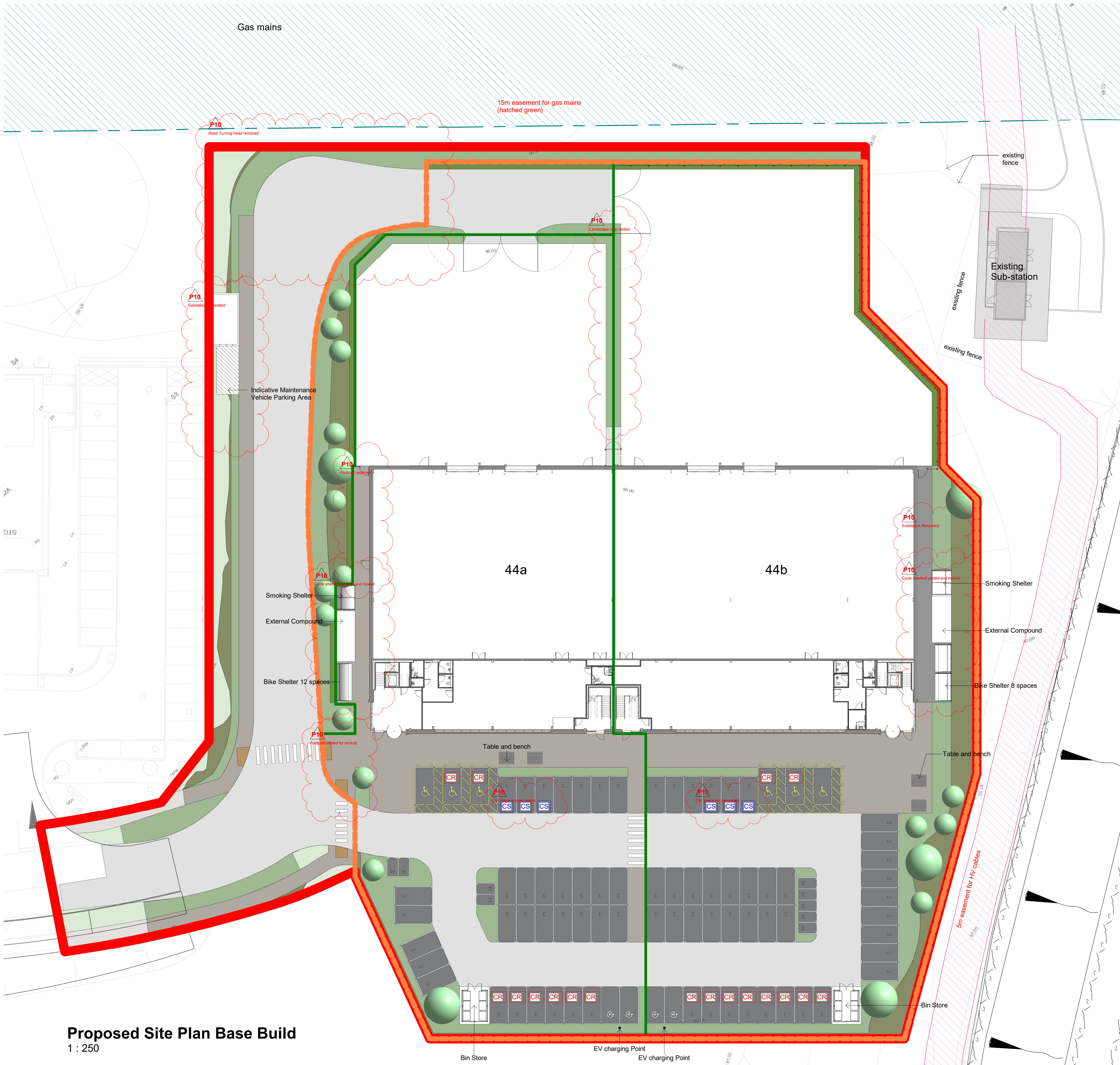




Planning Boundary				
Name	Area (Hectares)	Area (Acres)		
Planning Boundary	1.16 hectare	2.87 acres		
Total Area	1.16 hectare	2.87 acres		

Parking provisions Checklist				
Plot: 44a Building Use: Eg(ii) Office: 595 sq m Workshop: 810 sq m TOTAL: 1,405 sq m				
Type	Parking Standards ⁽ⁱ⁾	Required ⁽ⁱⁱ⁾	Provided	Does the provision meet the Parking Standards?
Cars (Offices)	1 / 30 sq m	20 (max.)		
Cars (Workshop)	1 / 55 sq m	15 (max.)		
Cars (TOTAL)		35 (max.)	34	Yes ^(iv)
of which electric ⁽ⁱⁱⁱ⁾	1 + 1 every five (cable)	2 + 6	2 + 8	Yes
Disabled parking	one plus two	3	3	Yes
Bicycles	1 / 400 sq m	5	10	Yes
Motorcycles	one plus one for every 10 car parking spaces	4	4	Yes
Plot: 44b Building Use: Eg(ii) Office: 744 sq m Workshop: 1,015 sq m TOTAL: 1,759 sq m				
Type	Parking Standards ⁽ⁱ⁾	Required ⁽ⁱⁱ⁾	Provided	Does the provision meet the Parking Standards?
Cars (Offices)	1 / 30 sq m	25 (max.)		
Cars (Workshop)	1 / 55 sq m	18 (max.)		
Cars (TOTAL)		43 (max.)	41	Yes ^(iv)
of which electric ⁽ⁱⁱⁱ⁾	1 + 1 every five (cable)	2 + 7	2 + 10	Yes
Disabled parking	one plus two	3	3	Yes
Bicycles	1 / 400 sq m	5	10	Yes
Motorcycles	one plus one for every 10 car parking spaces	5	5	Yes

Notes:
(i) parking standards for cars, motorcycles and bicycles are based on Leicestershire Highway Design Guide Part 3.
(ii) requirements for cars are maximum, others are minimum.
(iii) In accordance with AD-Part S.
(iv) compliance to be demonstrated with Travel Plan, prepared by Highways Engineer.

KEY:

- CR Parking bay to be provided with cable route for future electric charging point.
- DL External fire doors with permanent label
- CS Parking bay to be proposed as Car Sharing Space.

External Signage

To be designed by a specialist

Boundary Key:

- Planning Boundary
- Site Boundary
- Plots Boundary

Fencing Key:

- Metal louvered fencing to match MIRA Training Centre
- Timber fencing with steel fence

Rev	Date	Iss. By	App. By	Description
P01	17/05/24	HO	HO	Layout update after meeting the Tenant.
P02	30/05/24	HO	HO	Yard squared-off as requested.
P03	13/06/24	HO	HO	Future EV points increased. Bin Store relocated. Secondary escape from the roof added. Access road updated to highway design.
P04	18/06/24	HO	HO	Site layout amended to avoid the HV easement. Site boundaries updated around the existing sub-station and to Masterplan. External compound added. Gates changed to swing gates.
P05	25/06/24	HO	HO	Surveyed HV cable and easement added. Yard for Plot 44b amended.
P06	02/07/24	HO	HO	Planning boundary added. Yard amended. Sub-station added. Fencing key added. Landscaping drawn to match Landscape's Architect's design.
P07	05/07/24	HO	HO	Issue for Planning
P08	20/09/24	HO	HO	Drawing prepared for legal plan.
P09	27/11/24	HO	HO	General update to latest design development.
P10	06/05/25	JS	HO	Amended for NMA

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MIRA North
Plot 44

Drawing Name:
Site Plan - Base Build

Drawing Stage: PRELIMINARY

Status: S3

SGP File Ref: 21-092-003-SGP-44-ZZ-M3-Plot 44 Site v1

21-092-003 10/05/24 KL LA As indicated @ A1 P10
SGP Project No Date Drawn Team Scale Rev
Drawing Number: Project-Originator-Functional-Spatial-Form-Description-Number

L055-SGP-ZZ-DR-A- 131010

Proposed Site Plan Base Build
1 : 250

