



Site boundary
(19.0 Ha)

plot line

Northfleet Central 1 Ltd

client

Northfleet Central 1 Ltd

Kufink Stadium

Stonebridge Road

Kent, DA11 9GN

T +965 2299 6515

LANDMARQUE

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project name

Northfleet Harbourside

location

Northfleet, UK

phase

Preliminary Masterplan

project number

2022-088

sector

format

A1

status

date

30-09-2022

revision

R00

scale

1:1500

drawing code

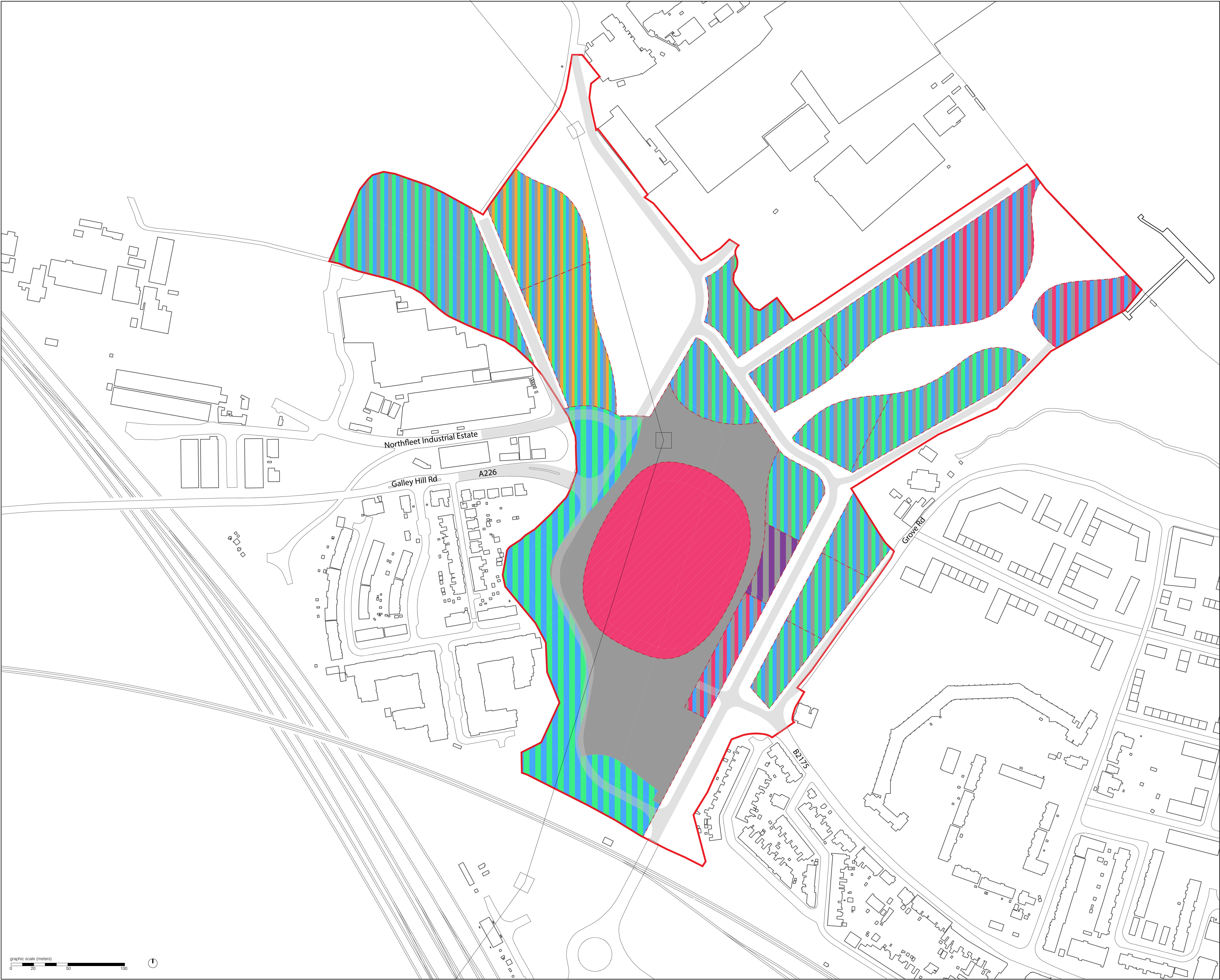
NFH-UNS-MAST-DR-1004

title

Plots plan

description / disclaimer

0.63 / 0.22



- 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

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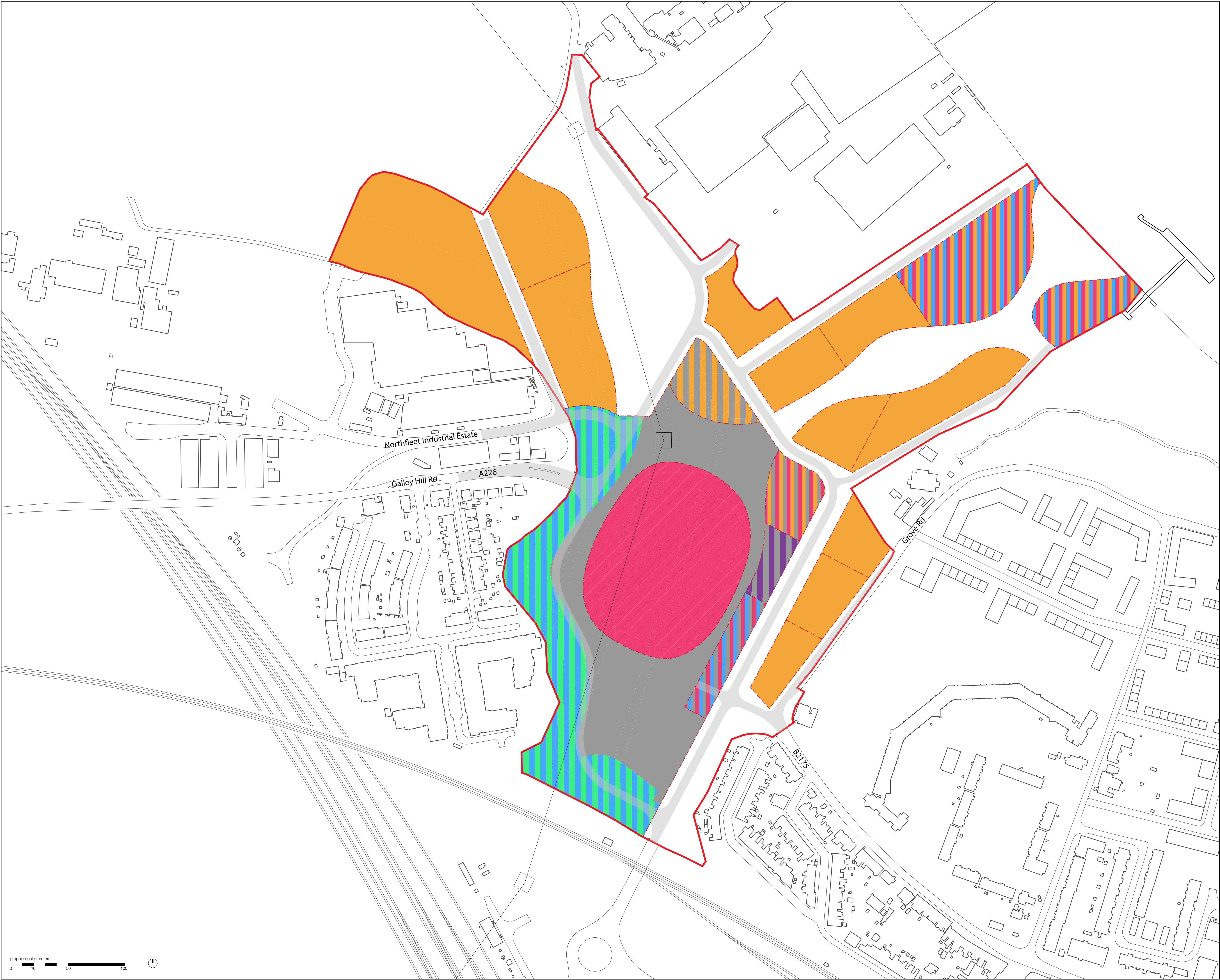
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project name	Northfleet Harbourside	project number	2022-088
location	Northfleet, UK	sector	
phase	Preliminary Masterplan	format	A1
status	date 30-09-2022	revision R00	scale 1:1500

drawing code
NFH-UNS-MAST-DR-1005
title
Land uses zones
LV00
description / disclaimer



- 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

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project name Northfleet Harbourside	project number 2022-088	
location Northfleet, UK	sector	
phase Preliminary Masterplan	format A1	
status	date 30-09-2022	revision R00
drawing code NFH-UNS-MAST-DR-1006		scale 1:1500
title Land uses zones LV01		
description / disclaimer		



- 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

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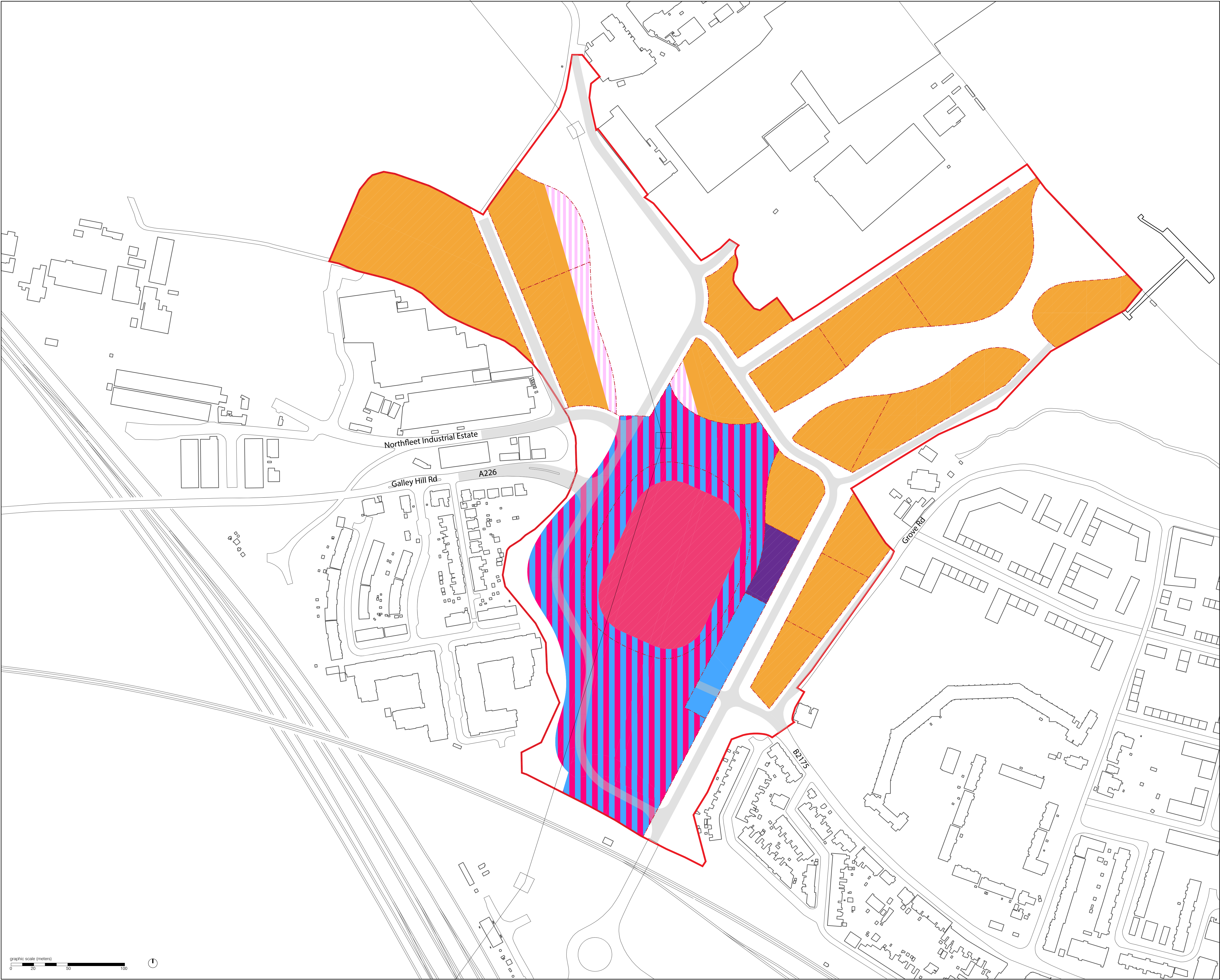
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project name		Northfleet Harbourside	
location		Northfleet, UK	
phase		Preliminary Masterplan	
status		date	30-09-2022
		revision	R00
		format	A1
		scale	1:1500

drawing code
NFH-UNS-MAST-DR-1007
title
Land uses zones
LV02
description / disclaimer



- 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

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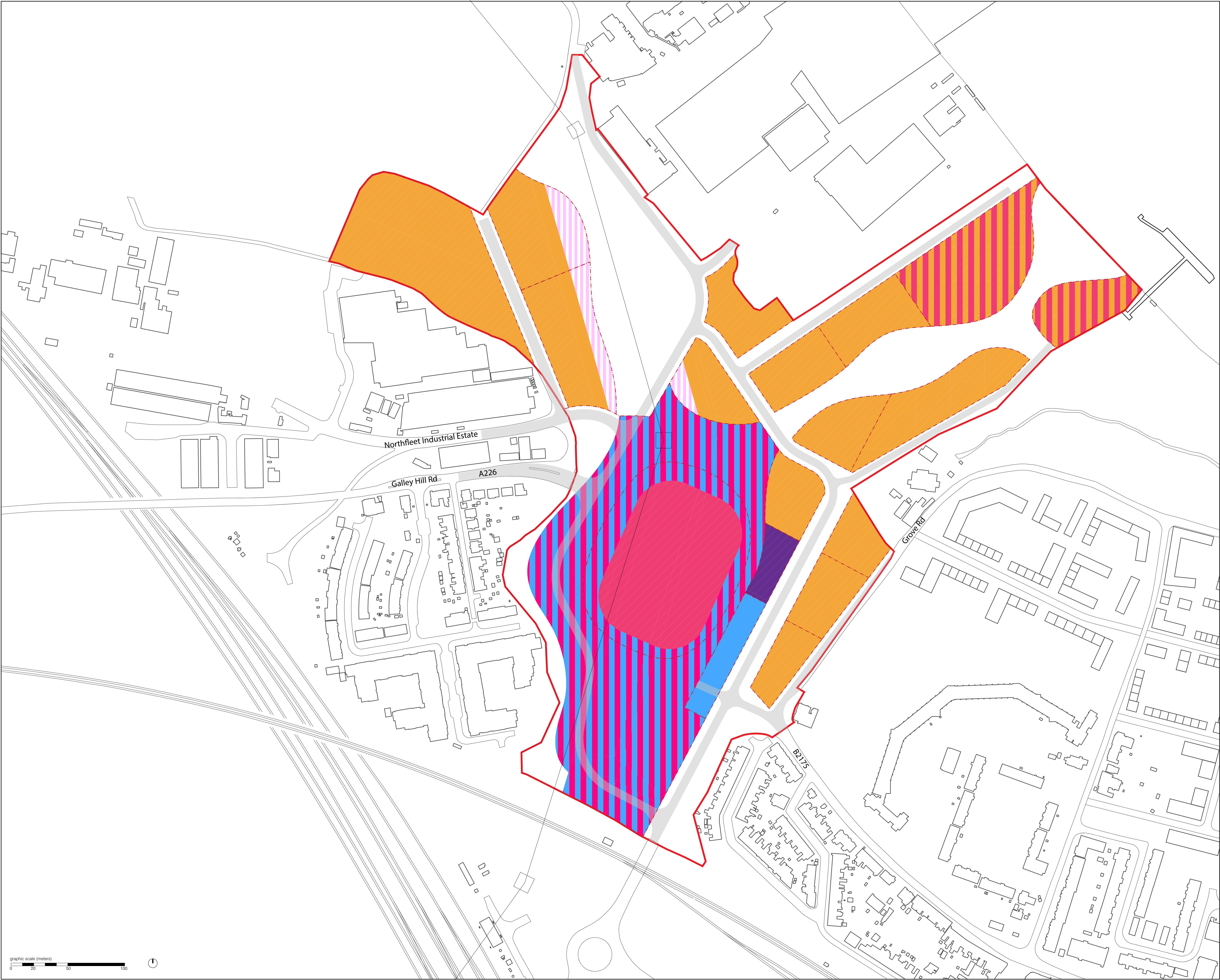
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project name		Northfleet Harbourside	
location		Northfleet, UK	
phase		Preliminary Masterplan	
status		date	
		30-09-2022	
		revision	
		R00	
		format	
		A1	
		scale	
		1:1500	

drawing code
NFH-UNS-MAST-DR-1008
title
Land uses zones
LV03 and above
description / disclaimer



- 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

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project name Northfleet Harbourside	project number 2022-088	
location Northfleet, UK	sector	
phase Preliminary Masterplan	format A1	
status	date 30-09-2022	revision R00
		scale 1:1500
drawing code NFH-UNS-MAST-DR-1009		
title Land uses zones Top floor level (variable)		
description / disclaimer		



- Site boundary
(19.0 Ha)
- plot line
- Built Edge Deviation $\pm$ 0.5m
- Built Edge Deviation $\pm$ 3.0m
Ground & Podium Level
- Built Edge Deviation $\pm$ 3.0m
Inner Ground & Podium Level
- 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.

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project name

Northfleet Harbourside

location

Northfleet, UK

phase

Preliminary Masterplan

sector

format

A1

status

date

30-09-2022

revision

R00

scale

1:1500

drawing code

NFH-UNS-MAST-DR-1010

title

Built edge deviation plan

Ground Floor-Podium levels

description / disclaimer

0.63/1.02



- 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

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project name

Northfleet Harbourside

location

Northfleet, UK

phase

Preliminary Masterplan

status

date

30-09-2022

revision

R00

drawing code

NFH-UNS-MAST-DR-1011

title

Built edge deviation plan

Upper Floors-Tower levels

description / disclaimer

project number

2022-088

sector

format

A1

scale

1:1500

0.63/1.02



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

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project name		Northfleet Harbourside	
location		Northfleet, UK	
phase		Preliminary Masterplan	
status		date	
		30-09-2022	
		revision	
		R00	
		format	
		A1	
		scale	
		1:1500	

drawing code
NFH-UNS-MAST-DR-1012
title
Public realm

description / disclaimer





Site boundary
(19.0 Ha)

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



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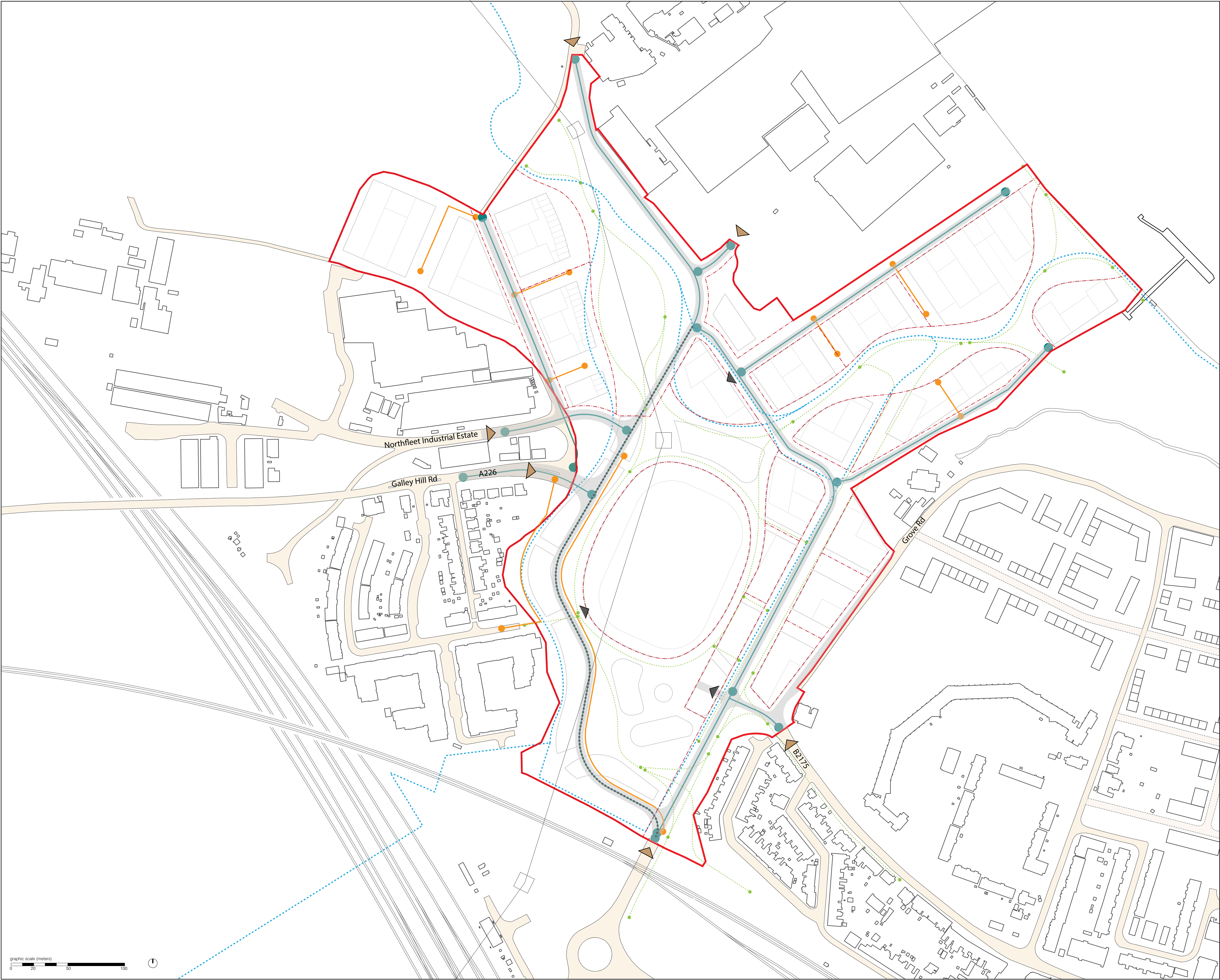


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project name Northfleet Harbourside		project number 2022-088	
location Northfleet, UK		sector	
phase Preliminary Masterplan		format A1	
status	date 30-09-2022	revision R00	scale 1:1500

drawing code
NFH-UNS-MAST-DR-1013
title
Maximum Building heights

description / disclaimer



- 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



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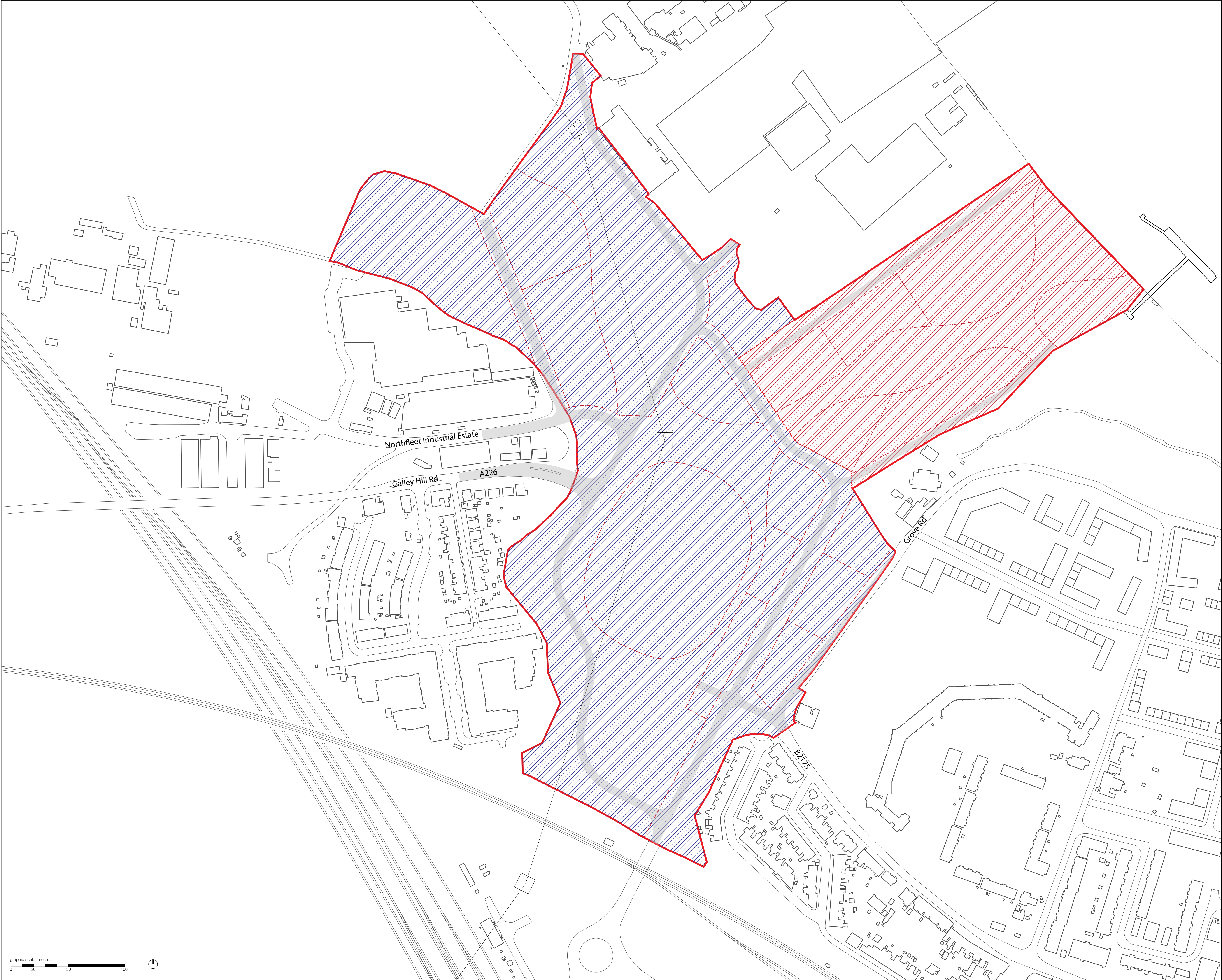


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project name		Northfleet Harbourside	
location		Northfleet, UK	
phase		Preliminary Masterplan	
status		date	30-09-2022
		revision	R00
		format	A1
		scale	1:1500

drawing code
NFH-UNS-MAST-DR-1014
title
Highway Access

description / disclaimer



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



**Northfleet
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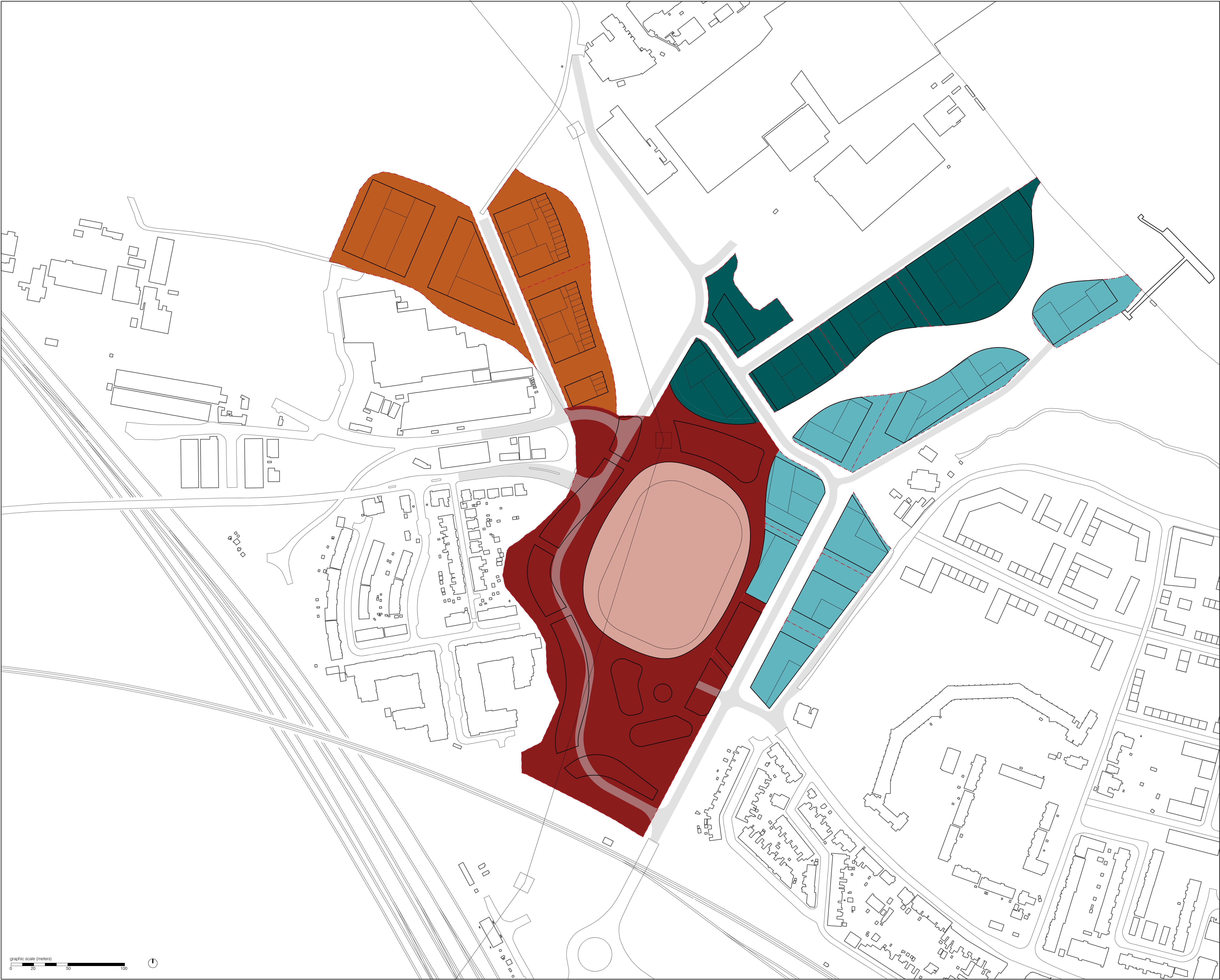


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project name		Northfleet Harbourside	
location		Northfleet, UK	
phase		Preliminary Masterplan	
status		date	30-09-2022
		revision	R00
		format	A1
		scale	1:1500

drawing code
NFH-UNS-MAST-DR-1016
title
Indicative Phasing

description / disclaimer



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

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project name		Northfleet Harbourside	
location		Northfleet, UK	
phase		Preliminary Masterplan	
status		date	30-09-2022
		revision	R00
		format	A1
		scale	1:1500

drawing code
NFH-UNS-MAST-DR-1018
title
Neighbourhoods plan

description / disclaimer



Site boundary
(19.0 Ha)

Maximum building levels



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project name

Northfleet Harbourside

location

Northfleet, UK

phase

Preliminary Masterplan

project number
2022-088

sector

format

A1

status

date

30-09-2022

revision

R00

scale

1:1500

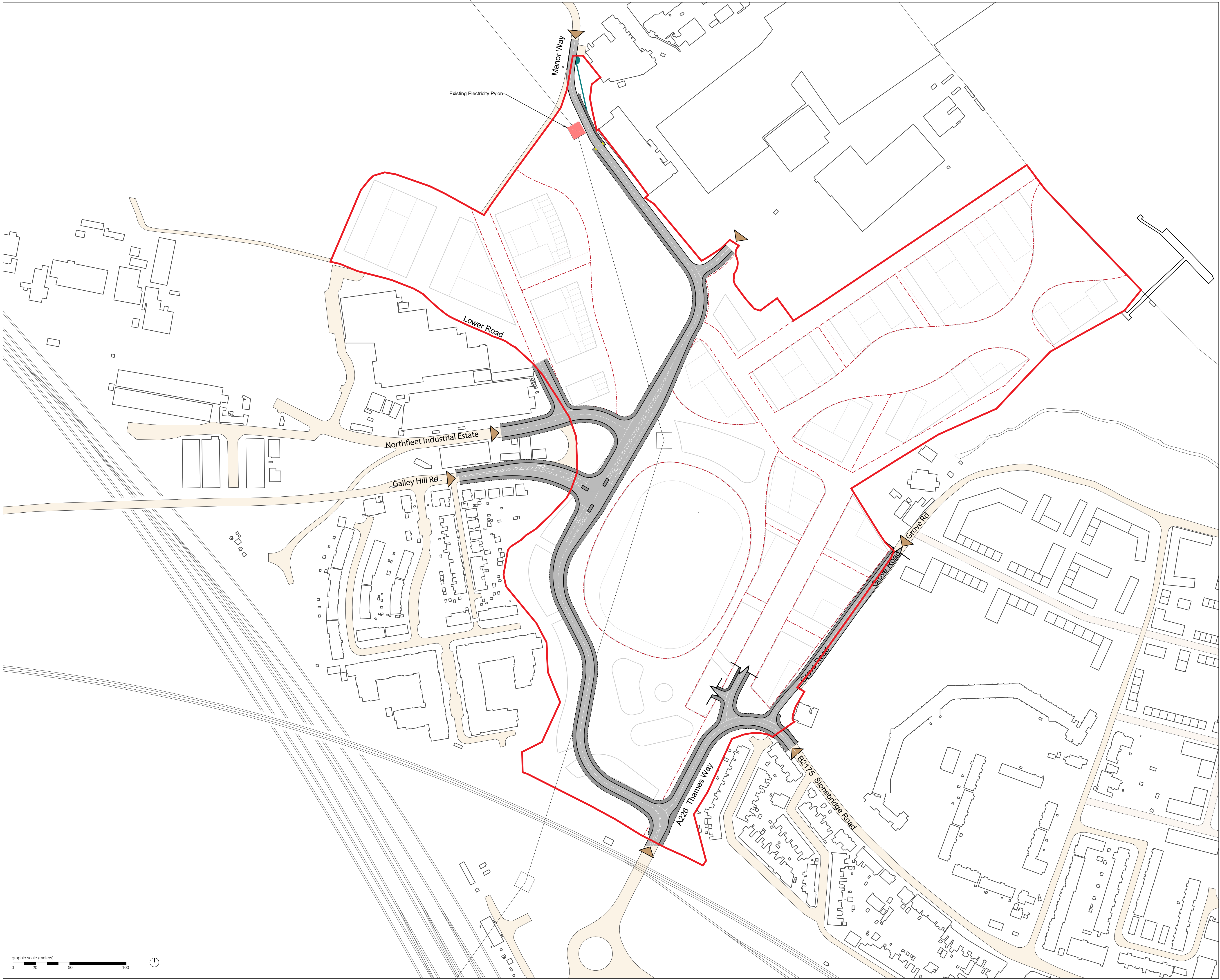
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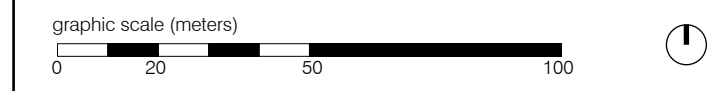
title

Maximum Building levels

description / disclaimer



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



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project name Northfleet Harbourside		project number 2022-088
location Northfleet, UK		
phase Preliminary Masterplan	sector	format A1
status	date 03-11-2022	revision R00
		scale 1:1500
drawing code NFH-UNS-MAST-DR-1020		
title Highways Proposals Overview		
description / disclaimer		