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The Contractor is to check and verify all building and site dimensions, levels and sewer invert levels at connection points before work starts. The Contractor is to comply in all respects with current Building Legislation, British Standard Specifications, Building Regulations, Construction (Design & Management) Regulations, Party Wall Act, etc. whether or not specifically stated on this drawing. This drawing must be read with and checked against any structural, geotechnical or other specialist documentation provided.

This drawing is not intended to show details of foundations, ground conditions or ground contaminants. Each area of ground relied upon to support any structure depicted (including drainage) must be investigated by the Contractor. A suitable method of foundation should be provided allowing for existing ground conditions. Any suspect or fluid ground, contaminates on or within the ground, should be further investigated by a suitable expert. Any earthwork constructions shown indicate typical slopes for guidance only & should be further investigated by a suitable expert.

Where existing trees are to be retained they should be subject to a full Arboricultural inspection for safety. All trees are to be planted so as to ensure they are a minimum of 5 metres from buildings and 3 metres from drainage and services. A suitable method of foundation is to be provided to accommodate the proposed tree planting.

Sketch proposals are for illustrative purposes only & as such are subject to detailed site investigation including ground conditions / contaminants, drainage, design & planning / density negotiations. Sketch proposals may be based upon enlargements of OS sheet & visual estimations of existing site features, accuracy will therefore need to be verified by survey. Sketch proposals have not been considered in respect of CDM Regulations.

WAREHOUSE -	76,835 SQFT / 7,138 SQM
UNDERCROFT -	5,090 SQFT / 473 SQM
GF RECEPTION -	1,185 SQFT / 110 SQM

TOTAL = 83,110 SQFT / 7,721 SQM

OFFICE FF - 5,945 SQFT / 552 SQM

TOTAL = 5,945 SQFT / 552 SQM

OFFICE SF - 5,945 SQFT / 552 SQM

TOTAL = 5,945 SQFT / 552 SQM

GIA BUILDING TOTAL = 95,000 SQFT / 8,825 SQM

PL04	R/JF	27-10-2025	Updated to Quod Comments received 23-10-2025.
PL03	R/JF	16-10-2025	Gridlines amended to suit revised south elevation.
PL02	R/JF	10-10-2025	Gridline 2a adjusted to suit 95K area.
PL01	R/JF	06-10-2025	Planning Drawing Issue.
Rev:	By:	Date:	Description:

For guidance only. Do not scale off this drawing

1:1	0	10mm	20	30	40	50	60	70	80	90	100
1:200	0	2m	4	6	8	10	12	14	16	18	20



CLIENT: HINCKLEY INVESTMENT LLP
GRAFTONGATE

 **PROJECT:** PROPOSED DEVELOPMENT
HAMMONDS WAY
LE10 3EJ

HINCKLEY

 **TITLE:** GA Ground Floor Plan

Drawing Status: **PLANNING DRG**

Job No : 24-078	Drg No : PL-3100
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Scale @ A1: 1:200	Date : Nov 2024	Rev No: PL04
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Drawn By: RJF	Designed By : DB	Orig: A1
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