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**AREA MEASUREMENT**  
 The areas are approximate and can only be verified by a detailed dimensional survey of the completed building. Any decisions to be made on the basis of these predictions, whether as to project viability, pre-letting, lease agreements or the like, should include due allowance for the increases and decreases inherent in the design development and building processes. Figures relate to the likely areas of the building at the current state of the design and using the Gross External Area (GEA) / Gross Internal Area (GIA) / Net Internal Area (NIA) method of measurement from the Code of Measuring Practice, 6th Edition (RICS Code of Practice). All areas are subject to Town Planning and Conservation Area Consent, and detailed Rights to Light analysis.

- NOTES**
- Application Boundary
  - - - Plot C boundary
  - Public realm to be completed by the developer as LCC cost
  - Extent of 278 Highways Works to be completed by the developer at LCC cost
  - Pavement to be completed by the developer at developer cost
  - Area for location of site cabins and compound during construction
  - Proposed Loading Bay

Finishes to be as per specification in public realm planning permission

Levels are subject to coordination with the proposed landscape scheme.

REV.	DATE	AMENDMENT
A	2014 06 17	Application boundary added
B	2014 09 19	Bollards added, GF plan developed.
C	2015 08 07	Extent of 278 Highways Work amended to include entrance to existing access road off swinegate between carpark and Plot C. Updated GA building plan referenced. Proposed Loading Bay clearly defined. Extent of Public Realm work extended to seating wall

KEYPLAN

CLIENT

**bruntwood**

**KIER**

**SHEPPARD ROBSON**

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PROJECT  
**3 SOVEREIGN SQUARE, LEEDS**

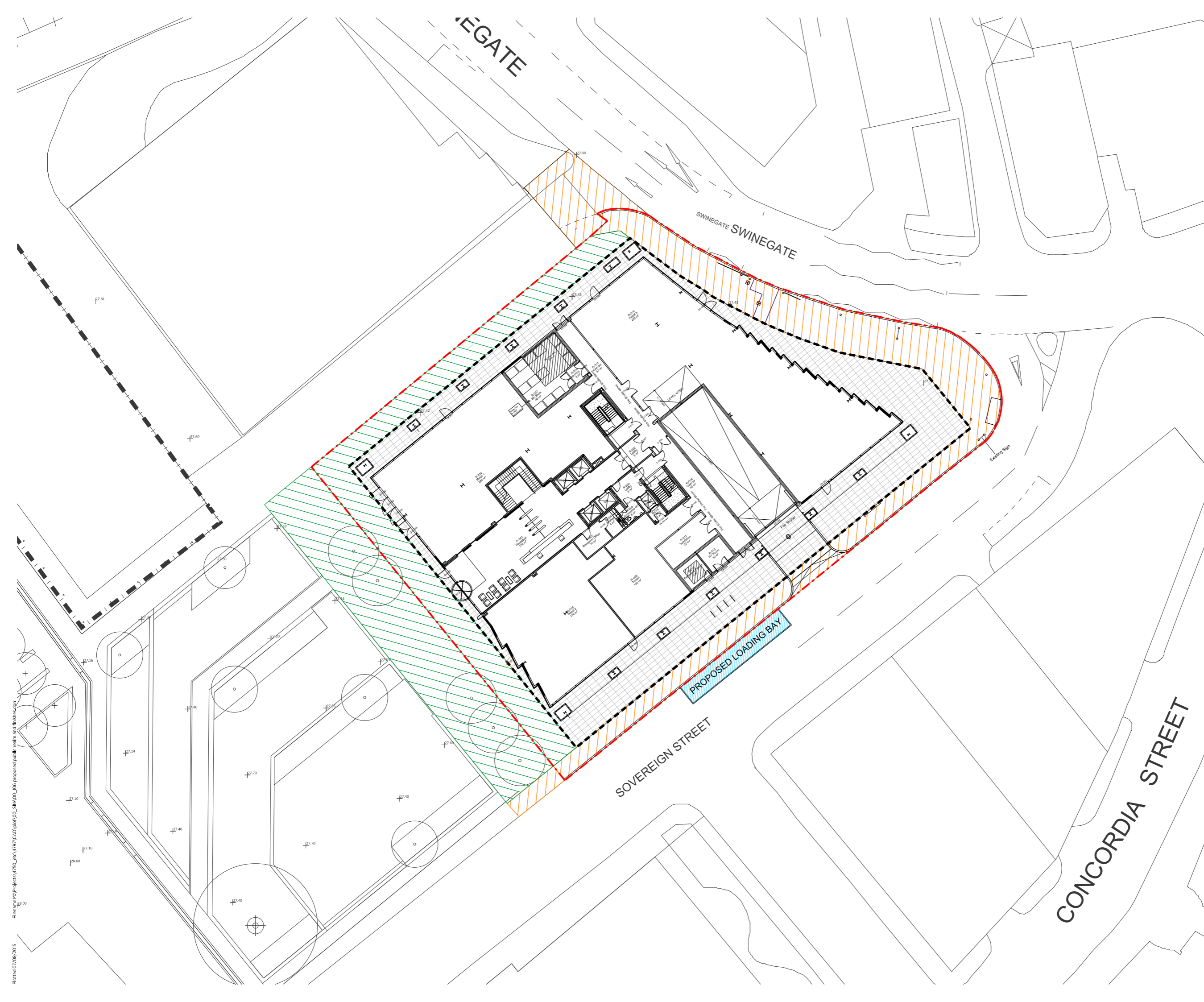
SCALE@A1	DATE	ORIGINATOR	CHECKED	AUTHORISED
1:200	16.06.2014	NM	TOB	TOB

TITLE  
**SITE PLAN  
 PROPOSED PUBLIC REALM AND FINISHES**

STATUS  
**PLANNING**

DRAWING NO.  
**4797-00-106**

REV.  
**C**



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 Plotted: 07/08/2015