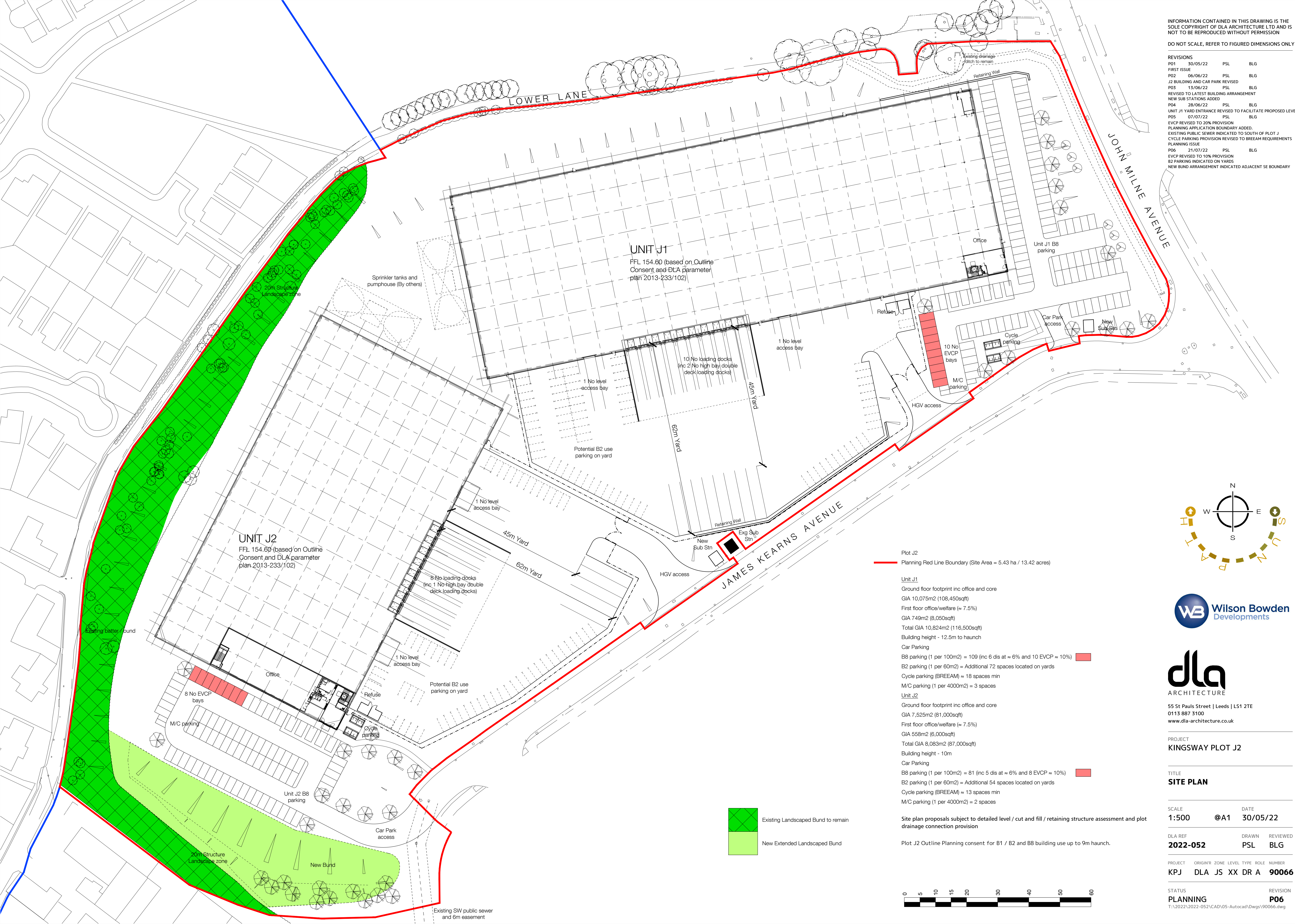
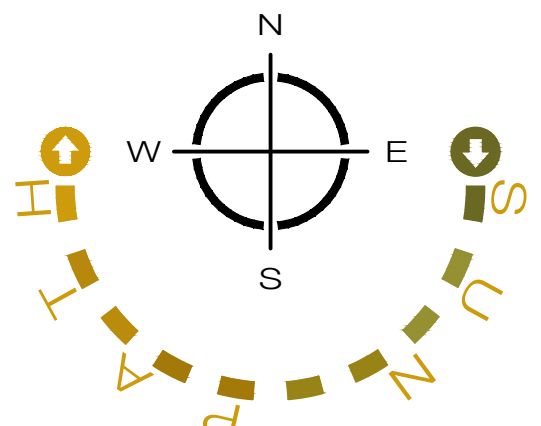




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DO NOT SCALE, REFER TO FIGURED DIMENSIONS ONLY			
REVISIONS			
P01	30/05/22	PSL	BLG
FIRST ISSUE			
P02	06/06/22	PSL	BLG
J2 BUILDING AND CAR PARK REVISED			
P03	13/06/22	PSL	BLG
REVISED TO LATEST BUILDING ARRANGEMENT			
NEW SUB STATIONS ADDED			
P04	28/06/22	PSL	BLG
UNIT J1 YARD ENTRANCE REVISED TO FACILITATE PROPOSED LEVELS			
P05	07/07/22	PSL	BLG
EVCP REVISED TO 20% PROVISION			
PLANNING APPLICATION BOUNDARY ADDED			
EXISTING PUBLIC SEWER INDICATED TO SOUTH OF PLOT J			
CYCLE PARKING PROVISION REVISED TO BREEAM REQUIREMENTS			
PLANNING ISSUE			
P06	21/07/22	PSL	BLG
EVCP REVISED TO 10% PROVISION			
B2 PARKING INDICATED ON YARDS			
NEW BUND ARRANGEMENT INDICATED ADJACENT SE BOUNDARY			



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PROJECT
KINGSWAY PLOT J2

TITLE
SITE PLAN

SCALE
1:500

DATE
30/05/22

DLA REF
2022-052

DRAWN
PSL

REVIEWED
BLG

PROJECT
KPJ

ORIGIN'R
DLA

ZONE
JS

LEVEL
XX

TYPE
DR

ROLE
A

NUMBER
90066

STATUS
PLANNING

REVISION
P06

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Plot J2
Planning Red Line Boundary (Site Area = 5.43 ha / 13.42 acres)

Unit J1
Ground floor footprint inc office and core
GIA 10,075m² (108,450sqft)
First floor office/welfare (≈ 7.5%)
GIA 749m² (8,050sqft)
Total GIA 10,824m² (116,500sqft)
Building height - 12.5m to haunch
Car Parking
B8 parking (1 per 100m²) = 109 (inc 6 dis at ≈ 6% and 10 EVCP ≈ 10%)
B2 parking (1 per 60m²) = Additional 72 spaces located on yards
Cycle parking (BREEAM) = 18 spaces min
M/C parking (1 per 4000m²) = 3 spaces

Unit J2
Ground floor footprint inc office and core
GIA 7,525m² (81,000sqft)
First floor office/welfare (≈ 7.5%)
GIA 558m² (6,000sqft)
Total GIA 8,083m² (87,000sqft)
Building height - 10m
Car Parking
B8 parking (1 per 100m²) = 81 (inc 5 dis at ≈ 6% and 8 EVCP ≈ 10%)
B2 parking (1 per 60m²) = Additional 54 spaces located on yards
Cycle parking (BREEAM) = 13 spaces min
M/C parking (1 per 4000m²) = 2 spaces



Existing Landscaped Bund to remain

New Extended Landscaped Bund

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

Plot J2 Outline Planning consent for B1 / B2 and B8 building use up to 9m haunch.