



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
- 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 30no. spaces provided via 10no. external stay hoops and 10no. internal wall mounted hooks.

Buildings 10 and 11 FFLs are shown indicatively and are subject to specialist design and confirmation.

Development Platform

Platform area: 13,173sqm.
Maximum Plot Ratio: up to 48.8%
Maximum Building Height (to haunch): 14m
Use Classes: E(g)(ii), E(g)(iii), B8

GEA & GIA area schedule

GEA Area schedule			GIA Area schedule		
GEA: Including mezzanine floors			GIA: Including party walls and mezzanine floors		
	sq m	sq ft		sq m	sq ft
BUILDING 10	3298	35499	BUILDING 10	3185	34283
BUILDING 11	3122	33605	BUILDING 11	3013	32432
TOTAL	6420	69104	TOTAL	6198	66715

C	08-01-24	Notes updated	JL	JL
B	10-10-23	PLANNING APPLICATION	TB	TB
A	24-05-23	Draft Issue.	FN	TB

Proposed Site Plan

CBP - BSL - D2 - XX - DR - A - 2101 - PL - C
22093: CHALCROFT 3
Client: FIPWEL
MAY 2023
1:250 @ A1
Drawn JL
Checked TB

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