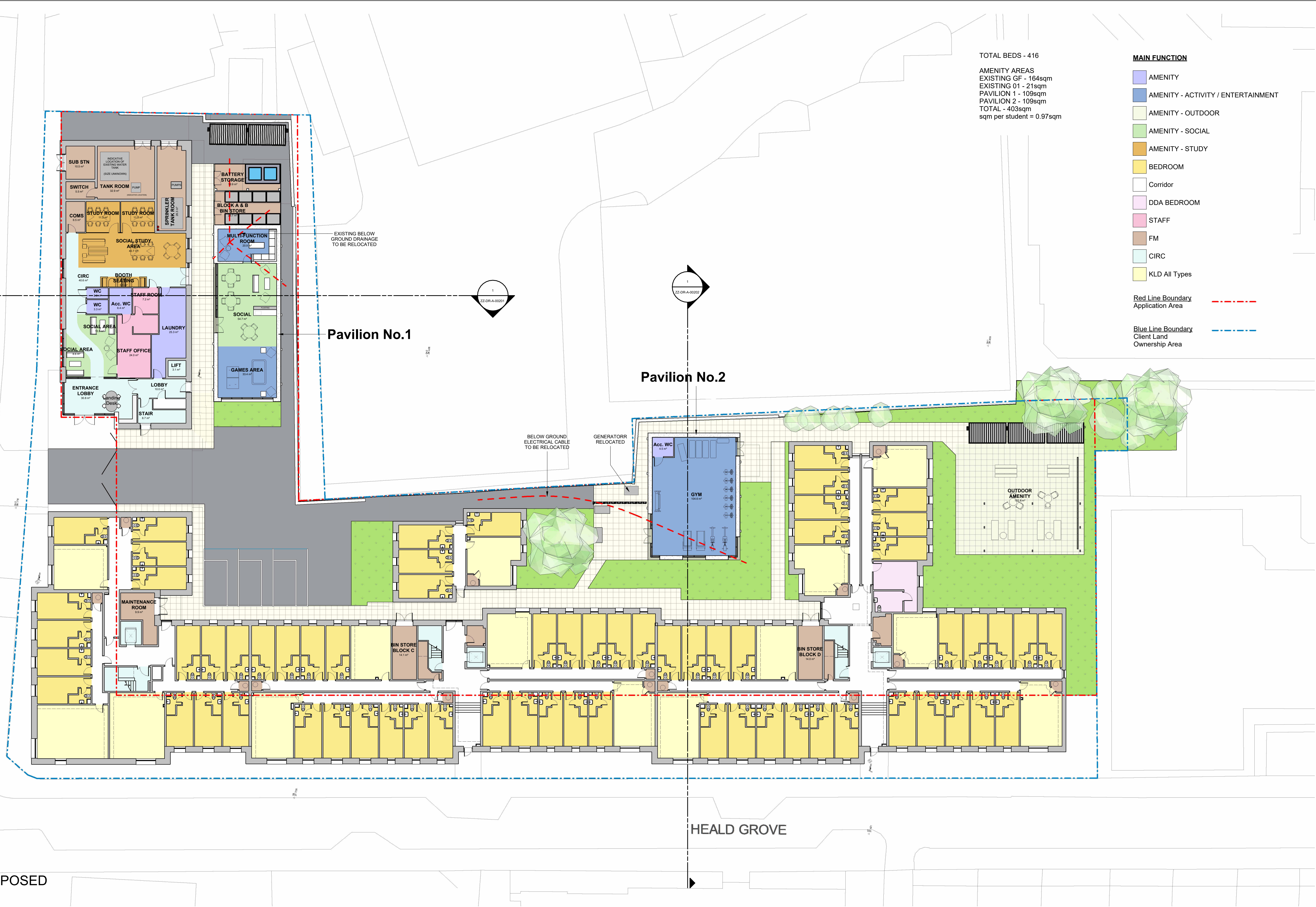


GA PLAN - LEVEL 00 - PROPOSED

SCALE: 1 : 200



TOTAL BEDS - 416
AMENITY AREAS
EXISTING GF - 164sqm
EXISTING 01 - 21sqm
PAVILION 1 - 109sqm
PAVILION 2 - 109sqm
TOTAL - 403sqm
sqm per student = 0.97sqm

- MAIN FUNCTION**
- AMENITY
 - AMENITY - ACTIVITY / ENTERTAINMENT
 - AMENITY - OUTDOOR
 - AMENITY - SOCIAL
 - AMENITY - STUDY
 - BEDROOM
 - Corridor
 - DDA BEDROOM
 - STAFF
 - FM
 - CIRC
 - KLD All Types

Red Line Boundary
Application Area

Blue Line Boundary
Client Land
Ownership Area

This drawing has been prepared solely for the use of SPINNAKER ESTATES and there are no representations of any kind made by NORR Consultants Limited to any party with whom NORR Consultants Limited has not entered into a contract

This drawing must not be used, reproduced or revised without written permission.

This drawing shall not be used for construction purposes until it is APPROVED FOR STAGE 'x' status appears under the Sheet Status.

Constructors must only work to figured dimensions which are to be checked on site. Do not scale from hard copy drawings.

DATE	REVISION	REV	DR	CH
02/10/25	FIRST ISSUE	P01	DS	RL
08/10/25	DESIGN CHANGES	P02	RL	SB
17/10/25	DESIGN CHANGES	P03	DS	SB
31/10/25	STAGE 02 & PLANNING PRE-APP	P04	DS	TC
06/11/25	AMENDMENTS TO PRE-APP ISSUE	P05	DS	TC
02/01/26	REMOVAL OF SOUTH PAVILION, RELOCATION OF FM WORKSHOP AND EXTERNAL BIN STORE	P06	RL	TC
09/01/26	POTENTIAL BATTERY LOCATIONS, RELOCATION OF FM WORKSHOP AND SPRINKLER TANK	P07	RL	TC
23/01/26	BATTERY LOCATION FINALISED, CENTRAL SOCIAL AREA FINALISED	P08	RL	TC
05/03/26	UPDATES IN-LINE WITH SPRINKLER DESIGN AND INTERIOR DESIGN COORDINATION	P09	RL	TC
11/03/26	UPDATES FOLLOWING DTM 10/03/26	P10	TC	SB
13/03/26	DRAFT PLANNING APPLICATION SUBMISSION	P11	RL	JF
19/03/26	PLANNING APPLICATION SUBMISSION	P12	RL	TC

THIS DRAWING IS SUBJECT TO FULL VERIFICATION BY MEASURED AND STRUCTURAL SURVEY, ENGINEERING DESIGN, CONFIRMATION OF BOUNDARIES, EASEMENTS AND COVENANTS, FLOOD RISK ASSESSMENT, SERVICES AND UTILITIES, TOPOGRAPHICAL SURVEY, ECOLOGY ASSESSMENT, CONTAMINATION ASSESSMENT, PLANNING / BUILDING CONTROL AND HIGHWAYS APPROVAL. NOTE THESE ADDITIONAL REQUIREMENTS ARE NOT EXHAUSTIVE.

PLEASE NOTE SITE / TOPO INFORMATION WAS SUPPLIED BY LUCION SURVEY PLAN 691546.001, AND BOUNDARY INFORMATION SUPPLIED BY CLIENT ON SEARCH ACUMEN PLAN HALJ272574.51291.

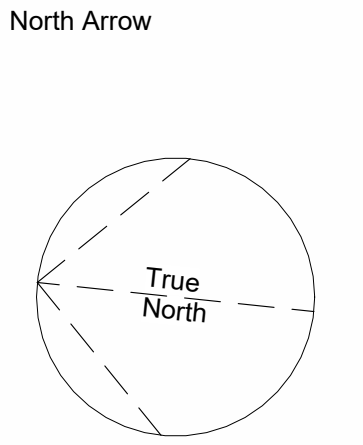
EXISTING BUILDING INFORMATION TAKEN FROM GREEN HATCH GROUP DRAWINGS (AUG 2024)

NORR IN NO WAY ACCEPTS LIABILITY FOR THE ACCURACY OF THIS INFORMATION OR THAT SUPPLIED BY THIRD PARTIES.

THIS DRAWING IS SUBJECT TO FULL CONSULTATION WITH STATUTORY BODIES AND ASSOCIATED CONSENTS.

THERE IS DESIGN DEVELOPMENT YET TO TAKE PLACE THAT MAY AFFECT REPORTED AREAS, UNIT NUMBERS AND DRAWINGS, AND THEREFORE THESE DRAWINGS SHOULD BE TREATED AS APPROXIMATE. THEREFORE ANY DECISION TO BE MADE ON THE BASIS OF THESE PREDICTIONS, WHETHER AS TO PROJECT VIABILITY, PRE-LETTING, LEASE ARRANGEMENTS, INTERNAL FURNITURE/EQUIPMENT ARRANGEMENT OR THE LIKE SHOULD INCLUDE DUE ALLOWANCE FOR THE POSSIBLE INCREASE OR DECREASE INHERENT IN THE DESIGN DEVELOPMENT AND BUILDING PROCESSES. ALL AREAS ARE THEREFORE GIVEN AS APPROXIMATE ONLY AND SUBJECT TO DESIGN DEVELOPMENT.

ANY DISCREPANCIES ON THESE DRAWINGS ARE TO BE HIGHLIGHTED TO THE ARCHITECT IMMEDIATELY. DO NOT SCALE FROM THESE DRAWINGS. IF IN DOUBT PLEASE REQUEST CLARIFICATION.



NORR
NORR Consultants Limited.
An Ingenium International Company

Percy House, 8th Floor Percy Street,
Newcastle NE1 4PW
England, UK
norr.com

Project SPINNAKER ESTATES	Drawing Title GA PLAN - LEVEL 00 - PROPOSED
Project Ropemaker Court	
Drawn DS	Date 17/10/25
Checked SB	Date 17/10/25
Scale 1 : 200 @ A1	Sheet Status S0 - WORK IN PROGRESS
	Project No. RZ3025-0074
	Drawing No. RMCT-NOR-XX-00-DR-A-00001
	Rev. P12