

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	553.7	5960.3	599.5	6452.5	
GF Recessed Loading	43.3	465.6	46.4	498.9	
Mezz	184.4	1984.5	201.9	2173.0	
Total	**781.4**	**8410.5**	**847.7**	**9124.5**	**24%**
UNIT 2	sq.m	sq.ft	sq.m	sq.ft	
Warehouse	402.2	4329.4	429.1	4618.8	
GF Recessed Loading	43.3	465.6	46.4	498.9	
Mezz	138.0	1485.6	148.3	1596.5	
Total	**583.5**	**6280.7**	**623.8**	**6714.2**	**24%**
UNIT 3	sq.m	sq.ft	sq.m	sq.ft	
Warehouse	360.5	3880.4	381.1	4102.1	
Mezz	108.2	1164.1	119.5	1286.1	
Total	**468.7**	**5044.5**	**500.6**	**5388.2**	**23%**
UNIT 4	sq.m	sq.ft	sq.m	sq.ft	
Warehouse	424.4	4567.8	457.3	4922.5	
Mezz	126.7	1363.7	143.2	1541.1	
Total	**551.1**	**5931.4**	**600.5**	**6463.6**	**23%**
GRAND TOTAL	**2384.6**	**25667.1**	**2572.5**	**27690.4**	

Schedule of Accommodation Unit 5

	GIA		GEA		Mezz %
UNIT 5	sq.m	sq.ft	sq.m	sq.ft	
Warehouse	1021.8	10998.1	1086.7	11696.6	
Mezz	251.3	2705.2	281.2	3026.7	
GRAND TOTAL	**1273.1**	**13703.3**	**1367.8**	**14723.3**	**20%**

Schedule of Accommodation Units 6-9

	GIA		GEA		Mezz %
UNIT 6	sq.m	sq.ft	sq.m	sq.ft	
Warehouse	337.8	3636.5	369.8	3980.2	
Mezz	129.8	1396.9	144.2	1552.2	
Total	**467.6**	**5033.4**	**514.0**	**5532.3**	**28%**
UNIT 7	sq.m	sq.ft	sq.m	sq.ft	
Warehouse	277.1	2982.4	295.8	3181.9	
Mezz	106.1	1141.9	115.4	1241.7	
Total	**383.2**	**4124.3**	**411.0**	**4423.6**	**28%**
UNIT 8	sq.m	sq.ft	sq.m	sq.ft	
Warehouse	269.0	2895.5	295.8	3181.9	
Mezz	103.0	1108.7	115.4	1241.7	
Total	**372.0**	**4004.2**	**411.0**	**4423.6**	**28%**
UNIT 9	sq.m	sq.ft	sq.m	sq.ft	
Warehouse	279.1	3004.5	305.9	3292.8	
Mezz	107.1	1153.0	119.5	1286.1	
Total	**386.3**	**4157.6**	**425.4**	**4578.9**	**28%**
GRAND TOTAL	**1609.0**	**17319.4**	**1761.3**	**18958.5**	

Schedule of Accommodation TOTAL

	GIA		GEA		
OVERALL TOTAL	**5,266.7**	**56,689.8**	**5,701.7**	**61,372.2**	

PLANNING

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

rev	amendments	by	ckd	date

Former Walkers Site, Crabtree Lane, Manchester

Proposed Site Plan

Information Container LOD:	LOD 100

Chancerygate

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