



- NOTES**
- Contractors must check all dimensions on site. Only figured dimensions are to be worked from. Discrepancies must be reported to the Architect or Engineer before proceeding. © This drawing is copyright.
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- KEY**
- Boundary line
 - Indicative development plot
 - Line of Root Protection Area (RPA) - calculated following guidelines set in BS 5837:2012
 - Existing Tree/Hedge BS 5837:2012 Category B
 - Existing Tree/Hedge BS 5837:2012 Category C

ACCOMMODATION

Unit 2 (B2/B8)	GIA (m ²)	GEA(m ²)
GF LOBBY	73	83
GF (PROD/WHSE)	3,335	3,460
1F OFFICE	319	361
TOTAL	3,727	3,904
	(40,177ft ²)	(42,022ft ²)

Cars	73 (1/54m ²)
Disabled Spaces @ 5%	(4)
Future Provision @ 5%	(4)
PTW @ 5% (1car=5 PTW)	4 = 1 car space
Active EV @20%	(15)
HGV	8

Cyles (LT) @1/500m ²	8
Cycles (ST) @ 1/1000m ²	4

OPEN YARD 885m²

Unit 3 (B2/B8)	GIA (m ²)	GEA(m ²)
GF LOBBY	78	90
GF (PROD/WHSE)	2,438	2,541
1F OFFICE	234	265
TOTAL	2,751	2,896
	(29,611ft ²)	(31,172ft ²)

Cars	51 (1/56m ²)
Disabled Spaces @ 5%	(3)
Future Provision @ 5%	(3)
PTW @ 5% (1car=5 PTW)	3 = 1 car space
Active EV @20%	(11)
HGV	6

Cyles (LT) @1/500m ²	6
Cycles (ST) @ 1/1000m ²	3

REV	DESCRIPTION	DRN	CHD	DATE
A	Boundary updated	SA	SA	09/01/2023

SCALE	1:500 @ A1	DATE	DEC 2022
DRAWN	SA	CHK	SA
DRAWING NO.	19128-P015	REV	A

TITLE STEVENAGE NORTHERN GATEWAY J8, A1 STEVENAGE

DETAILS PROPOSED MASTERPLAN - DETAIL (S)
FLOOD MITIGATION - OPT 1(H) - B2/B8

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**FOR PRE-APP
FLEXIBLE B2/B8 USE OPTION**

