



Proposed Site Plan
Scale 1:250



Schedule of Accommodation Units 1-4					
	GIA		GEA		Mezz %
UNIT 1	sq.m	sq.ft	sq.m	sq.ft	
Warehouse	537.6	5786.7	582.0	6264.6	
GF Recessed Loading	42.0	452.1	45.0	484.4	
Mezz	181.0	1948.3	200.0	2152.8	
Total	760.6	8187.0	827.0	8901.7	24%
UNIT 2	sq.m	sq.ft	sq.m	sq.ft	
Warehouse	390.5	4203.3	416.6	4484.2	
GF Recessed Loading	42.0	452.1	45.0	484.4	
Mezz	134.0	1442.4	147.0	1582.3	
Total	566.5	6097.7	608.6	6550.9	24%
UNIT 3	sq.m	sq.ft	sq.m	sq.ft	
Warehouse	350.0	3767.4	370.0	3982.6	
Mezz	107.0	1151.7	118.0	1270.1	
Total	457.0	4919.1	488.0	5252.8	23%
UNIT 4	sq.m	sq.ft	sq.m	sq.ft	
Warehouse	412.0	4434.7	444.0	4779.2	
Mezz	126.0	1356.3	141.0	1517.7	
Total	538.0	5791.0	585.0	6296.9	23%
GRAND TOTAL	2322.1	24994.9	2508.6	27002.3	

Schedule of Accommodation Unit 5					
	GIA		GEA		Mezz %
UNIT 5	sq.m	sq.ft	sq.m	sq.ft	
Warehouse	992.0	10677.8	1055.0	11355.9	
Mezz	244.0	2626.4	273.0	2938.5	
GRAND TOTAL	1236.0	13304.2	1328.0	14294.5	20%

Schedule of Accommodation Units 6-9					
	GIA		GEA		Mezz %
UNIT 6	sq.m	sq.ft	sq.m	sq.ft	
Warehouse	328.0	3530.6	359.0	3864.2	
Mezz	126.0	1356.3	143.0	1539.2	
Total	454.0	4886.8	502.0	5403.5	28%
UNIT 7	sq.m	sq.ft	sq.m	sq.ft	
Warehouse	269.0	2895.5	287.0	3089.2	
Mezz	103.0	1108.7	114.0	1227.1	
Total	372.0	4004.2	401.0	4316.3	28%
UNIT 8	sq.m	sq.ft	sq.m	sq.ft	
Warehouse	269.0	2895.5	287.0	3089.2	
Mezz	103.0	1108.7	114.0	1227.1	
Total	372.0	4004.2	401.0	4316.3	28%

Schedule of Accommodation TOTAL				
	GIA		GEA	
OVERALL TOTAL	5,131.1	55,230.6	5,555.6	59,799.9



- Dimensions are in millimeters, unless stated otherwise.
- Scaling of this drawing is not recommended.
- It is the recipients responsibility to print this document to the correct scale.
- All relevant drawings and specifications should be read in conjunction with this drawing.

Site Boundary
2.27 acres (0.9200 ha)

KEY

9 Level Access Doors

Electric Charging Spaces x22
All remaining spaces to be future proofed for 100%

Grass roof Cycle Shelter for 14 Cycles
Internal cycle storage spaces (24)
OVERALL 38 Cycle space provision

Existing 2.4m High Metal Palisade Fence (Colour black RAL 9005)

Proposed 2.4m High Metal Paladin Fence (Colour black RAL 9005)

Pedestrian and Vehicle gates in 2.4m high paladin style (Colour black RAL 9005)
Pedestrian gates have a digilock on outside face and push pad on the inside with shrouds around the pads and mesh fitted to the entire gate.

Retractable/drop down bollards 900mm high

RWP

Lighting column.

4x protection bollards around lighting column.

EVCP (Electric Vehicle Charging Point) pillar and protective barrier.

Indicative retaining wall position
Where required retaining walls will have key clamp guarding to the top to prevent falls.

Private Means of Access - No works in this area.

58 no. Car parking spaces (inc. 9 accessible)

rev	amendments	by	ckd	date
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Former Walkers Site, Crabtree Lane, Manchester
Proposed Site Plan

Information Container LOD:	LOD 300
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Chancerygate

UMC ARCHITECTS

RIBA PoW Stage: Document Suitability: Drawn / Checked: Date: Scale: UMC Project Number: Document Reference:	4 - Technical Design S4 JFC / DB 18/04/2024 1:250 A1 23168 23168 - UMC - XXXX - SI - DR - A 0601	Drawing no: Revision: P31
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PLANNING

THIS DRAWING IS TO BE USED FOR THE STATED PURPOSE ONLY AND SHOULD NOT BE USED FOR ANY OTHER