



- Site boundary (19.0 Ha)
- plot line
- Built Edge Deviation $\pm$ 3.0m Upper Floor & Tower Levels
- Built Edge Deviation $\pm$ 5.0m Upper Floor & Tower Levels
- Built Edge Deviation $\pm$ 5.0m Ground & Podium Level

Disclaimer 1: In areas where residential units are facing each other, a minimum distance of 21m has to be kept at all times. In such instances, any edge deviation is applied to both facing residential blocks, with opposite signs.

Disclaimer 2: Edge deviation can not occur outside plot boundaries.

R02	18.04.24	ED	Plots 6,7,8 revised
R01	25.03.24	GJ	Plots 6,7,8 and highway layout revised
Rev	Date	By	Description

Project:
Northfleet Harbourside
Northfleet, UK

Drawing Title
Built edge deviation plan

Project Status
Preliminary Masterplan

Client Logo
Northfleet
Central 1 Ltd

Client
Northfleet Central 1

Project Number
P23-111

Date
18.04.24

Drawing Number Identifier
1011

Drawing Number
NFH-CGL-MAST-DR-1011

28A Easton Street
London, WC1X 0DS



Contract Number
1

Scale @ A1
1:1500

Drawn By
ED

Checked By
GJ

Revision
R02

020 7539 1200
www.cgluk.com





- Site boundary (19.0 Ha)
- Park
- Public Realm within plots
- Pocket Park
- Pocket Park within Plots

R02	18.04.24	ED	Plots 6,7,8 revised
R01	25.03.24	GJ	Plots 6,7,8 and highway layout revised
Rev	Date	By	Description

Project
Northfleet Harbourside
Northfleet, UK

Drawing title
Public realm

Project Status
Preliminary Masterplan

Client Logo
Northfleet
Central 1 Ltd

Client
Northfleet Central 1

Project Number
P23-111

Date
18.04.24

Drawing Number Identifier
1012

Drawing Number
NFH-CGL-MAST-DR-1012

28A Easton Street
London, WC1X 0DS



Contract Number

Scale @ A1
1:1500

Drawn By
ED

Checked By
GJ

Revision
R02

020 7539 1200
www.cgluk.com



Site boundary
(19.0 Ha)

xx.xx m AOD (m) Maximum building height
including +1.5m plant zone

R02	18.04.24	ED	Plots 6,7,8 revised
R01	25.03.24	GJ	Plots 6,7,8 and highway layout revised
Rev	Date	By	Description

Project
Northfleet Harbourside
Northfleet, UK

Drawing title
Maximum building heights

Project Status
Preliminary Masterplan

Client Logo
Northfleet
Central 1 Ltd

Client
Northfleet Central 1

Contract Number

Project Number
P23-111

Scale @ A1

1:1500

Date
18.04.24

Drawn By

ED

Checked By

GJ

Drawing Number Identifier
1013

Revision

R02

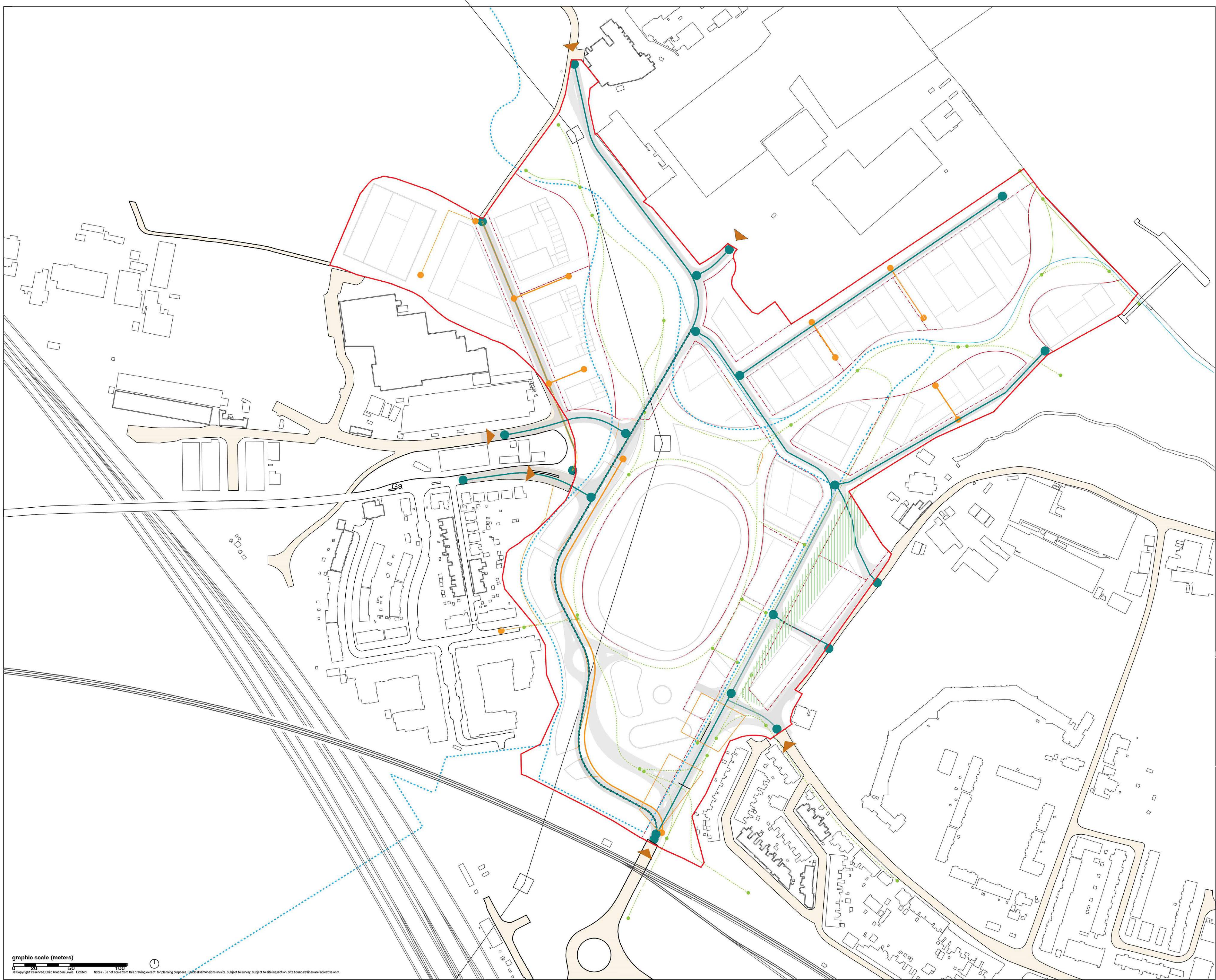
Drawing Number
NFH-CGL-MAST-DR-1013

28A Easton Street
London, WC1X 0DS

020 7539 1200

www.cgluk.com





- Site boundary (19.0 Ha)
- Existing roads
- Approved planned roads (outside site boundary)
- Proposed roads (within site boundary)
- Service / emergency lane
- Indicative Bike route
- Indicative Footpaths
- Indicative Tunnel
- Indicative Highways
- Primary Access Points
- River Deculverting Zone

R02	18.04.24	ED	Plots 6,7,8 revised
R01	25.03.24	GJ	Plots 6,7,8 and highway layout revised
Rev	Date	By	Description

Project:
Northfleet Harbourside
Northfleet, UK

Drawing Title
Highway Access

Project Status
Preliminary Masterplan

Client Logo
Northfleet
Central 1 Ltd

Client:
Northfleet Central 1

Project Number:
P23-111

Date:
18.04.24

Drawing Number Identifier:
1014

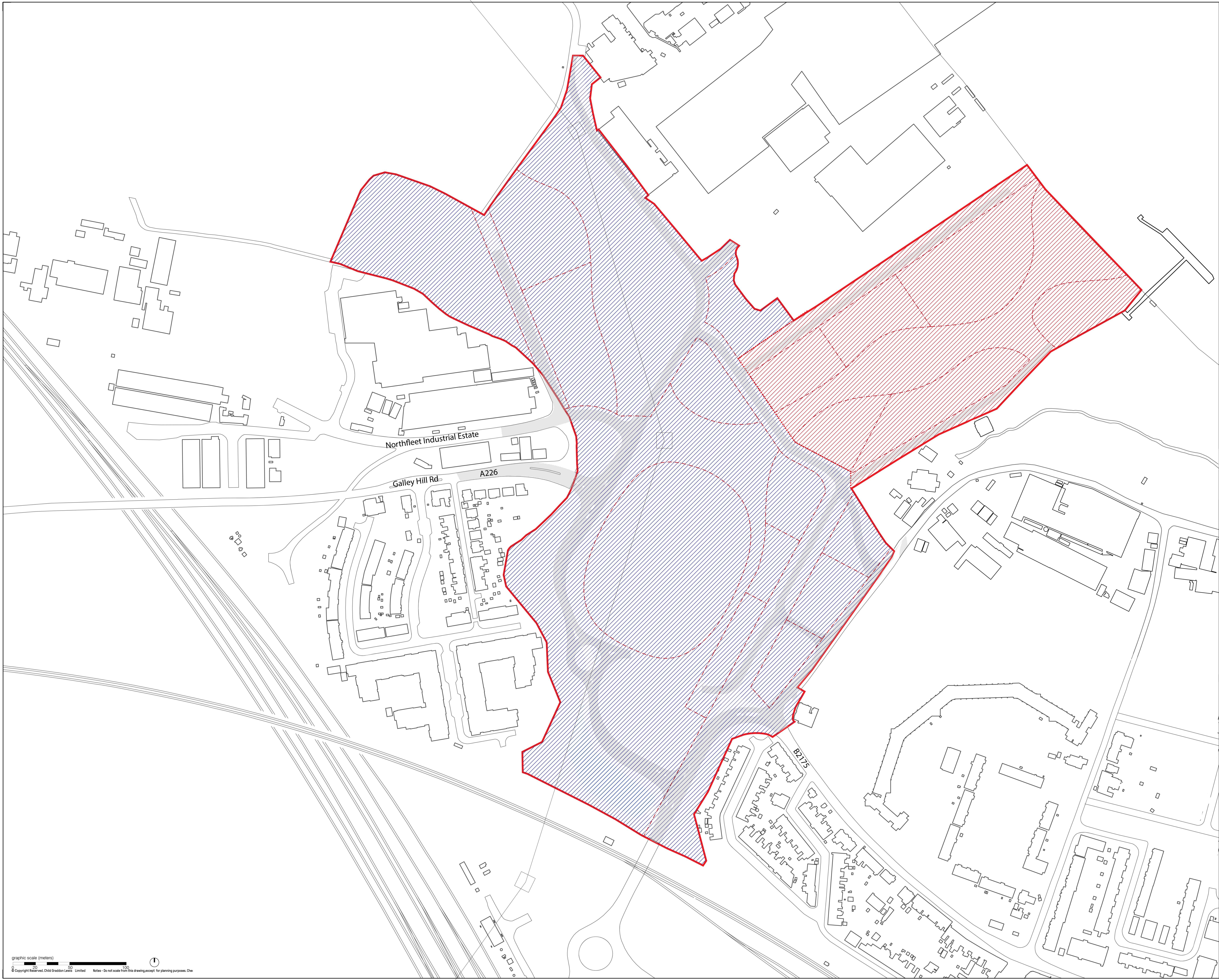
Drawing Number:
NFH-CGL-MAST-DR-1014

28A Easton Street
London, WC1X 0DS



Child
Graddon
Lewis

020 7539 1200
www.cgluk.com



- Site boundary
(19.0 Ha)
- Phase 1
- Phase 2

R01	25.03.24	GJ	Plots 6,7,8 and highway layout revised
Rev	Date	By	Description

Project:
Northfleet Harbourside
Northfleet, UK

Drawing Title
Indicative Phasing

Project Status
Preliminary Masterplan

Client Logo
Northfleet
Central 1 Ltd

Client
Northfleet Central 1

Contract Number

Project Number
P23-111

Scale @ A1

1:1500

Date
25.03.24

Drawn By

ED

Checked By

GJ

Drawing Number Identifier
1016

Revision

R01

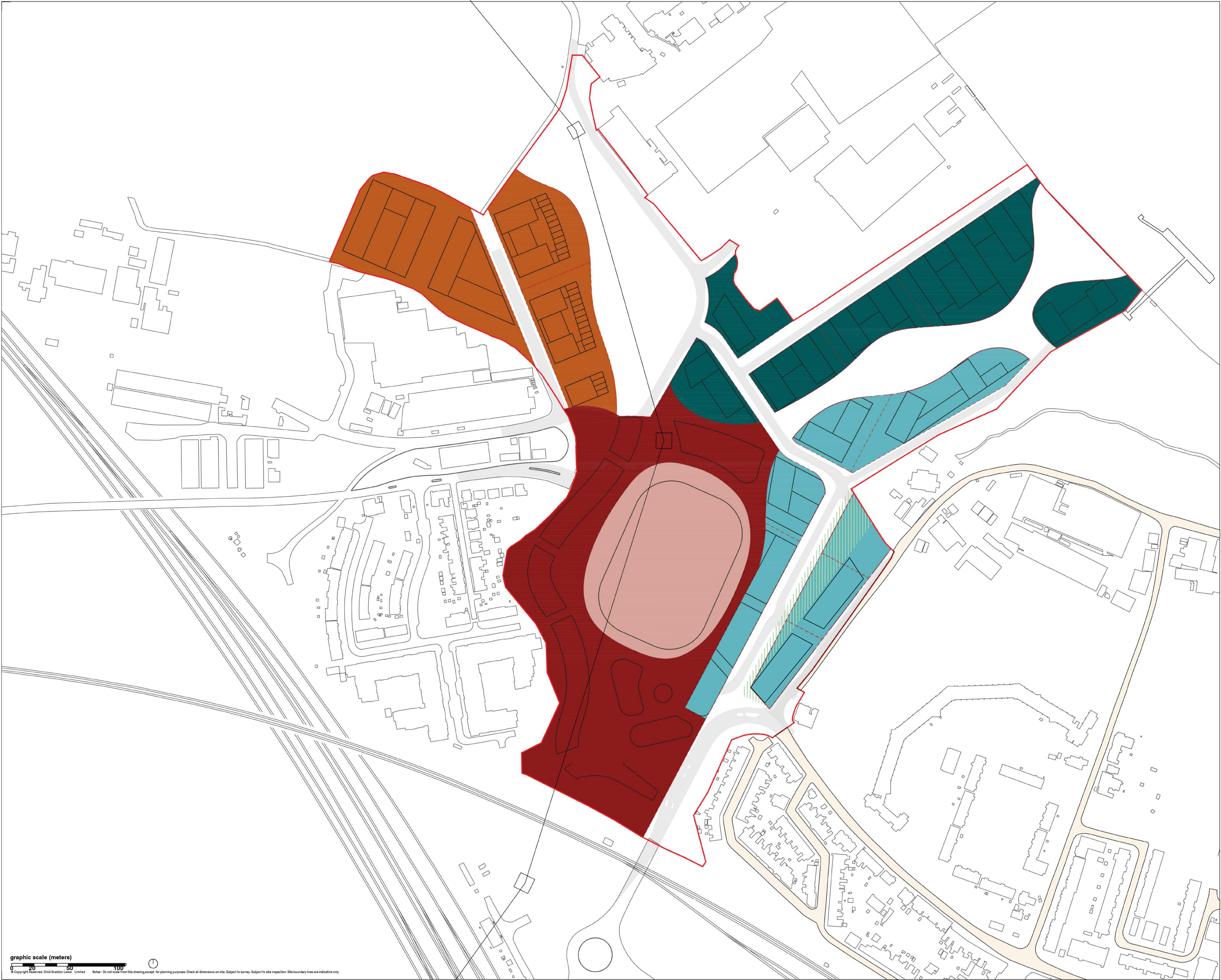
Drawing Number
NFH-CGL-MAST-DR-1016

28A Easton Street
London, WC1X 0DS

020 7539 1200

www.cgjuk.com





- Site boundary (19.0 Ha)
- plot line
- Riverside Neighbourhood
- Boulevard Neighbourhood
- Parkland Neighbourhood
- Stadium Neighbourhood
- Marketplace Neighbourhood
- River Deculverting Zone

R02	18.04.24	ED	Boulevard district revised
R01	25.03.24	GJ	Plots 6,7,8 and highway layout revised
Rev	Date	By	Description

Project
Northfleet Harbourside
Northfleet, UK

Drawing title
Neighbourhoods Plan

Project Status
Preliminary Masterplan

Client Logo

Northfleet
Central 1 Ltd

Client
Northfleet Central 1

Contract Number

Project Number
P23-111

Scale @ A1

1:1500

Date
18.04.24

Drawn By

ED

Checked By

GJ

Drawing Number Identifier
1018

Revision

R02

Drawing Number
NFH-CGL-MAST-DR-1018

28A Easton Street
London, WC1X 0DS

020 7539 1200

www.cgluk.com





Site boundary
(19.0 Ha)

xx Maximum building levels

River Deculverting Zone

R02 18.04.24 ED Plots 6,7,8 revised
R01 25.03.24 GJ Plots 6,7,8 and highway layout revised
Rev Date By Description

Project
Northfleet Harbourside
Northfleet, UK

Drawing title
Maximum Building Levels

Project Status
Preliminary Masterplan

Client Logo

Northfleet
Central 1 Ltd

Client
Northfleet Central 1

Project Number
P23-111

Date
18.04.24

Drawing Number Identifier
1019

Drawing Number
NFH-CGL-MAST-DR-1019

28A Easton Street
London, WC1X 0DS

Contract Number

Scale @ A1
1:1500

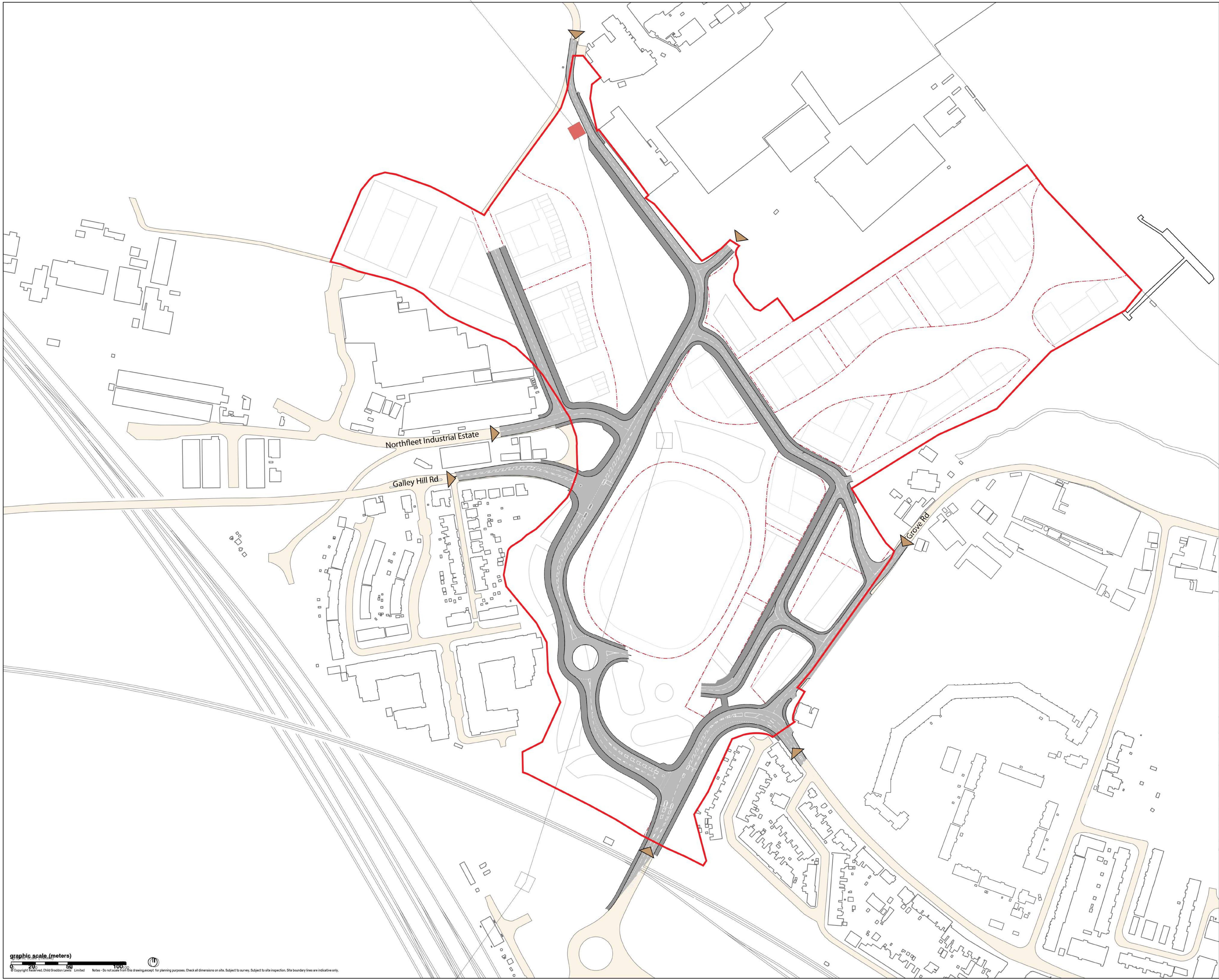
Drawn By
ED

Checked By
GJ

Revision

020 7539 1200
www.cgluk.com





- Site boundary (19.0 Ha)
- Existing roads
- Approved planned roads (outside site boundary)
- Proposed Highways
- Footpaths
- Existing Electricity Pylons
- Primary Access Points

R01	16.04.24	GJ	Plots 6,7,8 and highway layout revised
Rev	Date	By	Description

Project:
Northfleet Harbourside
Northfleet, UK

Drawing Title
Highways Proposals Overview

Project Status
Preliminary Masterplan

Client Logo
Northfleet
Central 1 Ltd

Client
Northfleet Central 1

Contract Number

Project Number
P23-111

Scale @ A1

1:1500

Date
16.04.24

Drawn By

ED

Checked By

GJ

Drawing Number Identifier
1020

Revision

R01

Drawing Number
NFH-CGL-MAST-DR-1020

28A Easton Street
London, WC1X 0DS

020 7539 1200

www.cguk.com

