS:
Platform area: 4,714sqm.
Maximum Plot Ratio: 47.5%
Maximum Building Height (to haunch): 7m
Use Classes: B1(b)(c), B8

DEVELOPMENT PLATFORM 2
PLOT PARAMETERS:
Platform area: 8,459sqm.
Maximum Plot Ratio: 49%
Maximum Building Height (to haunch): 12m
Use Classes: B1(b)(c), B8

GEA area schedule

GEA Area schedule		
GEA: including mezzanine floors		
	sq m	sq ft
BUILDING 10	4453	47932
BUILDING 11	983	10581
BUILDING 12	983	10581
TOTAL	6419	69093

A 28-02-23 Planning Issue.

JL TB

Proposed Site Plan

CBP - BSL - D2 - XX - DR - A - 2001 - PL - A

JAN 2023

22093: CHALCROFT 3

1:250 @ A1

CHALCROFT BUSINESS PARK

Drawn JL

Client: FIPWEL

Checked SS

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