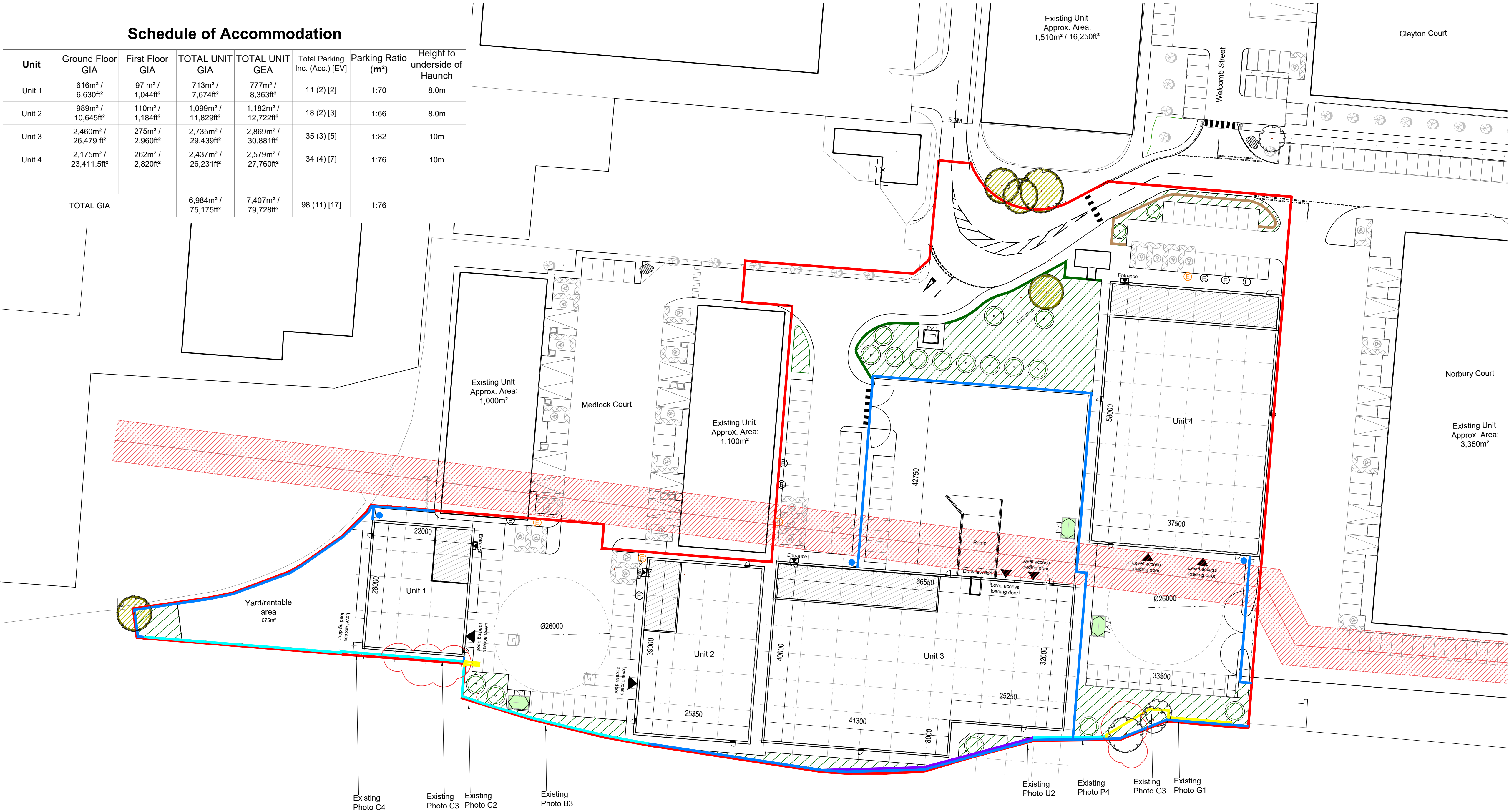


Schedule of Accommodation							
Unit	Ground Floor GIA	First Floor GIA	TOTAL UNIT GIA	TOTAL UNIT GEA	Total Parking Inc. (Acc.) [EV]	Parking Ratio (m²)	Height to underside of Haunch
Unit 1	616m² / 6,630ft²	97 m² / 1,044ft²	713m² / 7,674ft²	777m² / 8,363ft²	11 (2) [2]	1:70	8.0m
Unit 2	989m² / 10,645ft²	110m² / 1,184ft²	1,099m² / 11,829ft²	1,182m² / 12,722ft²	18 (2) [3]	1:66	8.0m
Unit 3	2,460m² / 26,479 ft²	275m² / 2,960ft²	2,735m² / 29,439ft²	2,869m² / 30,881ft²	35 (3) [5]	1:82	10m
Unit 4	2,175m² / 23,411.5ft²	262m² / 2,820ft²	2,437m² / 26,231ft²	2,579m² / 27,760ft²	34 (4) [7]	1:76	10m
TOTAL GIA			6,984m² / 75,175ft²	7,407m² / 79,728ft²	98 (11) [17]	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

Legends

2.4m high black Weldmesh Fencing

Personnel gate with panic hardware

Existing brick wall to have remedial works as Hydrock recommendations

Existing brick wall to be demolished

Existing metal fence to be demolished and replaced as Hydrock recommendations

Timber knee rail

P10	24/07/24	DS	DRS
Wall treatment to photo C5 revised and existing tree to area of photo G3 removed			
P09	02/05/24	MW	DRS
Layout updated			
P08	26/04/24	MW	DRS
Layout updated			
P07	24/07/23	HN	AL
Layout updated			
P06	17/05/23	HN	DJS
Layout updated			
REV	Date	Drawn by -	Checked by -
Status	Purpose of Issue		
S3	Information		
drawing stage	For Planning		
client	NSJV Ltd		
project	Welcomb Street Openshaw		
drawing title	Proposed Boundary Treatment Plan		
date	10/08/22	drawn	HN
scale@A1	1:500	checked	SS

C4 - Existing brickwork wall to be retained and necessary remedial works carried out, removing steel works.

C3 - Existing brick wall cut back to allow for MEWP access to the side of Unit 1b.

C2 - Existing brickwork wall to be retained and necessary remedial works carried out.

B3 - Existing brickwork wall to be retained and necessary remedial works carried out, piers to be rebuilt.

U2 - No brick work to left of image, fence to be replaced as Hydrock recommendation.

P4 - Existing brickwork wall to be retained and necessary remedial works carried out as per Hydrock Condition Survey

G3 - Garden wall above to be demolished.

G1 - Existing brickwork wall to be retained and necessary remedial works carried out.

Rev

P10

12481-AEW-XX-XX-DR-A-0508

Job No

aew architects

0161 214 4370

www.aewarchitects.com

AEW