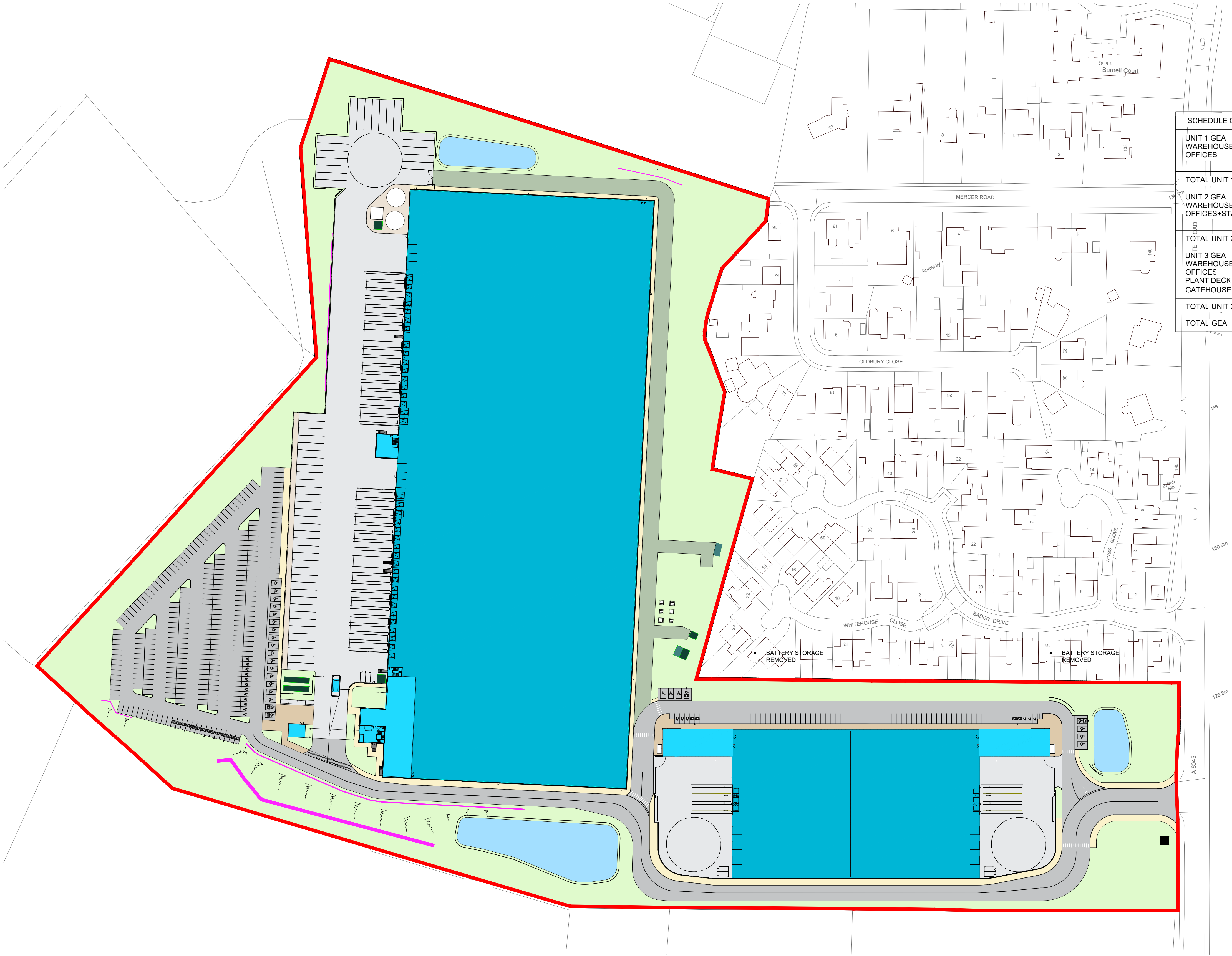


NMA1 CONSENTED



SCHEDULE OF AREAS - GROSS EXTERNAL AREA			
UNIT 1 GEA			
WAREHOUSE	4,409 m ²	/ 47,458 sqft	
OFFICES	419 m ²	/ 4,510 sqft	
TOTAL UNIT 1	4,828 m ²	/ 51,968 sqft	
UNIT 2 GEA			
WAREHOUSE	4,017 m ²	/ 43,239 sqft	
OFFICES+STAIRS	419 m ²	/ 4,510 sqft	
TOTAL UNIT 2	4,436 m ²	/ 47,749 sqft	
UNIT 3 GEA			
WAREHOUSE	32,792 m ²	/ 353,973 sqft	
OFFICES	2,214 m ²	/ 23,831 sqft	
PLANT DECK	707 m ²	/ 7,610 sqft	
GATEHOUSE	18 m ²	/ 193 sqft	
TOTAL UNIT 3	35,731m ²	/ 384,608 sqft	
TOTAL GEA	44,995 m ²	/ 484,325 sqft	

SCHEDULE OF AREAS - GROSS INTERNAL AREA			
UNIT 1 GIA			
WAREHOUSE	4,333 m ²	/ 46,640 sqft	
OFFICES+STAIRS	400 m ²	/ 4,305 sqft	
TOTAL UNIT 1	4,733 m ²	/ 50,945 sqft	
UNIT 2 GIA			
WAREHOUSE	3,946 m ²	/ 42,474 sqft	
OFFICES+STAIRS	400 m ²	/ 4,305 sqft	
TOTAL UNIT 2	4,346 m ²	/ 46,779 sqft	
UNIT 3 GIA			
WAREHOUSE	32,502 m ²	/ 349,851 sqft	
OFFICES	1,955 m ²	/ 21,366 sqft	
PLANT DECK	681 m ²	/ 7,330 sqft	
GATEHOUSE	11 m ²	/ 118 sqft	
TOTAL UNIT 3	35,179 m ²	/ 378,665 sqft	
TOTAL GIA	44,258 m ²	/ 476,389 sqft	

FINISHES LEGEND

- LANDSCAPING
- MACADAM SURFACING TO ENGINEER'S DETAILS (FOR PEDESTRIAN PAVEMENTS)
- CONCRETE
- GRAVEL
- BLOCK PAVIORS
- ASPHALT
- 150MM TYPE 1 ON 200MM 6F CAPPING
- BUILDINGS (WAREHOUSE+ANCILLARY)
- OFFICES

PROPOSED SITE PLAN
1 : 1000

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LOCATION PLAN:

NOTES:

Site Boundary - 11.1152 hec / 27.46 acres

P9	18/12/2024	Updated following comments from Trammell Crow
P8	17/12/2024	Updated for NMA application
P7	12/12/2024	Retaining wall B updated
P6	11/12/2024	Retaining wall and attenuation ponds updated
P5	11/12/2024	Updated for NMA: 4 dock/2 level access to Unit 1 & 2. Southern attenuation pond and bund walls updated, acoustic fence line amended to northern HGV parking bays and western boundary, NE retaining wall line updated
P4	10/12/2024	3No. HGV bays reinstated to western parking bays
P3	29/11/2024	Aligned Linage with docks on Unit 1, Moved gravel strip in 2.5m, Squared off yard adjacent to HGV parking bays, removed duplicate outlines of substations, plant pitth areas added to Units 1 & 2
P2	27/11/2024	Amendments to acoustic fencing and boundary timber fencing, omission of battery charging to Units 1 & 2, gravel strip added to HGV parking bays at North of Yard
P1		Initial Drawing Issue

REV	DATE	DESCRIPTION	DRAWN BY	CHECK BY
REVISIONS				

PROJECT TITLE
MANCHESTER ROAD, HEYWOOD

DRAWING TITLE
PROPOSED SITE LAYOUT - clean version
all annotation removed

RIBA STAGE	STATUS	DRAWN BY	CHECKED BY
4	PRE-TENDER	JA	RR
SHEET	SCALE	DATE	SUITABILITY
A1	1 : 1000	2024.02.14	S3
			REVISION
			P09

DRAWING NO.
21157-ASA-00-ZZ.ZZ-D-A-0043_(S3-P09)

BIM MODEL NUMBER

CLIENT

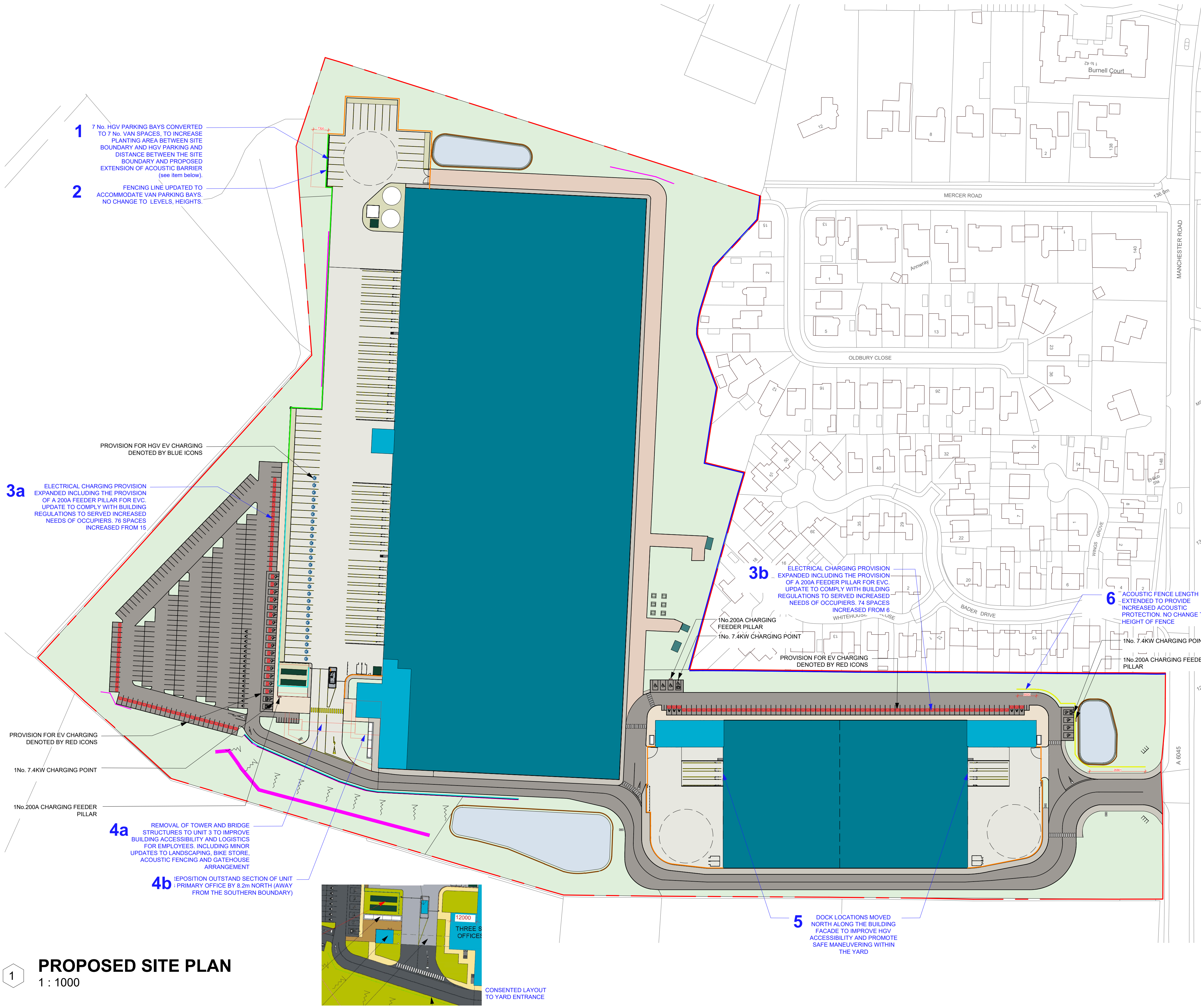
Trammell Crow Company

Ashton Smith
Beyond Design

Ashton Smith, Belvedere House, 2 Victoria Avenue, Harrogate, North Yorkshire, HG1 3EL
Tel: 01423 522882 Fax: 01423 565104
www.ashtonsmith.co.uk

21157

NMA2 PROPOSED



SCHEDULE OF AREAS - GROSS EXTERNAL AREA				SCHEDULE OF AREAS - GROSS INTERNAL AREA			
UNIT 1 GEA	4,409 m ²	/ 47,458 sqft	HAUNCH HEIGHT : 12m	UNIT 1 GIA	4,333 m ²	/ 46,640 sqft	TOTAL UNIT 1
WAREHOUSE	419 m ²	/ 4,510 sqft		WAREHOUSE	400 m ²	/ 4,305 sqft	
OFFICES+STAIRS				OFFICES+STAIRS			
TOTAL UNIT 1	4,828 m ²	/ 51,968 sqft		TOTAL UNIT 1	4,733 m ²	/ 50,945 sqft	
UNIT 2 GEA	4,017 m ²	/ 43,239 sqft	HAUNCH HEIGHT : 12m	UNIT 2 GIA	3,946 m ²	/ 42,474 sqft	TOTAL UNIT 2
WAREHOUSE	419 m ²	/ 4,510 sqft		WAREHOUSE	400 m ²	/ 4,305 sqft	
OFFICES+STAIRS				OFFICES+STAIRS			
TOTAL UNIT 2	4,436 m ²	/ 47,749 sqft		TOTAL UNIT 2	4,346 m ²	/ 46,779 sqft	
UNIT 3 GEA	32,781 m ²	/ 352,852 sqft	HAUNCH HEIGHT : 15m	UNIT 3 GIA	32,505 m ²	/ 349,880 sqft	TOTAL UNIT 3
WAREHOUSE	2,115 m ²	/ 22,766 sqft		WAREHOUSE	1,976 m ²	/ 21,269 sqft	
OFFICES	712 m ²	/ 7,664 sqft		OFFICES	681 m ²	/ 7,330 sqft	
PLANT DECK				PLANT DECK			
GATEHOUSE	18 m ²	/ 193 sqft		GATEHOUSE	11 m ²	/ 118 sqft	
TOTAL UNIT 3	35,629 m ²	/ 383,507 sqft		TOTAL UNIT 3	35,184 m ²	/ 378,717sqft	
TOTAL GEA	44,893 m ²	/ 483,224 sqft		TOTAL GIA	44,263 m ²	/ 476,443 sqft	

AREAS UPDATED TO REFLECT THE LOSS OF ACCESS TOWER AND BRIDGE, AND THE RELOCATION OF UNIT 3 RECEPTION TO THE GROUND FLOOR

- FINISHES LEGEND
- LANDSCAPING
 - MACADAM SURFACING TO ENGINEER'S DETAILS (FOR PEDESTRIAN PAVEMENTS)
 - CONCRETE
 - GRAVEL
 - BLOCK PAVIORS
 - ASPHALT
 - 150MM TYPE 1 ON 200MM 6F CAPPING
 - BUILDINGS (WAREHOUSE+ANCILLARY)
 - OFFICES
 - RETAINING WALLS
 - PROVISIONED FOR CAR EV CHARGING
 - PROVISIONED FOR HGV EV CHARGING
 - EV CHARGING FEEDER PILLAR

PROPOSED SITE PLAN
1 : 1000

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LOCATION PLAN:

NOTES:

Site Boundary - 11.1152 hec / 27.46 acres

P12	14/02/2025	Additional details added to Yard Entrance for clarity	DE	RR
P11	07/02/2025	Updated for NMA 2 Application	DE	RR
P10	03/02/2025	Layout updated to show extent of EV ready bays, Tenant to install pillars.	DE	RR
P9	18/12/2024	Updated following comments from Trammell Crow	DE	RR
P8	17/12/2024	Updated for NMA application	DE	RR
P7	12/12/2024	Retaining wall B updated	DE	RR
P6	11/12/2024	Retaining wall and attenuation ponds updated	DE	RR
P5	11/12/2024	Updated for NMA, 4 dock/2 level access to Unit 1 & 2. Southern attenuation pond and bund walls updated, acoustic fence line amended to northern HGV parking bays and western boundary, NE retaining wall line updated	DE	RR
P4	10/12/2024	3No. HGV bays reinstated to western parking bays	DE	RR
P3	29/11/2024	Aligned Linage with docks on Unit 1, Moved gravel strip in 2.5m, Squared off yard adjacent to HGV parking bays, removed duplicate outlines of substations	DE	RR
P2	27/11/2024	Amendments to acoustic fencing and boundary timber fencing, omission of battery charging to Units 1 & 2, gravel strip added to HGV parking bays at North of Yard	DE	RR
P1		Initial Drawing Issue	JA	RR
REV	DATE	DESCRIPTION	DRAWN BY	CHECK BY
REVISIONS				

PROJECT TITLE MANCHESTER ROAD, HEYWOOD			
DRAWING TITLE PROPOSED SITE LAYOUT			
RIBA STAGE 3	STATUS PLANNING	DRAWN BY JA	CHECKED BY RR
SHEET A1	SCALE 1 : 1000	SUITABILITY 2024.02.14	REVISION P12
DRAWING NO. 21157-ASA-00-ZZ.ZZ-D-A-0043_(S3-P12)			
BIM MODEL NUMBER			

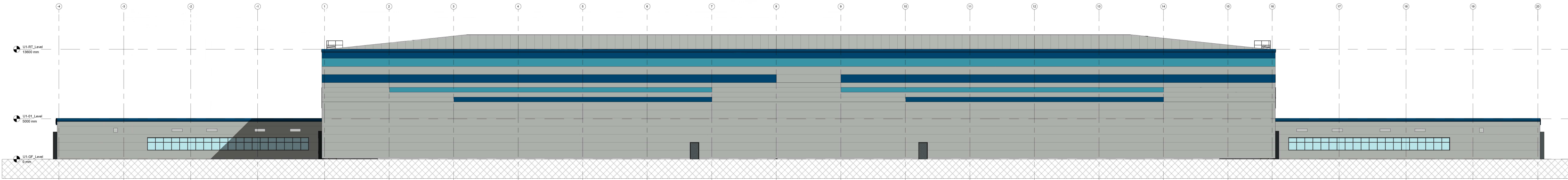
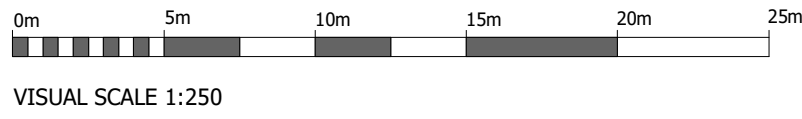
CUSTOMER

Trammell Crow Company

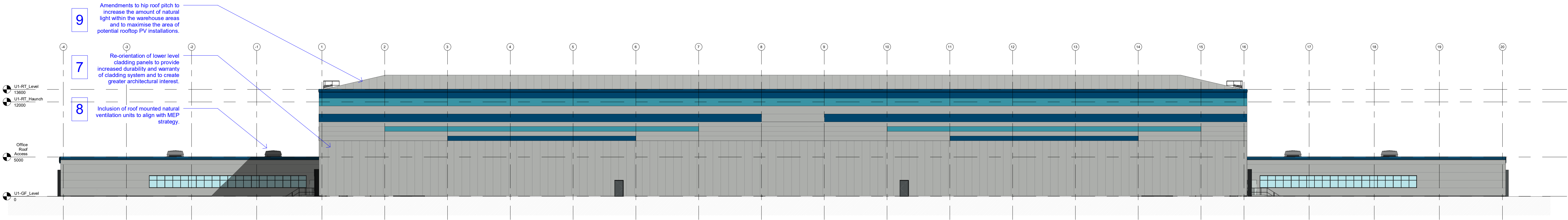
Ashton Smith
Beyond Design

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Tel: 01423 522882 Fax: 01423 565104
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UNIT 1 & 2 ELEVATIONS



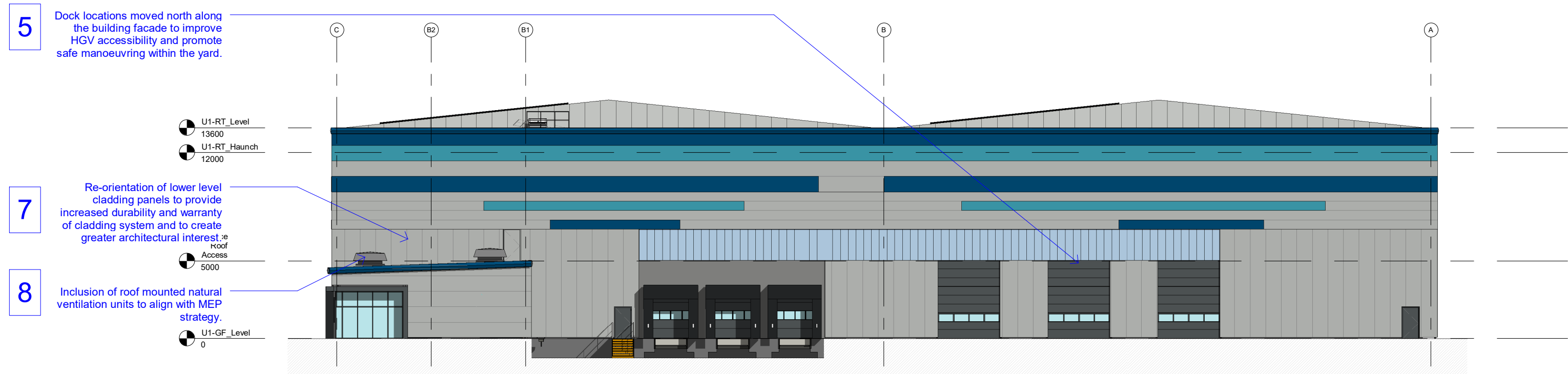
CONSENTED SOUTH WEST ELEVATION



NMA2 PROPOSED SOUTH WEST ELEVATION



CONSENTED NORTH WEST ELEVATION



NMA2 PROPOSED NORTH WEST ELEVATION

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LOCATION PLAN:

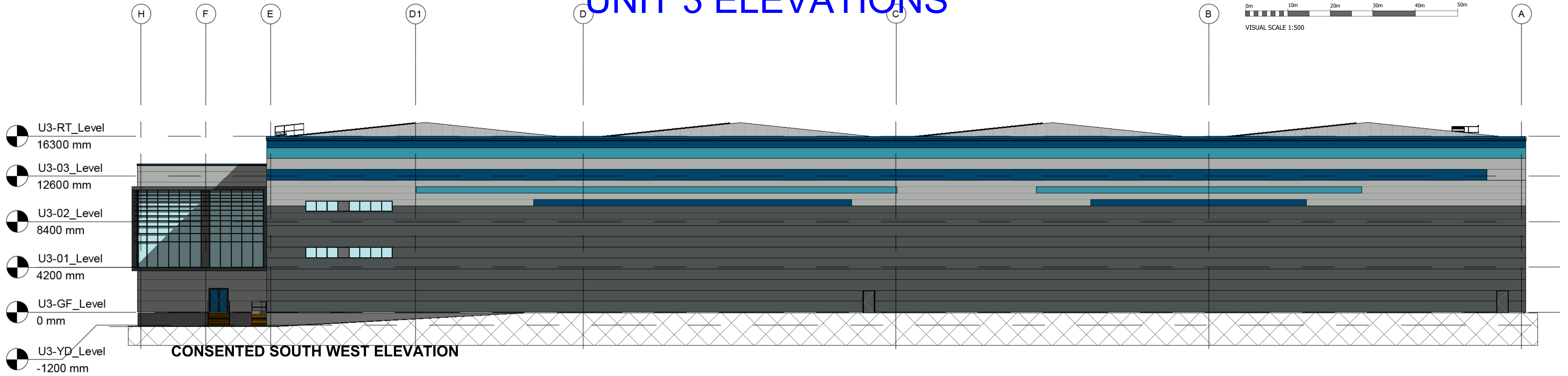
NOTES:

P02	2022/02/13	NMA2 Update; amendments to roof hip from 2 bays to 1. Addition of roof mounted natural ventilation units to the offices, re-orientation of bottom cladding to be vertical spanning	DE	RR
P01		Initial Drawing Issue	JA	RR
REV	DATE	DESCRIPTION	DRAWN BY	CHECK BY
REVISIONS				

PROJECT TITLE MANCHESTER ROAD, HEYWOOD					
DRAWING TITLE NMA2 UNIT 1 & 2 ELEVATIONS					
RIBA STAGE 3	STATUS PLANNING	DRAWN BY DE	CHECKED BY RR		
SHEET A1	SCALE 1 : 250	DATE 04/11/22	SUITABILITY S3	REVISION P02	
DRAWING NO. 21157-ASA-00-EL.ZZ-D-A-0050_(S3-P02)					
BIM MODEL NUMBER: 21157-ASA-ZZ-ZZ-M3-A-0003_(S1-P19)					

CLIENT	
Trammell Crow Company	
Ashton Smith Beyond Design	
Ashton Smith, Belvedere House, 2 Victoria Avenue, Harrogate, North Yorkshire, HG1 1EL Tel: 01423 522882 Fax: 01423 565104 www.ashtonsmith.co.uk	

UNIT 3 ELEVATIONS



4b

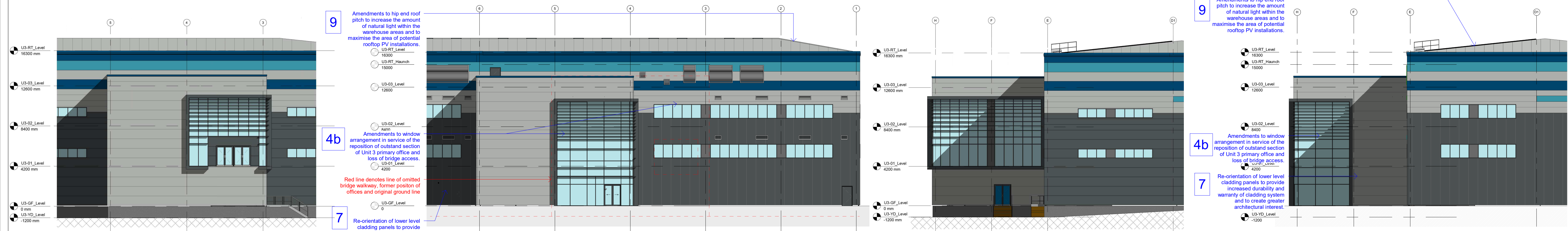
Amendments to window arrangement in service of the reposition of outstand section of Unit 3 primary office and loss of bridge access.

Red line denotes line of omitted bridge walkway

7

Re-orientation of lower level cladding panels to provide increased durability and warranty of cladding system and to create greater architectural interest.

NMA2 PROPOSED SOUTH WEST ELEVATION



CONSENTED MAIN OFFICES NORTH WEST

NMA2 PROPOSED MAIN OFFICES NORTH WEST

CONSENTED MAIN OFFICES SOUTH WEST

NMA2 PROPOSED MAIN OFFICES SOUTH WEST

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LOCATION PLAN:

NOTES:

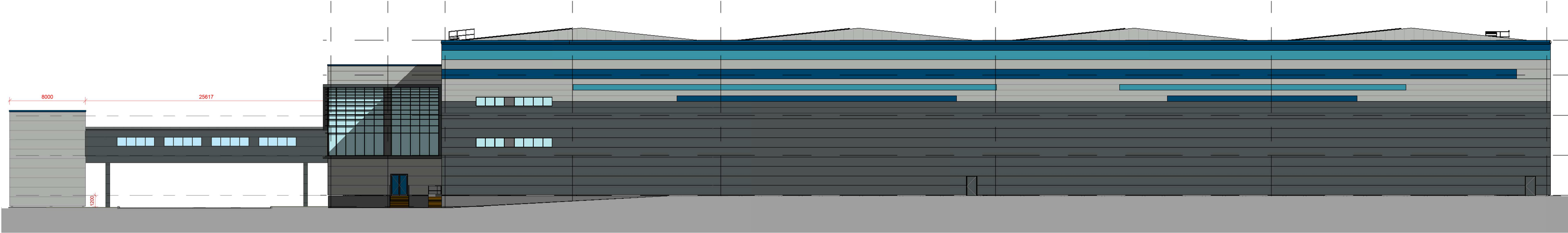
P02	2025.02.13	Updated for NMA2; lower and bridge omitted, offices moved across 1 bay, ground line amended, roof hip reduced to one bay rather than two. Orientation of bottom cladding panels changed to vertical, window arrangement updates due movement of office pod	DE	RR
P01		Initial Drawing Issue	JA	RR
REV	DATE	DESCRIPTION	DRAWN BY	CHECK BY
REVISIONS				

PROJECT TITLE MANCHESTER ROAD, HEYWOOD			
DRAWING TITLE NMA2 UNIT 3 ELEVATIONS			
RIBA STAGE 3	STATUS PLANNING	DRAWN BY DE	CHECKED BY RR
SHEET A1	SCALE 1 : 200	DATE 07/02/2025	SUITABILITY S3
DRAWING NO. 21157-ASA-00-EL.ZZ-D-A-0051 (S3-P02)			
BIM MODEL NUMBER: 21157-ASA-ZZ-ZZ-M3-A-0002 (S1-P24)			

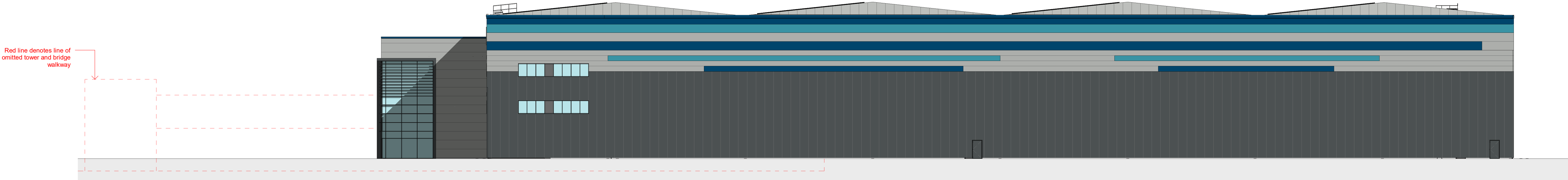
CLIENT Trammell Crow Company	
Ashton Smith Beyond Design	
Ashton Smith, Belvedere House, 2 Victoria Avenue, Harrogate, North Yorkshire, HG1 1EL Tel: 01423 522882 Fax: 01423 565104 www.ashtonsmith.co.uk	

JOB NO.
21157

TOWER AND BRIDGE ELEVATIONS



CONSENTED SOUTH WEST ELEVATION



NMA2 PROPOSED SOUTH WEST ELEVATION