



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: 182
Including 11 Enlarged accessible spaces with 35 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): 44
Stacking/Staging Spaces: 2

Existing Site Levels
Proposed Site Levels

Planning - Site Area Schedule

Name	Area (Hectares)	Area (Acres)
Demise Line	4.92 hectare	12.15 acres
Net Dev Area	3.54 hectare	8.76 acres
Red Line Boundary	4.98 hectare	12.3 acres

Boundaries

Red Line Boundary

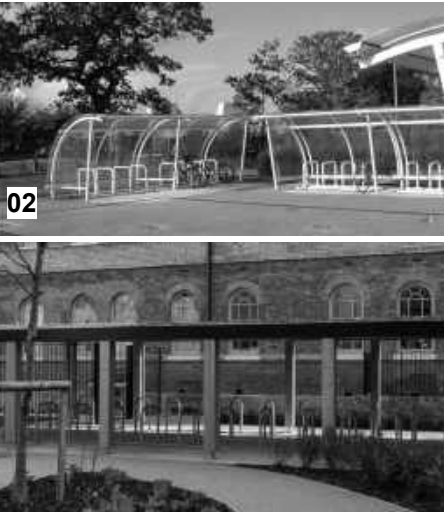
Demise Line

Security Fence

3m high Acoustic 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.

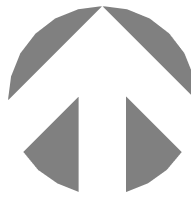


06-07 VEHICLE AND PEDESTRIAN GATES:
To security sensitive areas near the main access road, vehicle gate is to be black steel paladin, 2.4m high to BS 1722-12:2006 (including concrete foundations). Gates to hinge open and be able to be held in the open position by providing bolt sleeves. Posts to be square 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.

SCALE 1:1000
0m 50m 100m



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.
P8	15/03/24	ELF	Reviewed Car Park.
P9	27/03/24	ELF	Grasscrete Fire Tender Access Route added.
P10	30/07/24	KK	Identified retained woodland and area to be retained.
P11	01/08/24	RB	Amended retained woodland area and proposed replanting area boundaries.
P12	30/08/24	RB	Site plan revised to maintain 5000m ² existing woodland for BNG as per PA comments. Car parking layout reconfigured to walls.
P13	09/09/24	RB	Reduced western boundary fire access to 5m. Additional Car parking aisle to eastern elevation. 3 lane access. Tree planting in between car park amended development area.
P14	16/09/24	RB	Site access road markings reconfigured.
P15	04/10/24	RB	Added acoustic fencing to the North west site boundary.

Parking Schedule 01

Description	Actual
Accessible Parking	11
Car Parking	127
Charging Parking	35
HGV Parking	44
Motorcycle Parking	5
Shared Parking	9



SGP

Architects + Masterplanners

Waterfront House
2a Smith Way
Grove Park
Enderby
Leicester LE19 1SX

t: +44 (0)116 247 0557

www.stephengeorge.co.uk

Waterfold Business Park,
Bury

Drawing Name:
Site Plan

Drawing Stage: Planning

Status: S0

SGP File Ref: 22-244-SGP-ZZ-ZZ-MS-A-00000-Site

22-244 30/08/23 ELF MMS As @ A1 P15

SGP Project No: Date: Drawn: Team: Indicate: Scale: Rev:

Drawing Number: 22-244-SGP-ZZ-ZZ-DR-A- 131001

Project Code Originator Volume Level Type Role Number