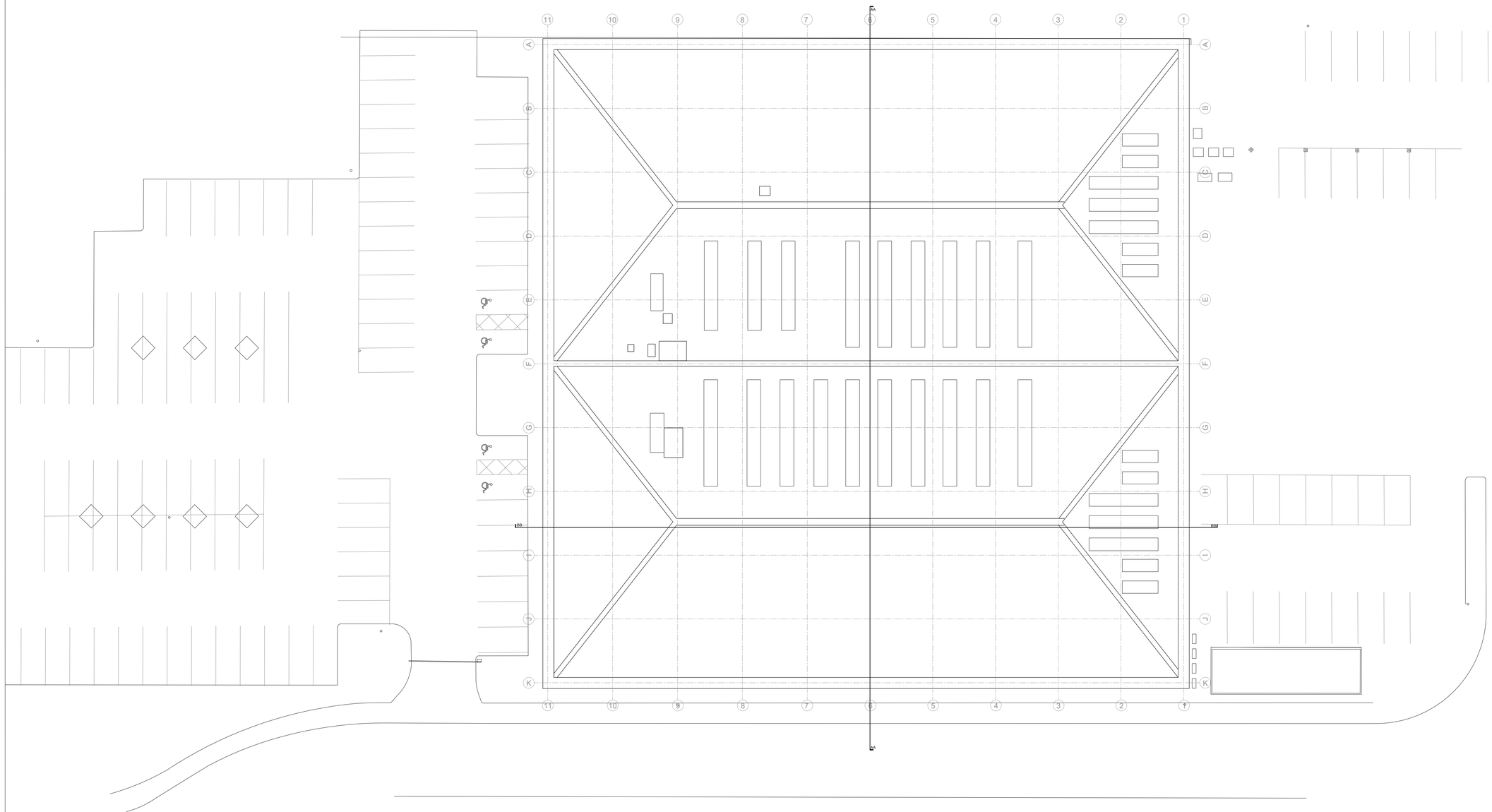


0m 4 8 12 20

1:200@A1

NORTH

A1

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The contractor shall check and verify all dimensions on site and report any discrepancies in writing to Ben Reed Architects before proceeding with work.

FOR ELECTRONIC DATA ISSUE

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AREA MEASUREMENT

The areas are approximate and can only be verified by a detailed dimensional survey of the completed building. Any decisions to be made on the basis of these predictions, whether as to project viability, pre-letting, lease agreements or the like, should include due allowance for the increases and decreases inherent in the design development and building processes. Figures relate to the likely areas of the building at the current state of the design and using the Gross External Area (GEA) / Gross Internal Area (GIA) / Nett Internal Area (NIA) method of measurement from the Code of Measuring Practice, 5th Edition (RICS Code of Practice). All areas are subject to Town Planning and Conservation Area Consent, and detailed Rights to Light analysis.

NOTES:

REV	DATE	AMENDMENT
C	28.08.26	Car Parking added
B	07.08.26	PLANNING ISSUE
A	23.04.26	General Updates

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DRAWING

PROPOSED ROOF AND SITE PLAN

SCALE @ A1	1:200
DATE	10.04.2026
DRAWING NO.	472-10-103 REV. C