- ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE.
- ANY DISCREPANCIES ARE TO BE REPORTED TO CUBE ARCHITECTURE AND DESIGN BEFORE ANY WORK COMMENCES.
- THIS DRAWING SHALL NOT BE SCALED TO ASCERTAIN ANY DIMENSIONS. WORK TO FIGURED DIMS ONLY.
- THIS DRAWING SHALL NOT BE REPRODUCED WITHOUT EXPRESS WRITTEN PERMISSION FROM CUBE ARCHITECTURE AND DESIGN.
- TITLE OVERLAY DRAWINGS AND OWNERSHIP BOUNDARIES ARE PRODUCED USING ALL REASONABLE ENDEAVOURS. CUBE ARCHITECTURE AND DESIGN CANNOT BE RESPONSIBLE FOR THE ACCURACY OR SCALE DISCREPANCY OF BASE PLANS SUPPLIED TO THEM.

0 5 10 15 20 N
Scale Bar @ 1:500 Metres

Proposed Note - Car Park area made smaller area surrendered.

Proposed Note - Car Park entrance gate amended and flag poles and totem added.

Proposed Note - Car Park layout amended to allow for additional trolley bay and cycle shelter

Proposed Note - Building shape amended to remove step and to run parallel to boundary wall

Proposed Note - Service Yard layout amended with new substation,sprinkler tank,pump station added

Proposed Notes - Canopy, service yard gates and pedestrian gates amended.

Armco Barrier protection to outside line of fence

New Sub-Station

Government Offices

52no.PARKING SPACES (plus. 6no. Disabled bays)

80no.PARKING SPACES (Plus. 6no. Disabled bays)

8no. Cycle Parking

16no. Cycle Parking

Forklift Store

Trolley Bay

PROPOSED UNIT 1

PROPOSED UNIT 2

4no. LEVEL LOADING DOORS

External plant area. Floor mounted units on concrete base to S.E. and M&E details.

Line of canopy shown dashed

25m

External Service Yard

SITE A

1no. LEVEL LOADING DOOR

External plant area. Floor mounted units on concrete base to S.E. and M&E details.

20no.STAFF PARKING SPACES

PRESS STREET

LAWTON STREET

Double vehicle and single personnel gate to Lawton Street

BARTON & REDMAN EXISTING UNIT

Block D

Block F

PC

EXTERNAL FINISHES KEY

- Macadam or Asphalt surface course finish on suitable binder course and sub-base as per S.E. specification
- Tarmacadam footpath surface course finish on suitable binder course and sub-base as per S.E. specification
- New road finish to match and feather in to existing on suitable binder course and sub-base as per S.E. specification. Build up to be suitable for HGV's.
- Existing surface finish to be replaced/repaired as required to provide service yard surface to match and feather in to existing yard on suitable binder course and sub-base as per S.E. specification. Build up to be suitable for HGV's.
- Reinforced concrete yard slab or plant base on a consolidated sub-base as per S.E. specification
- Gravel surface finish retained in PC edgings as required.
- Concrete block paving laid in stretcher bond
- Extent of new 2.4m High paladin fence PPC to RAL 6005 (Green) include for single leaf gate with Push Pad Fire Escape Panic Latch to internal side for emergency egress.
- Proposed grass areas and planting to separate landscape consultant details / specifications to incorporate native species planting.
- Broxap Sheffield (or sim') cycle shelter with 4No. Sheffield cycle hoops root mounted to provide 8 cycles spaces. Provide 24 total cycle spaces for development.
- Designated electrical vehicle charging point (EVCP)
- Denotes - 168x1800mm Marshalls Rhino service yard bollard-root fixed with class 2 yellow reflective hazard banding

Rev	Description	Date	By
H	Cycle store annotations added	27.07.22	DMR
G	EV parking provision and parking numbers updated	06.07.22	DMR
F	Armco Barrier added and annotated	22.06.22	DMR
E	Barton and Redman yard amended	21.03.22	DMR
D	Issued for Planning	04.02.22	DMR
C	Drawing progressed for planning submission	01.02.22	DMR
B	Revised following clients comments	31.01.22	DMR
A	Revised following clients comments	24.01.22	DMR

Status: PLANNING

Client: RUSSELLS WBHO

Contract: PROPOSED NEW BUILD DEVELOPMENT NEW SMITHFIELD MARKET MANCHESTER

Drawing: PROPOSED SITE PLAN

Drawing No:	Revision:	Scales:
AS763-03	H	1:500 @A1
Drawn: DMR	Checked:	Date: JAN '22

CUBE architecture and design
www.cubearchitecture.net
commercial house
clarence avenue
trafford park
m17 1qs
tel: 0161 848 5893

DO NOT scale from this drawing.