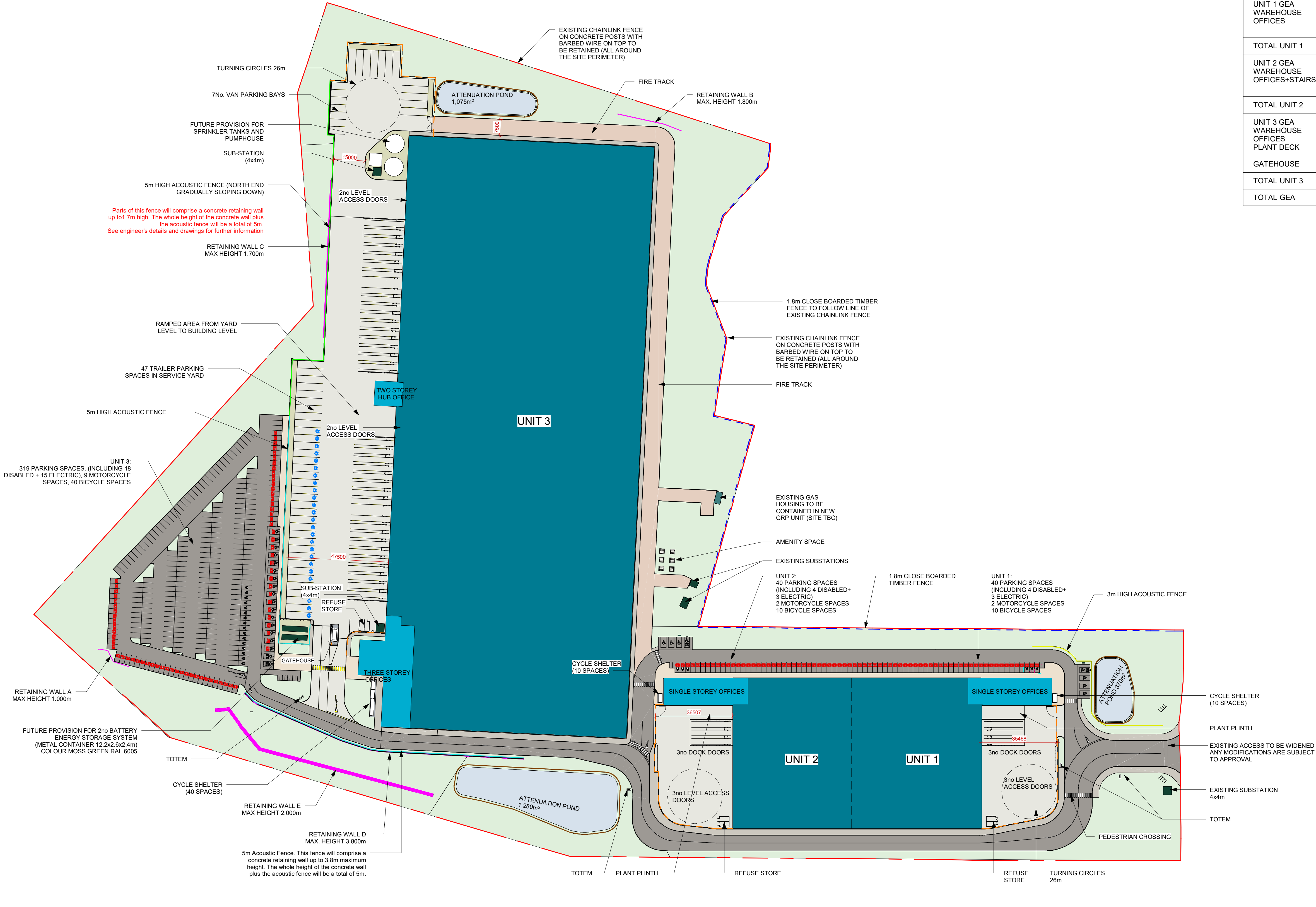


| SCHEDULE OF AREAS - GROSS EXTERNAL AREA          |                                                                     |                                                 |  |
|--------------------------------------------------|---------------------------------------------------------------------|-------------------------------------------------|--|
| UNIT 1 GEA<br>WAREHOUSE<br>OFFICES               | 4,409 m <sup>2</sup><br>419 m <sup>2</sup>                          | / 47,458 sqft<br>/ 4,510 sqft                   |  |
| TOTAL UNIT 1                                     | 4,828 m <sup>2</sup>                                                | / 51,968 sqft                                   |  |
| UNIT 2 GEA<br>WAREHOUSE<br>OFFICES+STAIRS        | 4,017 m <sup>2</sup><br>419 m <sup>2</sup>                          | / 43,239 sqft<br>/ 4,510 sqft                   |  |
| TOTAL UNIT 2                                     | 4,436 m <sup>2</sup>                                                | / 47,749 sqft                                   |  |
| UNIT 3 GEA<br>WAREHOUSE<br>OFFICES<br>PLANT DECK | 32,781 m <sup>2</sup><br>2,115 m <sup>2</sup><br>712 m <sup>2</sup> | / 352,852 sqft<br>/ 22,766 sqft<br>/ 7,664 sqft |  |
| GATEHOUSE                                        | 18m <sup>2</sup>                                                    | / 193sqft                                       |  |
| TOTAL UNIT 3                                     | 35,629m <sup>2</sup>                                                | / 383,507 sqft                                  |  |
| TOTAL GEA                                        | 44,893 m <sup>2</sup>                                               | / 483,224 sqft                                  |  |

| SCHEDULE OF AREAS - GROSS INTERNAL AREA          |                                                                     |                                                 |  |
|--------------------------------------------------|---------------------------------------------------------------------|-------------------------------------------------|--|
| UNIT 1 GIA<br>WAREHOUSE<br>OFFICES+STAIRS        | 4,333 m <sup>2</sup><br>400 m <sup>2</sup>                          | / 46,640 sqft<br>/ 4,305 sqft                   |  |
| TOTAL UNIT 1                                     | 4,733 m <sup>2</sup>                                                | / 50,945 sqft                                   |  |
| UNIT 2 GIA<br>WAREHOUSE<br>OFFICES+STAIRS        | 3,946 m <sup>2</sup><br>400 m <sup>2</sup>                          | / 42,474 sqft<br>/ 4,305 sqft                   |  |
| TOTAL UNIT 2                                     | 4,346 m <sup>2</sup>                                                | / 46,779 sqft                                   |  |
| UNIT 3 GIA<br>WAREHOUSE<br>OFFICES<br>PLANT DECK | 32,505 m <sup>2</sup><br>1,976 m <sup>2</sup><br>681 m <sup>2</sup> | / 349,880 sqft<br>/ 21,269 sqft<br>/ 7,330 sqft |  |
| GATEHOUSE                                        | 14 m <sup>2</sup>                                                   | / 150 sqft                                      |  |
| TOTAL UNIT 3                                     | 35,187m <sup>2</sup>                                                | / 378,750 sqft                                  |  |
| TOTAL GIA                                        | 44,266 m <sup>2</sup>                                               | / 476,475 sqft                                  |  |

FINISHES LEGEND

- LANDSCAPING
- MACADAM SURFACING TO ENGINEER'S DETAILS (FOR PEDESTRIAN PAVEMENTS)
- CONCRETE
- GRAVEL
- BLOCK PAVIORS
- ASPHALT
- WATER
- 150MM TYPE 1 ON 200MM 6F CAPPING
- BUILDINGS (WAREHOUSE+ANCILLARY)
- OFFICES
- EV CHARGING FEEDER PILLAR
- 2.4m HIGH PALADIN FENCE
- 3m HIGH ACOUSTIC FENCE + PLANTING EXTERNALLY (by Landscaping Consultant)
- 5m HIGH ACOUSTIC FENCE + PLANTING EXTERNALLY (by Landscaping Consultant) (ON RETAINING WALL WHERE INDICATED)
- 5m HIGH ACOUSTIC FENCE
- 1m HIGH KNEE RAIL TIMBER FENCE
- 1.8m VERTICAL CLOSE BOARDED TIMBER FENCE
- RETAINING WALL (height indicated in drawing)
- PROVISIONED FOR CAR EV CHARGING
- PROVISIONED FOR HGV EV CHARGING



1 PROPOSED SITE LAYOUT  
1 : 1000

Do not scale this drawing  
ashton smith to be notified of discrepancies in figured dimensions  
Contractors must check all dimensions from site  
This drawing is copyright and is for use on this site only  
This drawing is to be used solely for information as entitled  
For other information refer to the latest revision of any cross referenced drawing



LOCATION PLAN:

NOTES:

SITE BOUNDARY: 11.152 Ha / 27.46 Acres

| REV       | DATE       | DESCRIPTION                                                                                                                                                                                                                                                                  | DRAWN BY | CHECK BY |
|-----------|------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|----------|
| P17       | 2025.03.12 | EV feeder pillar relocated following planning officer queries                                                                                                                                                                                                                | DE       | RR       |
| P16       | 2025.02.21 | Gatehouse GIA updated                                                                                                                                                                                                                                                        | DE       | RR       |
| P15       | 2025.02.14 | NMA2 update: Areas updated, Acoustic fence amendments to increase length, electric charging provision expanded to comply with building regulations, hgv bays changed to van parking, removal of tower and bridge, amendments to landscape as a result of movement of offices | DE       | RR       |
| P14       | 05.06.23   | Retaining wall at South and ponds extents updated                                                                                                                                                                                                                            | RR       | JA       |
| P13       |            |                                                                                                                                                                                                                                                                              |          |          |
| P12       |            |                                                                                                                                                                                                                                                                              |          |          |
| P11       | 23.02.23   | Unit 3 reduced and relocated                                                                                                                                                                                                                                                 | JA       | RR       |
| P10       | 13.02.23   | Acoustic fence extended                                                                                                                                                                                                                                                      | JA       | RR       |
| P9        | 10.01.23   | Red notes changed to black colour                                                                                                                                                                                                                                            | JA       | RR       |
| P8        | 16.12.22   | Changes as indicated in red clouds and notes in red colour                                                                                                                                                                                                                   | JA       | RR       |
| P7        | 14.10.22   | Various kerbs updated to suit tracking                                                                                                                                                                                                                                       | PC       | RR       |
| P6        | 06.10.22   | Existing gas housing reduced                                                                                                                                                                                                                                                 | JA       | RR       |
| P5        | 05.10.22   | Road re-aligned at the South                                                                                                                                                                                                                                                 | JA       | RR       |
| P4        | 22.08.22   | Division between Units 1&2 relocated                                                                                                                                                                                                                                         | JA       | RR       |
| REV       | DATE       | DESCRIPTION                                                                                                                                                                                                                                                                  | DRAWN BY | CHECK BY |
| REVISIONS |            |                                                                                                                                                                                                                                                                              |          |          |

| PROJECT TITLE                                        |              |          |             |
|------------------------------------------------------|--------------|----------|-------------|
| MANCHESTER ROAD, HEYWOOD                             |              |          |             |
| DRAWING TITLE                                        |              |          |             |
| PROPOSED SITE PLAN                                   |              |          |             |
| RIBA STAGE                                           | STATUS       | DRAWN BY | CHECKED BY  |
|                                                      |              | JA       | RR          |
| SHEET                                                | SCALE        | DATE     | SUITABILITY |
| A1                                                   | As indicated | 02/08/22 | S3          |
| DRAWING NO.                                          | REVISION     | DATE     | BY          |
| 21157-ASA-00-ZZ-ZZ-D-A-0003 (S3-P17)                 |              |          |             |
| BIM MODEL NUMBER: 21157-ASA-ZZ-ZZ-M3-A-0001 (S5-P16) |              |          |             |

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

JOB NO. 21157