Service yard

Stainless steel flat top marine grade bollards (1.2m high)

Goods Out
Approx. 1,510m² / 16,254ft²
(includes Holding Stock Area, Transport Office, Dispatch Office, Store and WC)

Pedestrian route

Line of floor above shown dashed

St./ Cl.

Dispatch Office

Store

Lobby

WC

Holding Stock Area

Secure key store

Notional corridor shown dashed

Transport Office

Cln.

DPT

Overalls

Male Change

Female Change

Female WC

DPT

Male WC

Production Planning Office

Escape

Canteen

Proposed paladin fence (colour: dark brown; 2.4m high)

Escape

Reception

Deliveries

Staff Entrance

Escape

Line of canopy shown dashed

Lobby

Seating

Amenity Space

External condensers compound (offices)

EVCP

EVCP

Main Entrance

Smoking Shelter

Proposed new trees to boundary

Proposed metal flat top railings (colour: dark brown; 0.9m high)

Proposed staff/visitor car park (43no. cars inc. 10no. EVCPs and 3no. accessible bays)

Soft landscaping /planting

Motorcycle/Scooter parking (8 no. bikes)

Proposed paladin fence (colour: dark brown; 2.4m high)

Existing trees retained

Pedestrian route

Staff/visitor pedestrian access/egress

Bicycle parking (28 no. bicycles) within off-the-shelf single-sided compound

Staff/visitor pedestrian access/egress

KELBROOK ROAD

Existing trees retained

N

Scale
0 1 2 3 4m
1:100 @ A1

Notes

Figured dimensions are to be used in all case.

Dimensions should not be scaled from drawing unless for planning application purposes.

Land Registry and ownership boundaries are produced by Studio KMA using all reasonable endeavors. Studio KMA cannot be held responsible for scale discrepancies in plans supplied by others.

Any discrepancies in dimensions should be clarified with the Architect at the address below prior to commencement of the works.

No deviation from this drawing will be permitted without the prior written consent of the Architect.

This drawing is to be read in conjunction with all the relevant Mechanical and Electrical drawings.

This drawing is to be read In conjunction with the relevant Structural Engineer's drawings, structural calculations and recommendations.

This drawing is to be read In conjunction with the relevant Fire Safety Strategy drawings.

Please note that the use of any quantification data is done so at the users own risk.

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Revision Notes

Rev	Date	Revision Description	Drawn	Checked
P2	25.07.25	General amendment	CTW	AT
P1	04.06.25	Initial Issue	CTW	AT

KMA

Project Name
Openshaw
Kelbrook Road

Drawing Title
Proposed Ground Floor Office (Building Plan Excerpt)

Drawing Number
OKR-KMA-XX-XX-DR-A-7007

Project Number	Status	Revision
T1179	A3 Planning	P2

Drawn by	Authorised by	Date
CTW	AT	25.07.25

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