



KEY

Approx Site Boundary (98,454m² /24.33 acres/9.84ha)

Manchester Airport no build zone

S/S

Existing Electrical Substation

Soft landscaping

Cycle track - 3m wide

Office (at first/ or first and second floor levels)

Sheltered cycle parking

Bin store

New substation

Visibility splay - Left turn egress

Visibility splay - Right turn egress

#

EV charger (Active)

#

EV charger (Passive)

Existing tree canopy

Existing tree (root protection area)

01020304050

N

Notes:

Please refer to bea Landscape Design Ltd's "Soft Landscape Proposals" drawing 22-103-P-102

Gross Internal Areas:

UNIT 1 (GIA)

Warehouse (Incl. office Undercroft)

Office (FF)

Office (SF)

Car parking spaces (Incl EV: 9 active/18 passive)

Cycle parking spaces

84,100ft²

77,700ft²

3,200ft²

3,200ft²

78

17

UNIT 2 (GIA)

Warehouse (Incl. office Undercroft)

Office (FF only)

Car parking spaces (Incl EV: 4 active/ 8 passive)

Cycle parking spaces

37,300ft²

34,700ft²

2,600ft²

35

08

UNIT 3 (GIA)

Warehouse (Incl. office Undercroft)

Office (FF only)

Car parking spaces (Incl EV: 5 active/10 passive)

Cycle parking spaces

49,500ft²

46,900ft²

2,600ft²

46

10

UNIT 4 (GIA)

Warehouse (Incl. office Undercroft)

Office (FF)

Office (SF)

Car parking spaces (Incl EV: 8 active/ 16 passive)

Cycle parking spaces

74,200ft²

66,000ft²

4,100ft²

4,100ft²

69

15

UNIT 5 (GIA)

Warehouse (Incl. office Undercroft)

Office (FF)

Office (SF)

Car parking spaces (Incl EV: 16 active/ 29 passive)

Cycle parking spaces

136,200ft²

128,000ft²

4,100ft²

4,100ft²

125

29

TOTAL (GIA)

Total Scheme Car Spaces (Incl 42 active & 81 passive EV spaces)

Total Scheme Cycle Spaces

381,300ft²

353

079

Area: Gross External

UNIT 1 (GEA)

Warehouse

Office (FF)

Office (SF)

UNIT 2 (GEA)

Warehouse

Office (FF only)

UNIT 3 (GEA)

Warehouse

Office (FF only)

UNIT 4 (GEA)

Warehouse (Incl. office Undercroft)

Office (FF)

Office (SF)

UNIT 5 (GEA)

Warehouse (Incl. office Undercroft)

Office (FF)

Office (SF)

TOTAL (GEA)

8,086m²

7,391m²

347m²

347m²

3,621m²

3,331m²

289m²

4,785m²

4,495m²

289m²

7,214m²

6,325m²

444m²

444m²

13,000m²

12,126m²

437m²

437m²

36,706m²

L

Colour added to office areas/ Key colour (cycle track) amended.

09.06.2022

PL

HA

K

Unit 5 revised. Minor adjustments to yards.

09.05.2022

PL

HA

J

Issued as Design Freeze

07.12.2022

PL

HA

H

EV charging bays added. Parking bay configurations adjusted

11.11.2022

PL

HA

G

Drawing revised

03.11.2022

PL

HA

F

Radii of internal junction amended

17.10.2022

PL

HA

E

Parking numbers adjusted

07.10.2022

PL

HA

D

3m wide cycle track added

30.09.2022

PL

HA

C

Unit 5 HGV entrance widened

12.08.2022

PL

HA

B

Gate swing & unit 2 yard revised

09.08.2022

PL

HA

A

Drawing revised and renumbered PL201

02.08.2022

PL

HA

-

First Issue

24.02.2022

PL

HA

Client:

AVIVA INVESTORS

hale

ARCHITECTURE | DESIGN MANAGEMENT

22c Leathermarket Street, London, SE1 3HP

Project:

Atlas Business Park Manchester

Drawing Title:

Proposed Site Plan (Ground Level)

Project No:

20071

Scale @ A1

1:1000

Drawing No:

20071-PL 201

Revision:

K