

Schedule of Accommodation							
Unit	Ground Floor GIA	First Floor GIA	TOTAL UNIT GIA	TOTAL UNIT GEA	Total Parking Inc. (Acc.)	Parking Ratio (m²)	Height to underside of Haunch
Unit 1	616m² / 6,630ft²	97 m² / 1,044ft²	713m² / 7,674ft²	777m² / 8,363ft²	11 (2)	1:70	8.0m
Unit 2	989m² / 10,645ft²	110m² / 1,184ft²	1,099m² / 11,829ft²	1,182m² / 12,722ft²	18 (2)	1:66	8.0m
Unit 3	2,460m² / 26,479 ft²	275m² / 2,960ft²	2,735m² / 29,439ft²	2,869m² / 30,881ft²	35 (3)	1:82	10m
Unit 4	2,175m² / 23,411.5ft²	262m² / 2,820ft²	2,437m² / 26,231ft²	2,579m² / 27,760ft²	34 (4)	1:76	10m
TOTAL GIA			6,984m² / 75,175ft²	7,407m² / 79,728ft²	98 (11)	1:76	



NOTES

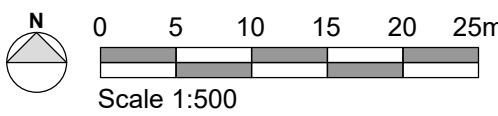
- All dimensions and levels are to be checked on site.
- Any discrepancies are to be reported to the architect before any work commences
- This drawing shall not be scaled to ascertain any dimensions. Work to figured dimensions only.
- This drawing shall not be reproduced without express written permission from AEW.
- Title overlay drawings and ownership boundaries are produced using all reasonable endeavors. AEW cannot be responsible for the accuracy or scale discrepancy of base plans supplied to them.
- All works are to be undertaken in accordance with Building Regulations and the latest British Standards.
- All proprietary materials and products are to be used strictly in accordance with the manufacturers recommendations.

CDM 2015

Client notified of duties: 07/04/21

Principal Designer: Client

Unless noted below, all known hazards have been highlighted on the drawing:



KEY:

- Site Boundary
- Trees to be retained
- Trees to be removed
- Additional Soft landscaping:
Zone A 1,102m² / 11,862ft²
Zone B 75m² / 8,084ft²
Total 1,853m² / 19,946ft²
- Tarmac
- Concrete
- Concrete paving
- Gravel
- Electric Vehicle Charging spaces (10no.) (10% of parking spaces)
- Future provision for EVCPs with cable routes (20no) (20% of parking spaces)
- Dropped Kerb
- Landscape Planting to Landscape Architect Specification. Existing trees and shrubs to be retained where possible.
- Existing trees to be retained
- Proposed tree planting

P13	19/11/24	SG	DRS
EV parking numbers updated further to case officer comments			
P12	15/11/24	SG	DRS
EV parking notes added			
P11	02/05/24	MW	DRS
Title block amended			
P10	26/04/24	MW	DRS
Layout and surface finishes amended; landscaping amended			
P09	13/11/23	SJK	DRS
Layout and surface finishes amended; landscaping updated			
P08	24/07/23	HN	AL
Layout updated			
P07	17/05/23	HN	DRS
Layout updated			
P06	16/12/22	SS	AL
Hardstanding adjacent to new sub increased to allow for maintenance vehicle parking			
P05	08/11/22	HN	SS
Units 3 and 4 updated landscaping updated and increased			
REV	Date	Drawn by: -	Checked by: -
Status	Purpose of Issue		
S4	For Approval		
drawing stage	Planning		
client	NSJV Ltd		

project	Welcomb Street Openshaw		
drawing title	Proposed External Works Plan		
date	10/08/22	drawn	HN
scale@A1	1:500	checked	SS

P16	07/05/25	SG	DRS
Unit 4 mirrored along ridge line. Unit 4 car park updated			
P15	14/03/25	SG	DRS
Unit 1 entrance door revised			
P14	13/03/25	SG	DRS
Unit 2 revised. Unit 1-2 yard and car park revised			