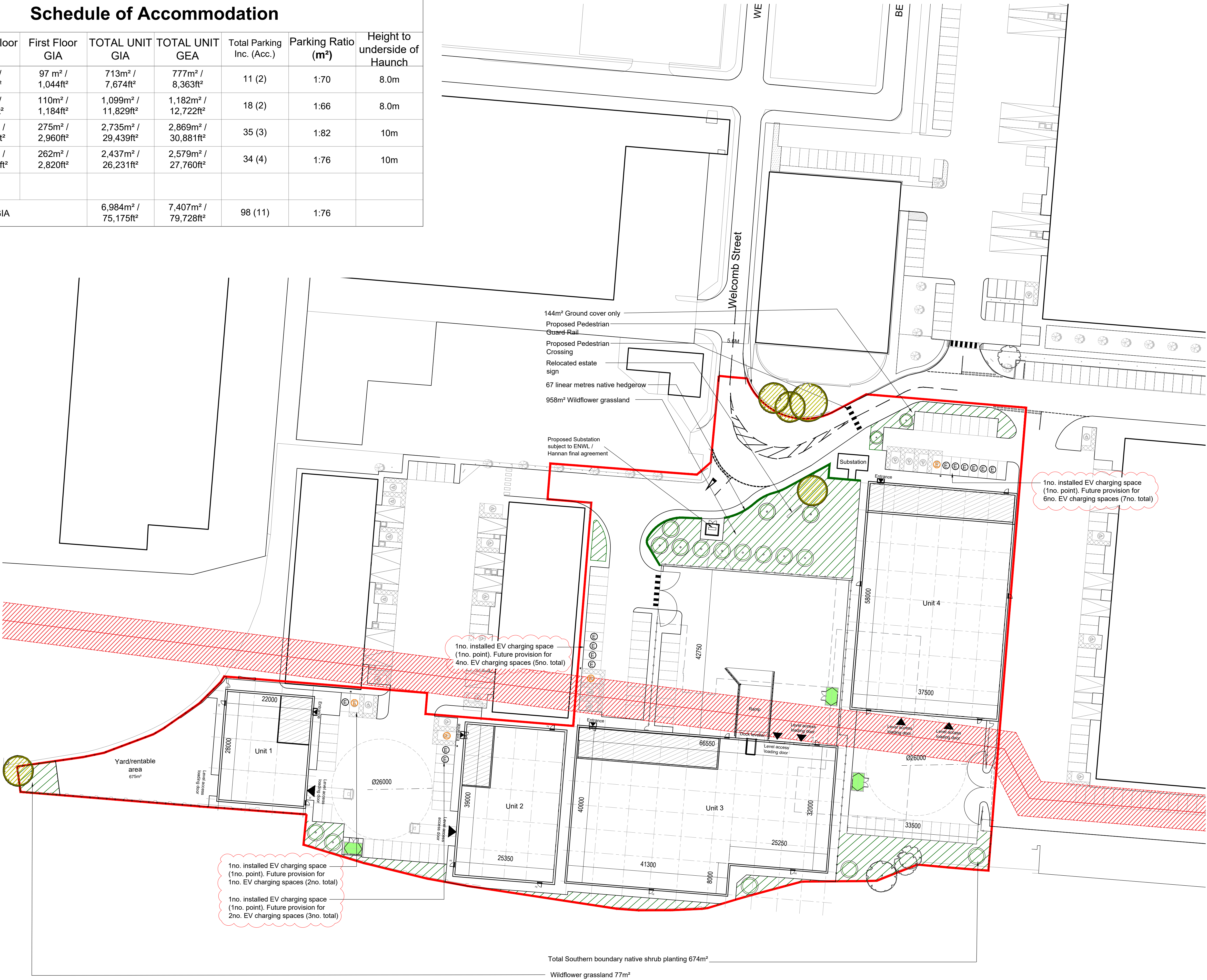


Schedule of Accommodation

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	

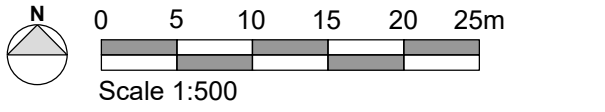


NOTES

- 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:



- 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 (4no.)

Future provision for EVCPs with cable routes (13no)
(20% of parking spaces - 17no. total)

NOTES

HGV circulation subject to tracking analysis

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			

REV	Date	Drawn by: -	Checked by: -
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Status	Purpose of Issue
S4	For Planning

drawing stage **Stage 3**

client

NSJV Ltd

project

**Welcomb Street
Openshaw**

drawing title

Proposed Site Plan

date	Apr 2024	drawn	MW
scale@A1	1:500	checked	DRS

Rev **P16**

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

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