



Planning Site Plan

1 : 1000

Area Schedule:

Warehouse:	16,814m ²	180,983ft ²
GF Core	104.37m ²	1,123.49ft ²
2 St. Offices:	961.64m ²	10,351ft ²
2 St. Hub-Offices:	433m ²	4,663ft ²
Gatehouse:	24m ²	262ft ²

TOTAL (GIA): 18,337m² 197,383ft²

Car Spaces: 180
Including 11 Enlarged accessible spaces with 42 spaces provided with electric charging facilities.

Cycle Spaces: 24
Motorcycle Spaces: 5

Dock Doors: 20
Including 4 Euro-dock doors
Level Access: 4

Trailers Spaces (17x3.5m): 46
Stacking/Staging Spaces: 11

Existing Site Levels
Proposed Site Levels

Planning - Site Area Schedule

Name	Area (Hectares)	Area (Acres)
Demise Line	4.92 hectare	12.15 acres
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Net Dev Area	3.64 hectare	8.99 acres
Red Line Boundary	4.98 hectare	12.3 acres
Red Line Boundary	4.98 hectare	12.3 acres

Boundaries

Red Line Boundary

Demise Line

Security Fence



01 WASTE MANAGEMENT STORE
Concrete base with 2.4m high timber palisade fencing with galvanized structure and green roof.



02 BICYCLE STORE
Urban Engineering 'Series A' or similar and approved Polycarbonate transparent sheets with polyester powder coated steel frame.
Colour: White (BS00E55) Sheffield steel cycle racks or similar and approved to accommodate 10 cycles per shelter.

Alternative option green roof cycle store.



03 BOUNDARY SECURITY FENCE

Typical Paladin Fencing:
The perimeter of the service yards will be provided with 2.4m high paladin fencing. Post and panels to be black finish. Fences to be suitably set back from vehicular areas to reduce risk of accidental impact. Fencing / landscaping to be co-ordinated such that a maximum gap beneath fence is 100mm.



04 KNEE RAIL FENCING
Made from softwood guaranteed for 25 years. Galvanised strap for longer life 5 year treatment guarantee Height 1.20m with planed finish.



05 DOCK APRON RETAINING WALL
External retaining walls to the sides of the dock access will be also of fair faced concrete. Armco barrier galvanised mild steel and handrailing is to be provided adjacent to the retaining wall to level access ramps. The barrier uprights are to be surface fixed to the concrete.



06-07 VEHICLE AND PEDESTRIAN GATES:

To security sensitive areas near the main access road, vehicle gate is to be black steel paladin, 2.4m high to BS 1722-12:2006 (including concrete foundations). Gates to hinge open and be able to be held in the open position by providing bolt sleeves. Posts to be square section powder coated black steel with capped tops, cast in concrete bases.



08 MANUAL BARRIER

Manual car park barrier to be provided as indicated. Posts to be square section powder coated black steel with capped tops, cast in concrete bases.

0m 50m 100m
SCALE 1:1000



Rev	Date	By	Description
P1	30/08/23	ELF	Issued for comments.
P2	14/09/23	ELF	Issued for Comments.
P3	28/09/23	ELF	Additional Disabled spaces added. Substation moved. Service road amended.
P4	28/09/23	ELF	Car park updated.
P5	04/10/23	ELF	Red Line Boundary updated.
P6	05/10/23	ELF	Issued for Planning.
P7	20/12/23	ELF	Existing and proposed site levels added.



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Waterfold Business Park,
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