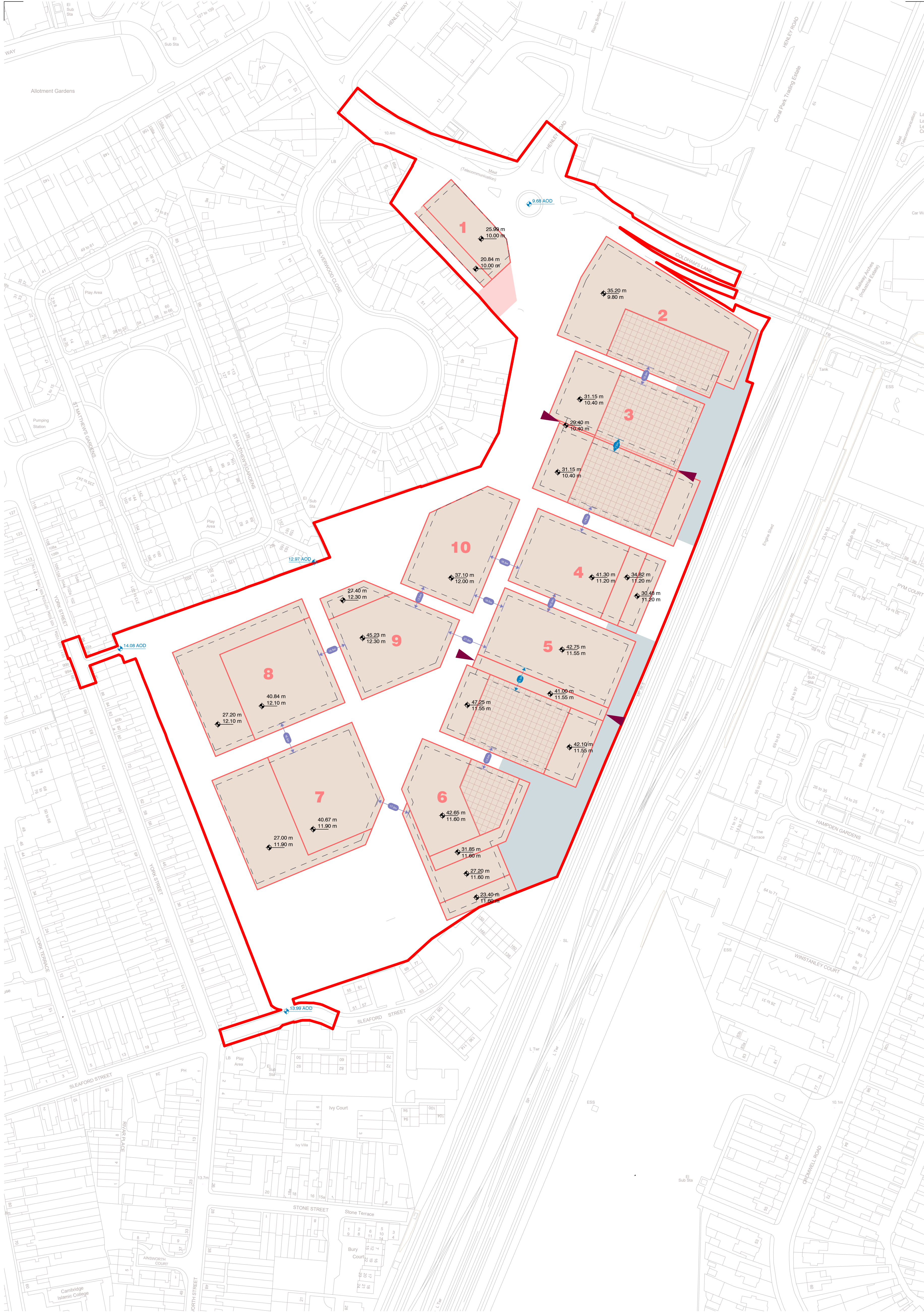




Dimensions to be verified on site.
Use figured dimensions only. Do not work from reduced scale drawings.
Please refer to scale and sheet size as indicated.

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DO NOT SCALE



Maximum Percentage Plot Coverage

Plot	Percentage
1	90.0%
2	85.0%
3	85.0%
4	80.0%
5	87.5%
6	82.5%
7	87.5%
8	87.5%
9	80.0%
10	82.5%

Boundaries

Application Boundary

Building Plots

Building Plot Zone

Illustrative Building Plot Coverage

Recessed break in primary facade line. Refer to individual building design codes for conditions

Building Heights

Maximum building height

Top: AOD measured at parapet level and includes rooftop plant and PV but excludes any fume extract flues.
Base: AOD of primary ground floor level of the building

Reference Datum

Existing spot level

Separation Between Buildings

Minimum separation between buildings

Minimum separation between building elements within the same plot at roof level

Flues

Location for fume extract flues: to be located anywhere within the marked parameter height zone

Maximum height of flues to be up to an additional 25% of the host building as measured from ground floor to its highest point

No. of flues at each location to be determined at reserved matters applications

Other

Principal zone for supporting service structures including bulk & bottled gas storage and primary electrical substation. Additional supporting infrastructure may be provided through reserved matters applications

Zone for single storey covered cycle parking structures.

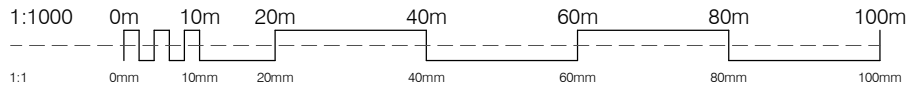
Plot identifier

Notes:

Size of buildings footprints to be controlled as a percentage coverage of maximum building plots - please refer to table in side bar of this sheet

Building envelope for lift overruns and access stairs may protrude past the maximum parameter height of Plot 10 only by a maximum of 1250mm

Basement extent to be determined at reserved matters and may exceed plot boundaries



P2	29.08.24	Revised Scheme Submission	LK	HN
P1	03.08.23	Planning Issue	LK	HN

Rev. Date	Revision	By	Checked
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Client

RAILPEN **RIDGELIFT**

Project

**The Beehive
Redevelopment**

Drawing Title

**Maximum Building Heights
& Plots**

Project Number	Suitability
1004	
Drawn by	Checked by
LK	HN
Scale @A1	Date
1 : 1000	03.08.2023
File Identifier	Revision
PO - LDA - ZZ - XX - DR - A - 08003	P2

Purpose of Issue

PLANNING ISSUE

Project Status

PLANNING