



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
- Maximum Northern build line
- 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 103no. spaces including 6no. Disabled, 10no. EV spaces and 4no car share spaces.

Cycle storage: Total 46no. spaces provided via 20no. external stay hoops and 10no. internal wall mounted hooks.

Building 10 FFL is subject to specialist design and confirmation.

Development Platform

Platform area: 13,173sqm.
Maximum Plot Ratio: up to 48.8%
Maximum Building Height (to haunch): 12m
Maximum Building Height (to ridge): 15.5m
Use Classes: E(g)(ii), E(g)(iii), B2, B8

GEA & GIA area schedule

GEA Area schedule		
GEA: including mezzanine floors		
	sq m	sq ft
Building 10	6420	69104

A 10-03-23 Planning Issue. JL JL

Proposed Site Plan

CBP - BSL - D2 - XX - DR - A - 2201 - PL - A
22093: CHALCROFT 3
Client: FIPWEL
MAR 2023
1:250 @ A1
Drawn FN
Checked TB

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