



- NOTES**
- All dimensions and levels are to be checked on site.
 - Any discrepancies are to be reported to the architect before any work commences.
 - This drawing shall not be scaled to ascertain any dimensions. Work to figured dimensions only.
 - This drawing shall not be reproduced without express written permission from AEW.
 - Title overlay drawings and ownership boundaries are produced using all reasonable endeavors. AEW cannot be responsible for the accuracy or scale discrepancy of base plans supplied to them.
 - All works are to be undertaken in accordance with Building Regulations and the latest British Standards.
 - All proprietary materials and products are to be used strictly in accordance with the manufacturers recommendations.

CDM 2015

Client notified of duties: -
 Principal Designer: -

Unless noted below, all known hazards have been highlighted on the drawing:

- Key:**
- Site ownership boundary (TBC) = 4.12 acres / 1.67 ha
 - Cycle/motorcycle/refuse location
 - Unit potential subdivisible but with shared yard, split offices north & south
 - HGV circulation subject to tracking analysis

Schedule of Areas					
Unit	Ground Floor GIA	First Floor (Offices) GIA	Overall GIA	Overall Parking (Inc. disabled provision)	Parking Ratio (m ²)
01	2,858m ² / 30,763ft ²	285m ² / 3,067ft ²	3,143 m ² / 33,830 ft ²	39 (2)	1:81
02	2,100 m ² / 22,604 ft ²	210 m ² / 2,260 ft ²	2,310 m ² / 24,864 ft ²	32 (2)	1:72
03	1,680m ² / 18,083ft ²	168m ² / 1,808ft ²	1,848 m ² / 19,891 ft ²	27 (2)	1:68
Total	6,638 m² / 71,450 ft²	663 m² / 7,136 ft²	7,301 m² / 78,587 ft²	95 (6)	1:76

P1	21/04/23	HN	AL
Initial issue			
REV	Date	Drawn by: -	Checked by: -
Status Purpose of Issue			
S2 For Information			
drawing stage Feasibility			
client			
Harworth Group			
project			
Chatterley Valley Plot C			
drawing title			
Proposed Site Plan - Option 03			
date	21/04/23	drawn	HN
scale@A3	1:1000	checked	AL