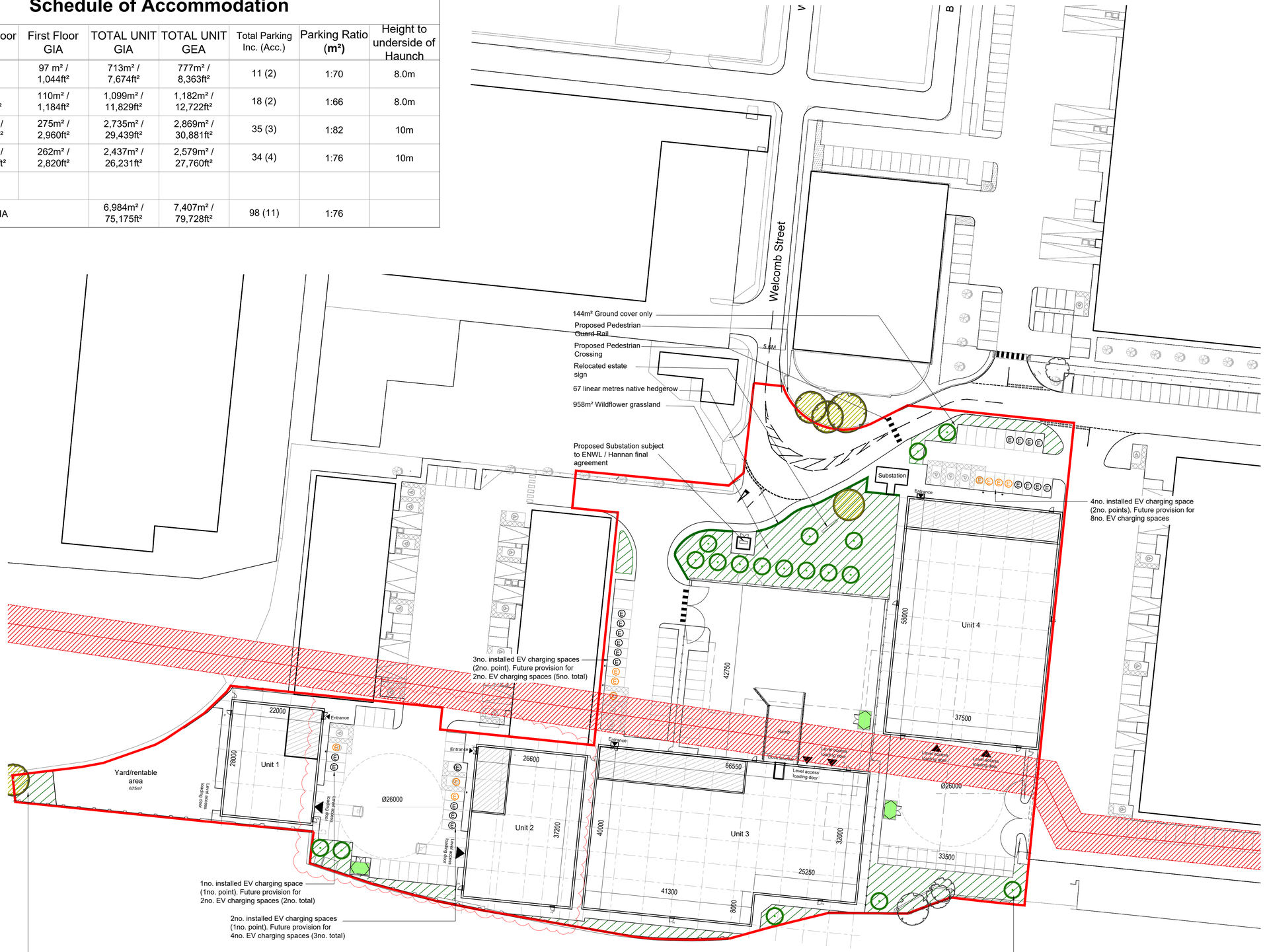
Schedule of Accommodation

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

AEWTP026C

- 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:

N 0 5 10 15 20 25m

Scale 1:500

Site Boundary 4.45ac / 1.80ha

Mezzanine Extents

30" combined sewer with 30ft easement. Exact alignment TBC by survey

Footprint of existing Zone A + B

Landscape Planting to Landscape Architect Specification. Existing trees and shrubs to be retained where possible.

Existing trees to be retained

Proposed tree planting

Manchester City Council Maximum parking standards:

B2 = 1:45 sq.m
B8 = 1:100 sq.m

Proposed Bin store

Pedestrian gate with panic hardware

Electric Vehicle Charging spaces (10no.) (10% of parking spaces)

Future provision for EVCPs with cable routes (20no) (20% of parking spaces)

NOTES

HGV circulation subject to tracking analysis

REV	Date	Drawn by: -	Checked by: -
P19	14/03/25	SG	DRS
Unit 1 entrance door revised			
P18	13/03/25	SG	DRS
Unit 2 revised. Unit 1-2 yard and car park revised			
P17	19/11/24	SG	DRS
EV parking numbers updated further to case officer comments			
P16	15/11/24	SG	DRS
EV parking notes added			
P15	02/05/24	MW	DRS
Title block amended			
P14	26/04/24	MW	DRS
Fencelines amended			
P13	24/04/24	MW	DRS
Landscaping amended			
P12	16/04/24	MW	DRS
Planning Issue			

Status: S4 — Purpose of Issue: For Approval

drawing stage: **Planning**

client: **NSJV Ltd**

project: **Welcomb Street Openshaw**

drawing title: **Proposed Site Plan**

date: Apr 2024 — drawn: MW

scale@A1: 1:500 — checked: DRS

Rev: **P19**

Job No: **12481-AEW-XX-XX-DR-A-0503**

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