



Zone 2

Developable Area (Ha)	18.40	
Number of Units	1 to 5	
Floorspace (GEA sqm)	105,000	
Floorspace (GIA sqm)	95,500	
Unit Roof Height (Highest Point)	15m min	24m max
Unit Haunch Height	12m min	21m max
Density (Unit coverage ratio)	57.0%	
Unit Floor Levels (AOD)	Lowest FFL +69.4m	Highest FFL +72.35m

Zone 4

Developable Area (Ha)	3.50	
Number of Units	3 to 5	
Floorspace (GEA sqm)	15,700	
Floorspace (GIA sqm)	14,300	
Unit Roof Height (Highest Point)	9m min	11m max
Unit Haunch Height	6m min	8m max
Density (Unit coverage ratio)	45.0%	
Unit Floor Levels (AOD)	Lowest FFL +73.2m	Highest FFL +74.65m

Zone 3

Developable Area (Ha)	10.30	
Number of Units	2 to 4	
Floorspace (GEA sqm)	61,600	
Floorspace (GIA sqm)	56,000	
Unit Roof Height (Highest Point)	18m min	21m max
Unit Haunch Height	15m min	18m max
Density (Unit coverage ratio)	60.0%	
Unit Floor Levels (AOD)	Lowest FFL +71.5m	Highest FFL +75.5m

Zone 1

Developable Area (Ha)	8.50	
Number of Units	1 to 2	
Floorspace (GEA sqm)	43,500	
Floorspace (GIA sqm)	39,600	
Unit Roof Height (Highest Point)	21m min	24m max
Unit Haunch Height	18m min	21m max
Density (Unit coverage ratio)	51%	
Unit Floor Levels (AOD)	Lowest FFL +70.45m	Highest FFL +70.85m

AREA SUMMARY:

Redline Area:
58.13 Ha / 143.64 Ac

Total Developable Area:
40.80 Ha / 100.7 Ac

Proposed Use:
Flexible B2/B8 with ancillary e(g)i

Number of Units:
Ranging from 7 -16 Units

Maximum Floorspace:
205,400 m² (2,211,000 ft²) GIA (ex mezzanines)

Proposed Unit Height:
Haunch height ranging from 6m to 21m

Car Parking Provision:
Compliant with Council's parking standards for zone 3: B1 use - 1/30m²; B2 use - 1/60m² and B8 use - 1/100m²

SuDS Provision:
Each Unit will have its own surface water drainage strategy as well as attenuation of public realm

Landscaping:
Appropriate landscaping will be included as part of the development proposals



Waterfront House
2a Smith Way
Grove Park
Enderby
Leicester LE19 1SX
t: +44 (0)116 247 0557
www.stephengeorge.co.uk

South Caldecote

Drawing Name:	Parameters Plan
Drawing Status:	PLANNING
Suitability:	S2
Rev:	P13
SGP Project:	16-048
Drawn:	KBL
Team:	IY
Date:	13/11/2018
Scale:	1:2500 @ A1
Drawing Number:	16-048-01-SGP-XX-00-DR-A-1004-P13

This drawing, the works and concepts depicted are copyright of Stephen George & Partners and may not be reproduced or made use of, either directly or indirectly without express written consent. All heights, levels, sizes and dimensions to be checked on site before any work is put to hand.