



BUILDING GROSS INTERNAL AREA SCHEDULE

UNIT	
Warehouse Area	- 1,752 sqm / 18,858 ft ²
Office Ground Floor	- 56 m ² / 602 ft ²
Office First Floor	- 167 m ² / 1,797 ft ²
Total GIA	- 1,975 m ² / 21,258 ft ²
Internal Haunch Height - 9m	

VEHICLE PARKING SUMMARY

Car Parking =	27 Bays (Including 3 Disabled)
Motorcycle Parking (PTW)	= 2 Bays
Cycle Shelters	= 10 Cycles Spaces
Level Access = 2 Doors	

Site Application Boundary = 1.32 Acres / 0.534 Acres

External Finishes Legend

- Concrete Service Yard**
Concrete slab on sub-base/capping designed to suit ground conditions to Structural Engineer's specification.
- Landscape Areas**
Refer to Landscape Architect's drawings and Arboricultural Survey for details on proposed landscape design.
- Tarmac Finish Access Roads & Car Park Bays**
Tarmac road - construction to Structural Engineer's Specification.
- Block Paving Footpaths**
Permeable block paving footpaths - construction to Structural Engineer's specification.
- Gravel**
To align pedestrian footpaths around perimeter of building. Gravel margins around perimeter of site.
- Standing Fencing**
2.4m High Paladin Security Fence to enclose external service yard area and tie into existing fence line boundary along riverbank. Colour: Dark Green RAL 6005
- EV Ductwork**
Electric vehicle charging ductwork installed to car parking bays, for future provision for bays to become EV bays.
- WT**
Water Tap
External manual water tap for landscape watering.
- Trees and Hedges**
All proposed trees are shown indicatively for illustrative purposes. For detailed information on new, retained and removed planting refer to Landscape Architects drawing and specification.
- Trees to be removed**
Refer to Landscape Architects drawings for further details.

Fencing Legend

Existing Palisade Fence
Existing palisade fencing to be retained.



New Proposed Paladin Fencing
2.4m High paladin weldmesh V-max fencing to the perimeter of the site, with access gates.



New Proposed Hit & Miss Timber Fencing
Hit and miss timber fencing with access gates, designed to be flood resilient; with ground clearance to allow for drainage. Hit and miss fencing to the Bin Enclosure and to the External Condensers enclosure.



P06:	Added fencing details and images. Relocated proposed condensers and added critical dimensions. In accordance with client comments to ensure 6m clearance from kerb edge.	24.04.24 DM
P07:	Updated red line area, amended existing trees to be retained and coordinated with proposed landscape scheme and updated key planning issue.	18.10.23 DM
P08:	Updated indicative position of condensers. Amended red line boundary and updated new proposed and removed trees. Amended bin store and added bin fence support to condensers. Added extent of adjacent footpath.	06.10.23 DM
P09:	Updated red line boundary and amended trees to be removed. Update red line area.	05.10.23 DM
P10:	Updated positions of EV and future EV ducting. Clarified drive & routes to warehouse. Updated with additional planting & legend. Updated ground level to brook. Updated gravel margin.	02.10.23 JB
P11:	Updated building position and size, added M&E equipment and bin locations and RPA details. Issued for Comment. Renumbered sheet to 101.	26.09.23 DM
P12:	Updated building position in line with river assessment.	12.09.23 JB
P13:	First Issue.	04.09.23 JB

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Oxenwood Real Estate
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Middletown, Manchester

Proposed Site Plan

Status: PLANNING

Drawn: JB Checked: JL

Date: AUGUST 2023

Project Number: 4694

Project Code: Originator: Zone: Level: Info: Type: Role: Dwg No. Revision:

RBP- pHp-XX-00- DR-A- 101- P08

Scale: @ AU 1:1000 As indicated

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