Proposed Site Plan

Scale 1:250

5m SCALE 1:250

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- 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 x18
  All remaining spaces to be future proofed for 100%
- Grass roof Cycle Shelter for 14 Cycles
  Each unit contains 2 internal cycle spaces (18 Cycles)
  OVERALL 32 Cycle space provision
- Existing 2.4m High Metal Palisade Fence (Colour black)
- Proposed 2.4m High Metal Paladin Fence (Colour black)
- Pedestrian and Vehicle gates in 2.4m high paladin style (Colour black)
- Retractable/drop down bollards 900mm high
- 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)

Schedule of Accommodation Units 1-4

	GIA		GEA		Mezz %
UNIT 1	sq.m	sq.ft	sq.m	sq.ft	
Warehouse	537.6	5785.7	582.0	6264.6	
GF Recessed Loading	42.0	452.1	45.0	484.4	
Mezz	179.0	1926.7	196.0	2109.7	
Total	**758.6**	**8165.5**	**823.0**	**8858.7**	**24%**
UNIT 2	sq.m	sq.ft	sq.m	sq.ft	
Warehouse	390.5	4203.3	416.8	4484.2	
GF Recessed Loading	42.0	452.1	45.0	484.4	
Mezz	134.0	1442.4	144.0	1550.0	
Total	**566.5**	**6097.7**	**605.6**	**6518.6**	**24%**
UNIT 3	sq.m	sq.ft	sq.m	sq.ft	
Warehouse	350.0	3767.4	370.0	3982.6	
Mezz	105.0	1130.2	116.0	1248.6	
Total	**455.0**	**4897.6**	**486.0**	**5231.3**	**23%**
UNIT 4	sq.m	sq.ft	sq.m	sq.ft	
Warehouse	412.0	4434.7	444.0	4779.2	
Mezz	123.0	1324.0	139.0	1496.2	
Total	**535.0**	**5758.7**	**583.0**	**6275.4**	**23%**
GRAND TOTAL	**2315.1**	**24919.6**	**2497.6**	**26883.9**	

Schedule of Accommodation Unit 5

	GIA		GEA		Mezz %
UNIT 5	sq.m	sq.ft	sq.m	sq.ft	
Warehouse	992.0	10677.9	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	140.0	1506.9	
Total	**454.0**	**4886.8**	**499.0**	**5371.2**	**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	112.0	1205.6	
Total	**372.0**	**4004.2**	**399.0**	**4294.8**	**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	112.0	1205.6	
Total	**372.0**	**4004.2**	**399.0**	**4294.8**	**28%**
UNIT 9	sq.m	sq.ft	sq.m	sq.ft	
Warehouse	271.0	2917.0	297.0	3196.6	
Mezz	104.0	1119.4	116.0	1248.6	
Total	**375.0**	**4036.5**	**413.0**	**4445.5**	**28%**
GRAND TOTAL	**1573.0**	**16931.6**	**1710.0**	**18406.3**	

Schedule of Accommodation TOTAL

	GIA		GEA	
OVERALL TOTAL	**5,124.1**	**55,155.3**	**5,535.6**	**59,584.6**

rev	amendments	by	ckd	date
P.05	Fences revised to northern boundary.	JC	JC	19.12.23
P.04	Rear boundary revised to suit features.	JC	JC	15.12.23
P.03	Fences revised, easement zone added.	JC	JC	23.11.23
P.02	Table of areas added.	JC	JC	14.11.23
P.01	Initial Issue	JC	JC	02.11.23

Former Walkers Site, Crabtree Lane, Manchester

Proposed Site Plan

Information Container LOD:	LOD 100

Chancerygate

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PLANNING

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

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