



Site boundary
(18.3 Ha)

More vulnerable*

- Hospitals
- Residential institutions such as residential care homes, children's homes, social services homes, prisons and hostels.
- Buildings used for **dwelling houses**: student halls of residence, drinking establishments, nightclubs and **hotels**
- Non-residential uses for **health services, nurseries** and educational establishments.
- Landfill* and sites used for waste management facilities for hazardous waste
- Sites used for holiday or short-let caravans and camping, subject to a specific warning and evacuation plan.

Less vulnerable*

- Police, ambulance and fire stations which are not required to be operational during flooding.
- Buildings used for **shops**: financial, professional and other services; **restaurants, cafes and hot food takeaways**; **offices**; general industry, storage and distribution; non-residential institutions not included in the 'more vulnerable' class; and assembly and leisure.
- Land and buildings used for agriculture and forestry.
- Waste treatment (except landfill* and hazardous waste facilities).
- Minerals working and processing (except for sand and gravel working).
- Water treatment works which do not need to remain operational during times of flood.
- Sewage treatment works, if adequate measures to control pollution and manage sewage during flooding events are in place.
- **Car parks**.

*Source: National Planning Policy Framework, Annex 3: Flood risk vulnerability classification

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
Flood Risk Vulnerability

Project Status
Preliminary Masterplan

Client Logo

Northfleet
Central 1 Ltd

Client Contract Number
Northfleet Central 1

Project Number Scale @ A1
P23-111 1:1500

Date Drawn By Checked By
18.04.24 ED GJ

Drawing Number Identifier Revision
1003 R02

Drawing Number
NFH-CGL-MAST-DR-1003

28A Easton Street
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Site boundary
(19,0 Ha)

plot line

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

Project:
Northfleet Harbourside
Northfleet, UK

Drawing Title
Plots 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
25.03.24

Drawn By
ED

Checked By
GJ

Drawing Number Identifier
1004

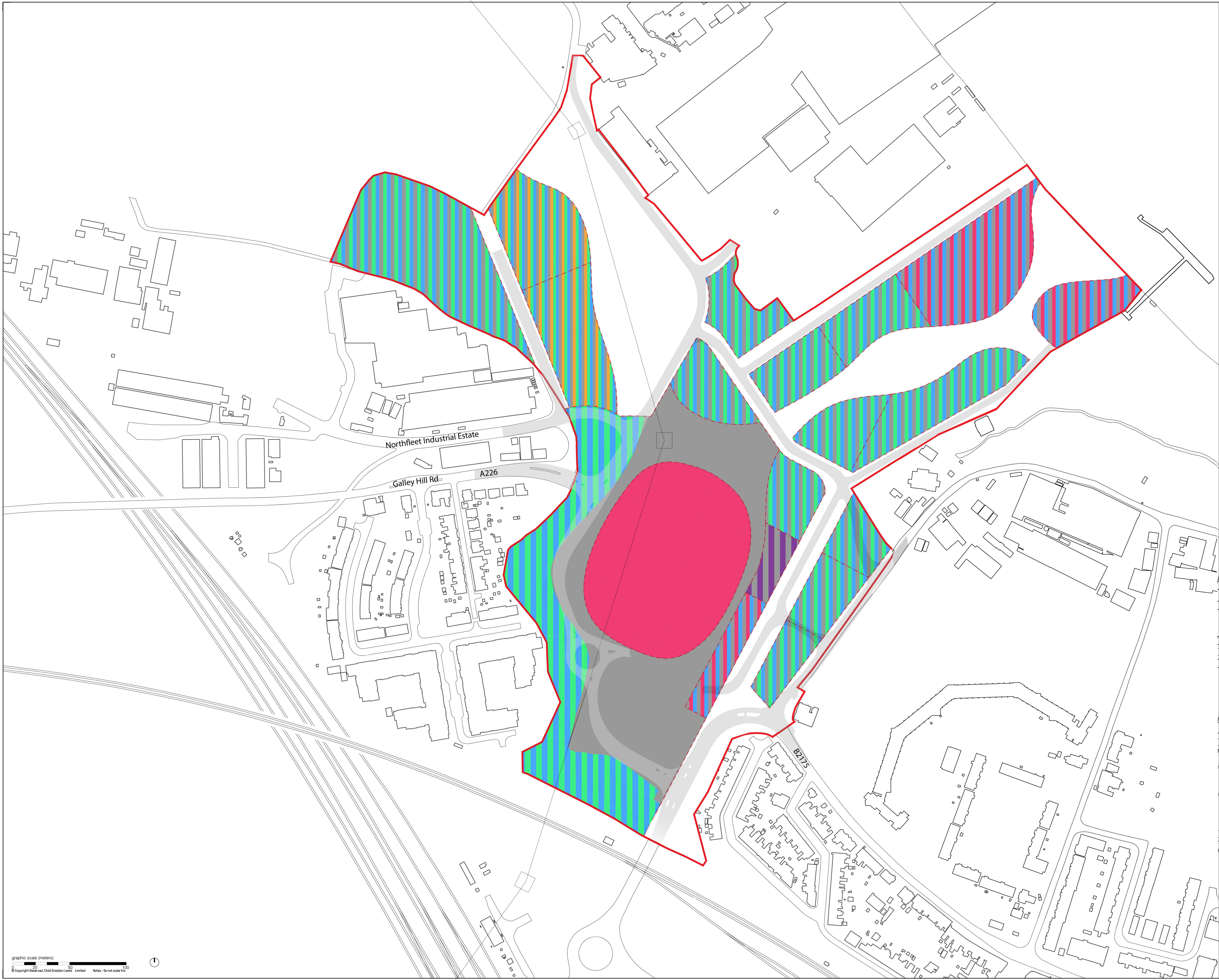
Revision
R01

Drawing Number
NFH-CGL-MAST-DR-1004

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- Site boundary (19.0 Ha)
- Commercial (Retail, F&B, Local Services, Fitness, Medical, Nursery, Office)
- Community
- Sui Generis (Stadium, Laundry, Pub/Bar, Food takeaway)
- Hotel
- Residential
- Parking
- Mixed Use Commercial/Community
- Mixed Use Commercial/Community/Parking
- Mixed Use Hotel/Parking
- Mixed Use Sui Generis/Commercial/Parking
- Mixed Use Residential/Commercial/Community/Parking

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

Project:
**Northfleet Harbourside
Northfleet, UK**

Drawing Title
Land uses zones

Project Status
Preliminary Masterplan

Client Logo
**Northfleet
Central 1 Ltd**

Client
Northfleet Central 1

Project Number
P23-111

Date
25.03.24

Drawing Number Identifier
1005

Drawing Number
NFH-CGL-MAST-DR-1005

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Contract Number

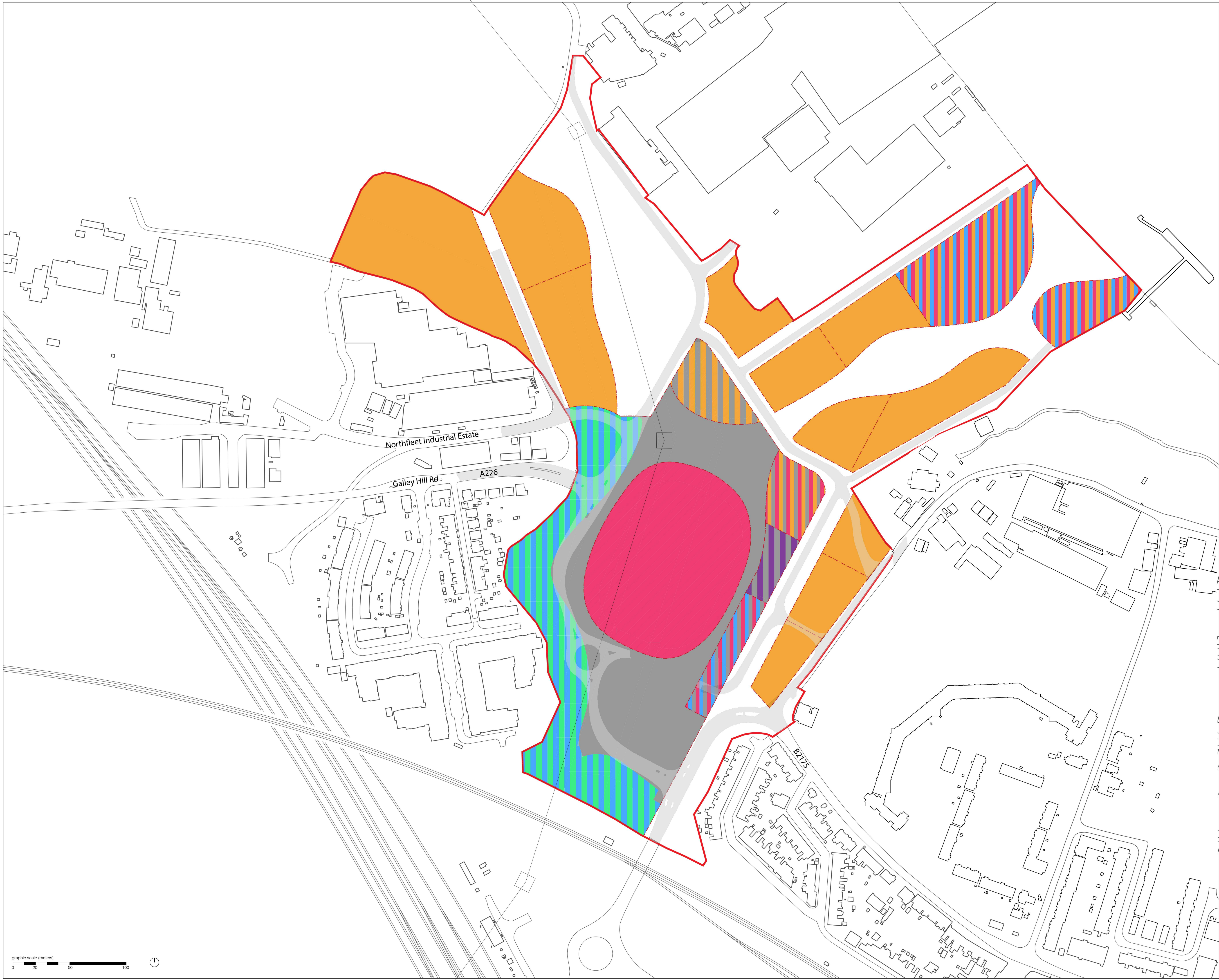
Scale @ A1
1:1500

Drawn By
ED

Checked By
GJ

Revision
R01

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- Site boundary
(19.0 Ha)
- Commercial
(Retail, F&B, Local Services, Fitness, Medical, Nursery, Office)
- Community
- Sui Generis
(Stadium, Laundry, Pub/Bar, Food takeaway)
- Hotel
- Residential
- Parking
- Mixed UseCommercial/Community
- Mixed Use Commercial/Parking
- Mixed Use Hotel/Parking
- Mixed Use Sui Generis/Residential/Parking
- Mixed Use Residential/Parking
- Mixed Use Sui Generis/Commercial/Residential

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

Project
Northfleet Harbourside
Northfleet, UK

Drawing Title
Land uses zones

Project Status
Preliminary Masterplan

Client Logo
Northfleet
Central 1 Ltd

Client
Northfleet Central 1

Project Number
P23-111

Date
25.03.24

Drawing Number Identifier
1006

Drawing Number
NFH-CGL-MAST-DR-1006

28A Easton Street
London, WC1X 0DS

Contract Number

Scale @ A1
1:1500

Drawn By
ED

Revision
R01

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- Site boundary (19.0 Ha)
- Commercial (Retail, F&B, Local Services, Fitness, Medical, Nursery, Office)
- Community
- Sui Generis (Stadium, Laundry, Pub/Bar, Food takeaway)
- Hotel
- Residential
- Parking
- Mixed Use Sui Generis/Commercial
- Mixed Use Sui Generis/Residential

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

Project:
**Northfleet Harbourside
Northfleet, UK**

Drawing Title
Land uses zones

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
1007

Revision

R01

Drawing Number
NFH-CGL-MAST-DR-1007

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- Site boundary (19.0 Ha)
- Commercial (Retail, F&B, Local Services, Fitness, Medical, Nursery, Office)
- Community
- Sui Generis (Stadium, Laundry, Pub/Bar, Food takeaway)
- Hotel
- Residential
- Parking
- Building Restricted
- Mixed Use Sui Generis/Commercial

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

Project:
**Northfleet Harbourside
Northfleet, UK**

Drawing Title
Land uses zones

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
1008

Revision

R01

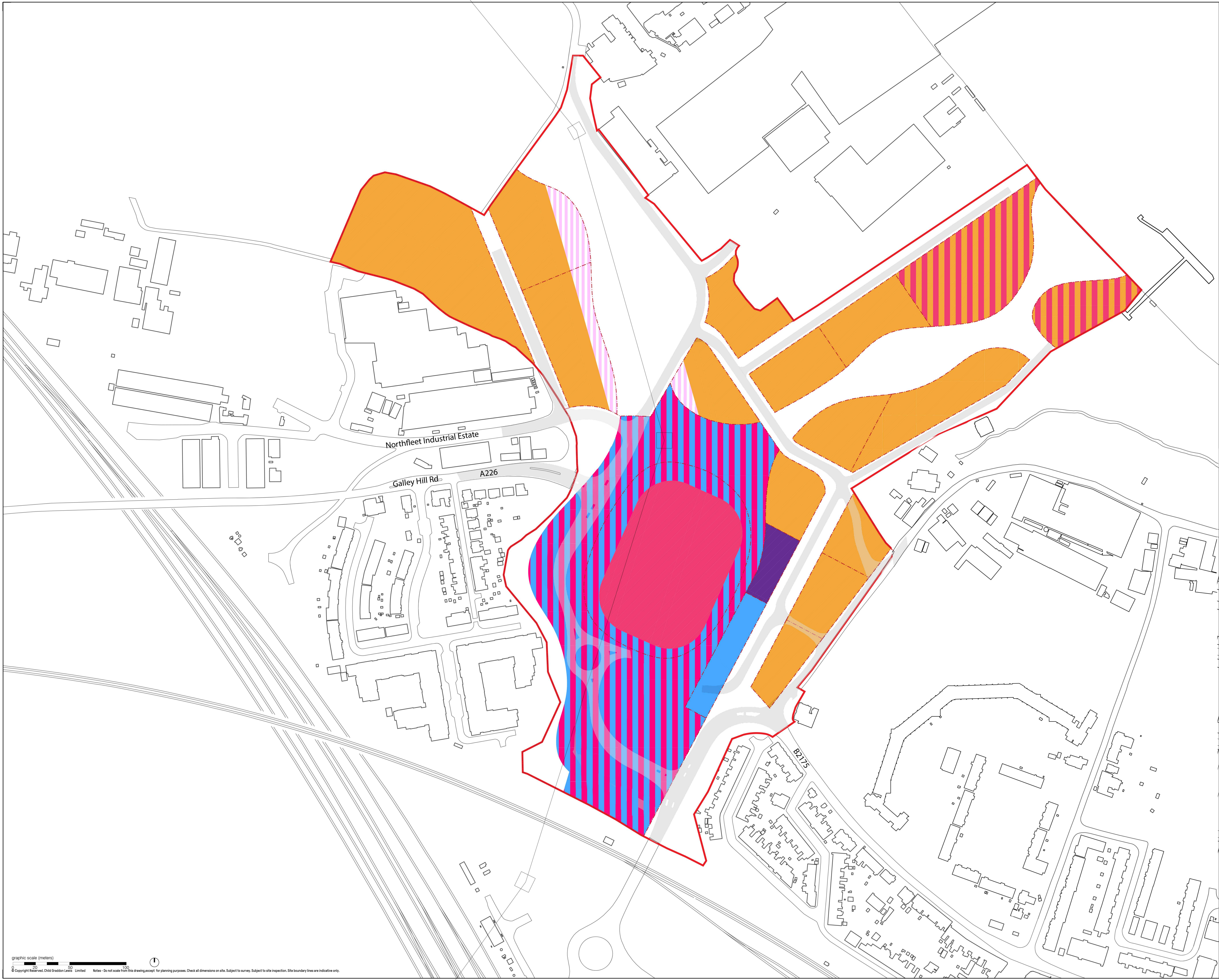
Drawing Number
NFH-CGL-MAST-DR-1008

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- Site boundary (19.0 Ha)
- Commercial (Retail, F&B, Local Services, Fitness, Medical, Nursery, Office)
- Community
- Sui Generis (Stadium, Laundry, Pub/Bar, Food takeaway)
- Hotel
- Residential
- Parking
- Mixed Use Sui Generis/Residential
- Building Restricted
- Mixed Use Sui Generis/Commercial

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

Project:
Northfleet Harbourside
Northfleet, UK

Drawing Title
Land Uses Zones

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
1009

Revision

R01

Drawing Number
NFH-CGL-MAST-DR-1009

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- Site boundary (19.0 Ha)
- plot line
- Built Edge Deviation $\pm 0.5\text{m}$
- Built Edge Deviation $\pm 3.0\text{m}$ Ground & Podium Level
- Built Edge Deviation $\pm 3.0\text{m}$ Inner Ground & Podium Level
- Built Edge Deviation $\pm 5.0\text{m}$ 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
1010

Drawing Number
NFH-CGL-MAST-DR-1010

28A Easton Street
London, WC1X 0DS



Contract Number

Scale @ A1
1:1500

Drawn By
ED

Revision
R02

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