

Plot L

Unit L-1
GIA (Ground floor and First Floor Offices (≈ 7.5%) = 60,850 Sqft / 5,653.13 Sqm
Building height - 10m to haunch
Car Parking
B8 parking (1 per 100m2 = 57) - Actual = 57 (inc 4 dis at ≈ 6% and 6 EVCP ≈ 10%)
B2 parking (1 per 60m2 = 97) - Additional 38 spaces indicated as dashed bays on yard
Cycle parking ≈ 12 spaces (BREEAM)
M/C parking (1 per 4000m2) = 2 spaces

Unit L-2
GIA (Ground floor and First Floor Offices (≈ 7.5%) = 39,854 Sqft / 3,702.56 Sqm
Building height - 8m to haunch
Car Parking
B8 parking (1 per 100m2 = 38) - Actual = 38 (inc 3 dis at ≈ 6% and 4 EVCP ≈ 10%)
B2 parking (1 per 60m2 = 62) - Additional 24 spaces indicated as dashed bays on yard
Cycle parking ≈ 8 spaces (BREEAM)
M/C parking (1 per 4000m2) = 1 spaces

Unit L-3
GIA (Ground floor and First Floor Offices (≈ 7.5%) = 15,784 Sqft / 1,466.35 Sqm
Building height - 7m to haunch
Car Parking
B8 parking (1 per 100m2 = 14) - Actual = 14 (inc 2 dis at ≈ 6% and 2 EVCP ≈ 10%)
B2 parking (1 per 60m2 = 24) - Additional 10 spaces indicated as dashed bays on yard
Cycle parking ≈ 3 spaces (BREEAM)
M/C parking (1 per 4000m2) = 1 space

Unit L-4
GIA (Ground floor and First Floor Offices (≈ 7.5%) = 21,365 Sqft / 1,984.89 Sqm
Building height - 8m to haunch
Car Parking
B8 parking (1 per 100m2 = 20) - Actual = 20 (inc 2 dis at ≈ 6% and 2 EVCP ≈ 10%)
B2 parking (1 per 60m2 = 34) - Additional 14 spaces indicated as dashed bays on yard
Cycle parking ≈ 5 spaces (BREEAM)
M/C parking (1 per 4000m2) = 1 space

Site plan proposals subject to detailed level / cut and fill / retaining structure assessment and plot drainage connection provision

Plot L Outline Planning consent for B1 / B2 and B8 building use 7m / 9m haunch and FFL of 148.5.



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DO NOT SCALE, REFER TO FIGURED DIMENSIONS ONLY

REVISIONS			
REV	DATE	PSL	BLG
P01	20/03/23	PSL	BLG
P02	17/04/23	PSL	BLG
P03	20/04/23	PSL	BLG
P04	21/04/23	PSL	BLG
P05	04/05/23	PSL	BLG
P06	10/05/23	PSL	BLG
P07	24/08/23	PSL	BLG
P08	01/09/23	PSL	CF

ISSUED FOR COMMENT
REVISED TO LATEST BUILDING ARRANGEMENT
ADDITIONAL SUB STN'S AS ADVISED BY BWB
CONDENSER COMPOUNDS INDICATED
TIMBER FENCE ADDED BETWEEN UNITS L2 AND L3
RETAINING WALL ADDED BETWEEN UNIT L1 AND L2 YARD AS BWB LEVEL PROPOSALS
ACCESS ROAD REVISED IN LINE WITH BWB SWEEP PATH DRAWINGS
APPLICATION BOUNDARY REVISED TO INCLUDE LANDSCAPE WORKS
ACCESS ROAD REVISED IN LINE WITH FURTHER BWB UPDATES
UNIT L2 LOADING BAYS AND SPRINKLER TANKS RELOCATED AS REQUESTED BY BWB (TELECON 28/04/23)
RETAINING WALLS REVISED IN LINE WITH BWB PROPOSALS
ACCESS ROAD AND PLOT ACCESSES REVISED IN LINE WITH BWB PROPOSALS RECEIVED 28/04/23
UNIT L4 LEVEL LOADING BAYS MOVED AS REQUESTED BY BWB
UNIT L2 LEVEL LOADING BAYS ADJUSTED TO COORDINATE WITH BUILDING CLADDING PROFILE / ARRANGEMENT
SITE PLAN AND UNITS L1 AND L4 REVISED TO ACCOMMODATE BWB LATEST DITCH DIVERSION PROPOSALS
CYCLE PARKING PROVISION REVISED FOR BREEAM
MANUAL SLIDING GATES ADDED TO UNITS 1, 3 AND 4 YARD ENTRANCES TO SUIT PROPOSED YARD LEVELS (UNIT 1) AND INCREASED WIDTHS (UNITS 3 AND 4)

WB Wilson Bowden Developments

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PROJECT
KINGSWAY BUSINESS PARK
ROCHDALE

TITLE
**SITE PLAN
PLOT L**

SCALE	DATE
1:500	28/02/23

DLA REF	DRAWN	REVIEWED
2022-147	PSL	BLG

PROJECT	ORIGIN/R	ZONE	LEVEL	TYPE	ROLE	NUMBER
KPL	DLA	LS	XX	DR	A	90002

STATUS
PLANNING

REVISION
P08

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