

This drawing is to be read in conjunction with all relevant Architect, consultant and specialist drawings and specifications. The Architect is to be notified of any discrepancies before proceeding. Do not scale from this drawing. All dimensions and levels are to be checked on site. This drawing is subject to copyright. All work carried out before Planning and Building Permission has been granted is at the contractor's risk.

Note: Proposed drawing based on OS dig information. All illustrated dimensions are approximate and all site dimensions are to be checked on site and subject to site survey.

0 50 100 150m
1:500 SCALE

DEVELOPMENT PARAMETERS	
NET DEVELOPMENT AREA	2 HA
USE CLASSES	B1, B2, B8 AND SUI GENERIS
MAXIMUM FLOORSPACE (GIA)	8,500 SQM
MAXIMUM CAR PARKING RATIO	1 SPACE PER 35 SQM (B1) 1 SPACE PER 45 SQM (B2 / B8)



KEY

- APPROXIMATE DIMENSIONS AS NOTED
- APPROXIMATE POSITION OF PIPE
- INDICATIVE VEHICULAR CIRCULATION
- INDICATIVE POTENTIAL ACCESS ROAD TO HILLSIDE SPECIALIST SCHOOL
- INDICATIVE POTENTIAL WAITING AREA FOR HILLSIDE SPECIALIST SCHOOL PUPIL MINIBUS TAXIS
- EXISTING ROAD FRONTAGE TO BE RETAINED INCLUDING HEDGE
- EXISTING HEDGE AND TREES RETAINED
- PROPOSED LANDSCAPING
- EXISTING POND RETAINED
- PROPOSED MAIN ACCESS POINT
- LANDSCAPE / NO DEVELOPMENT BUFFER
- PROPOSED BUILDING ZONE A - MAX HEIGHT OF BUILDING APPROXIMATELY 8M
- PROPOSED BUILDING ZONE B - MAX HEIGHT OF BUILDING APPROXIMATELY 6M
- AREA FOR POTENTIAL FUTURE LOW-KEY DEVELOPMENT INCLUDING USES OFFERING SCOPE FOR WORK EXPERIENCE / COLLABORATION WITH HILLSIDE SPECIALIST SCHOOL
- Key:**
- LANDSCAPING AREA
- AREAS OF INCREASED PLANTING
- EXISTING PLANTING
- EXTENT OF SITE
- TREE PROTECTION ZONE

Client
BKW Developments

Job Title
Proposed Development to Land Off Blackburn Road Longridge

Drawing Title
Parameters Plan

Scale 1:500 @ A1	Date May 2017	Drawn RBM
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PROPOSED PARAMETERS SITE PLAN
SCALE 1:500

spa
SUNDERLAND PEACOCK ARCHITECTS

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