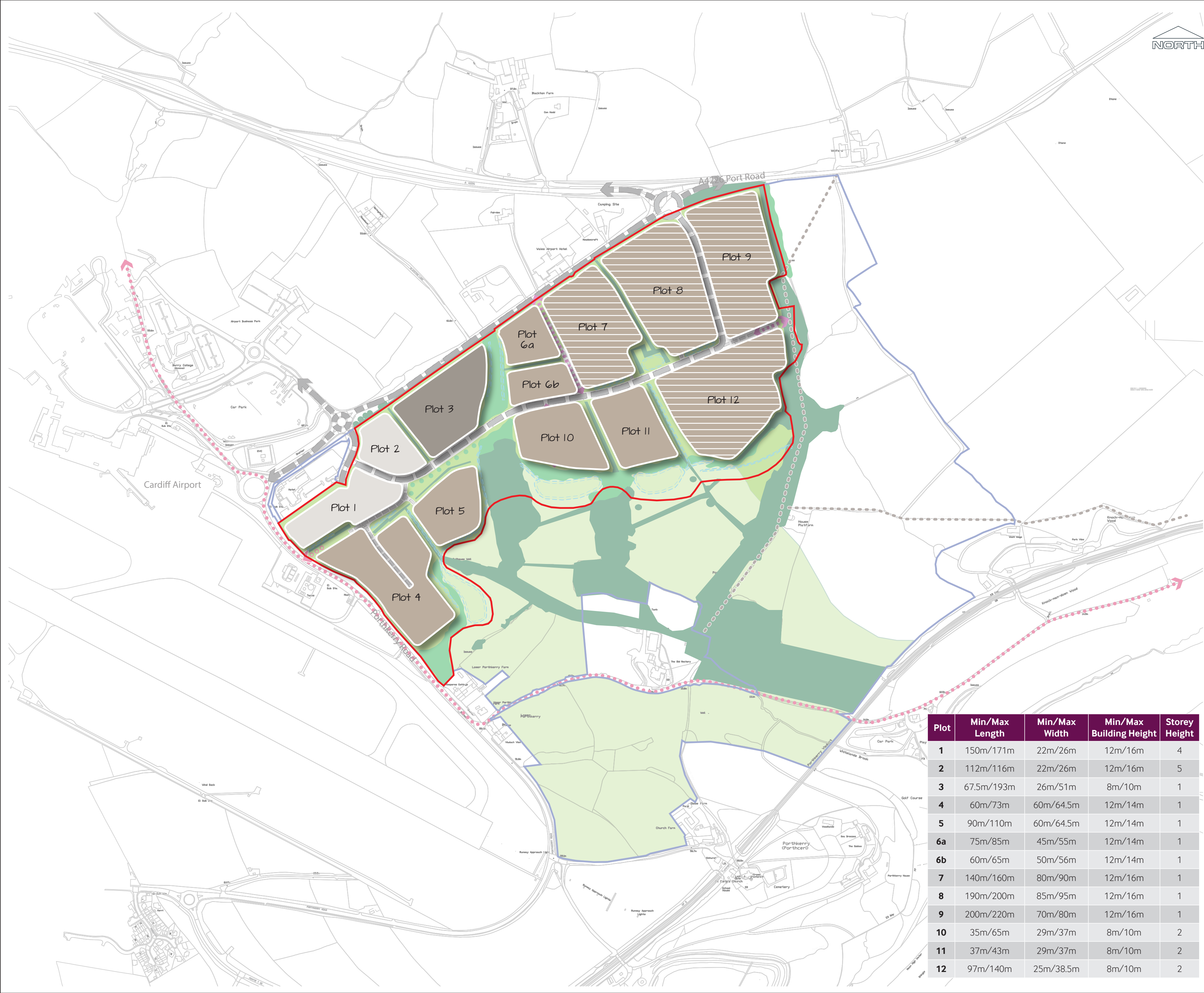




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- Site Boundary
- Land Use
- B1 Office

B1/B8

B2/B8

B8

Rev	Description	Date	Initial	Checked
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MAKING
COMPLEX
EASY

Client

Legal and General
(Strategic Land) Ltd

Project

Parc Busnes Porth Cymru

Title

Parameter Plan:
Land Use & Storey Heights

Status

DRAFT

Drawn By

PO

PM/Checked by

HD/RL

Job Ref

JCD0064

Scale @ A2

1:5000

Date Created

MAY 2019

Drawing Number

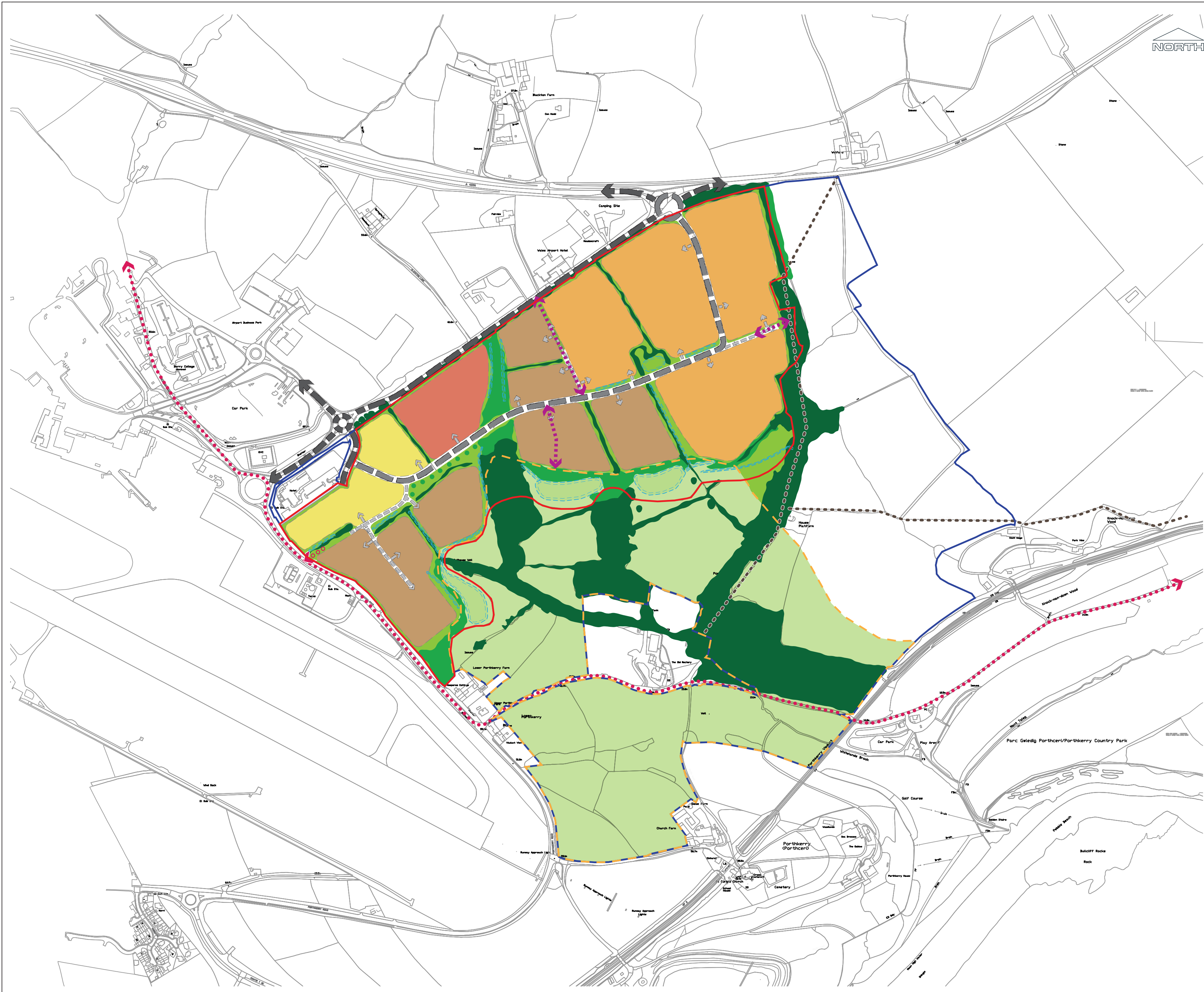
JCD0064-004

Rev

E

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Plot	Min/Max Length	Min/Max Width	Min/Max Building Height	Storey Height
1	150m/171m	22m/26m	12m/16m	4
2	112m/116m	22m/26m	12m/16m	5
3	67.5m/193m	26m/51m	8m/10m	1
4	60m/73m	60m/64.5m	12m/14m	1
5	90m/110m	60m/64.5m	12m/14m	1
6a	75m/85m	45m/55m	12m/14m	1
6b	60m/65m	50m/56m	12m/14m	1
7	140m/160m	80m/90m	12m/16m	1
8	190m/200m	85m/95m	12m/16m	1
9	200m/220m	70m/80m	12m/16m	1
10	35m/65m	29m/37m	8m/10m	2
11	37m/43m	29m/37m	8m/10m	2
12	97m/140m	25m/38.5m	8m/10m	2



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Land In Ownership of L&G

Site Boundary

Allocated Porthkerry Park Extension Boundary

B1 (Office)

B1/B8

B2/B8

B8

Existing Road Network

Proposed Spine Road Corridor
(setting of spine road shown in a corridor to allow flexibility for final alignment)

Access Roads

Existing PROW

Existing Cycle Route

Proposed Link to Cycle Route

Proposed Pedestrian Link

Proposed Native Woodland Planting

Existing Tree Belts / Existing hedgerows

Landscape Buffer/Open Space

Combined Ecology and Drainage Corridors

SUDS Attenuation Areas/Swales

Rev	Description	Date	Initial	Checked

MAKING
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EASY

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Client Legal and General
(Strategic Land) Ltd

Project Parc Busnes Porth Cymru

Title Indicative Concept Masterplan

Status
DRAFT

Job Ref
JCD0064

Drawing Number
JCD0064-003

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AW/PO

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