



General Notes

All site dimensions shall be verified by the Contractor on site prior to commencing any works.

Do not scale from this drawing.

Only work to written dimensions.

This drawing is the property of Fletcher-Rae (UK) Limited (t/a Fletcher-Rae) and copyright is reserved by them. The drawing is not to be copied or disclosed by or to any unauthorised persons without the prior written consent of Fletcher-Rae (UK) Limited.

SCHEDULE OF AREAS GIA

UNIT 1		
GF WAREHOUSE	4,888 sqm	52,814 sqft
FF OFFICE	244 sqm	2,626 sqft
TOTAL	5,132 sqm	55,240 sqft
UNIT 2		
GF WAREHOUSE	8,418 sqm	90,811 sqft
FF OFFICE	418 sqm	4,499 sqft
TOTAL	8,836 sqm	95,110 sqft
UNIT 3		
GF WAREHOUSE	11,225 sqm	120,826 sqft
FF OFFICE	493 sqm	5,307 sqft
TOTAL	11,718 sqm	126,133 sqft
UNIT 4		
GF WAREHOUSE	6,498 sqm	69,944 sqft
FF OFFICE	323 sqm	3,477 sqft
TOTAL	6,821 sqm	73,421 sqft
OVERALL TOTAL	32,507 sqm	349,904 sqft

PLANNING BOUNDARY 104,936 sqm 25.93 Acres

- LEGEND**
- RED LINE PLANNING BOUNDARY
 - ACOUSTIC BARRIER**
 - PALADIN SECURITY FENCE
 - EXISTING TREES RETAINED
 - PROPOSED TREES*
 - PROPOSED NATIVE WOODLAND PLANTING*
 - PROPOSED CONTOURS AS PART OF LANDSCAPED EARTH MOUNDS

* ALL LANDSCAPING SHOWN INDICATIVELY ONLY. PLEASE REFER TO LANDSCAPE ARCHITECTS DRAWINGS FOR FULL DETAILS

** ACOUSTIC BARRIER PLEASE REFER TO NOISE IMPACT ASSESSMENT FOR DETAILS AND HEIGHT

SCHEDULE OF B2 PARKING NUMBERS:

IN THE EVENT OF AN OCCUPYER FOR UNITS 2, 3 OR 4 REQUIRING A B2 USE CLASS, THEN THE ADDITIONAL CAR PARKING PROVISION SHOWN ON THIS DRAWING TO THAT PARTICULAR UNIT WILL BE PROVIDED.

UNIT 1 - 59 SPACES (B8 ONLY)
UNIT 2 - 176 SPACES
UNIT 3 - 232 SPACES
UNIT 4 - 137 SPACES

TOTAL - 604 SPACES
(including minimum 5% accessible, 5% shared and 10% EV)

P3	Acoustic barriers added	19.05.22	AL	MW
P2	Planning Issue	16.12.21	MW	AT
P1	First Issue	03.12.21	AL	AT
Rev.	Description	Date	ISS	APP

Scale: 1:500@A0
Status: S2 Information
Drawn by: AL
Checked by: AT
Date: 03.12.21
Client:

Redsun Projects Ltd

Project:
Hortonwood 45, Telford

Sheet Name:
**Proposed Site Plan
B2 Parking Provision**

Project No. Orig. Zone Level Type Role Ctr. Diag No. Rev
21018-FRA-AV-XX-DR-A-90-1002 P3

fletcher | rae
Architects | Master Planners | Designers

Hill Quays, 5 Jordan Street, Manchester, M15 4PY

T ■ +44 (0)161 242 1140
F ■ +44 (0)161 242 1141
W ■ www.fletcher-rae.com
E ■ info@fletcher-rae.com