

UNIT 1 DETAILED SCHEDULE OF ACCOMMODATION:

UNIT: 26,755.85 SQM (Including Hub)
 OFFICE: 1,486.44 SQM
 TOTAL: 28,242.29 SQM

HAUNCH HEIGHT: 18M U/S HAUNCH
 MAX YARD DEPTH: 35M

LEVEL ACCESS DOORS: 4 No.
 DOCK ACCESS DOORS: 29 No.

SCHEDULE OF PARKING:

CAR PARKING: 496 spaces
 CYCLE PARKING: 120 spaces
 MOTORBIKE PARKING: 20 spaces
 LORRY PARKING: 41 spaces

- Electric vehicle charging post to serve 2 no. adjacent car parking spaces. To M & E Consultant's details.
- Future Electric vehicle charging post to serve 2 no. adjacent car parking spaces. To M & E Consultant's details.
- Location of Car Share Spaces 6 no. adjacent main entrance.

NOTES:

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The Contractor is to check and verify all building and site dimensions, levels and sewer invert levels at connection points before work starts. The Contractor is to comply in all respects with current Building Legislation, British Standard Specifications, Building Regulations, Construction (Design & Management) Regulations, Party Wall Act, etc. whether or not specifically stated on this drawing. This drawing must be read with and checked against any structural, geotechnical or other specialist documentation provided.

This drawing is not intended to show details of foundations, ground conditions or ground contaminants. Each area of ground relied upon to support any structure depicted (including drainage) must be investigated by the Contractor. A suitable method of foundation should be provided allowing for existing ground conditions. Any suspect or fluid ground, contaminants on or within the ground, should be further investigated by a suitable expert. Any earthwork constructions shown indicate typical slopes for guidance only & should be further investigated by a suitable expert.

Where existing trees are to be retained they should be subject to a full Arboricultural Inspection for safety. All trees are to be planted so as to ensure they are a minimum of 5 metres from buildings and 3 metres from drainage and services. A suitable method of foundation is to be provided to accommodate the proposed tree planting.

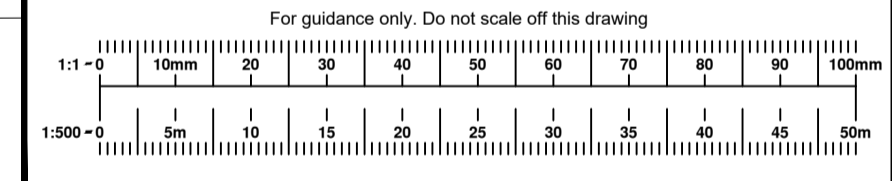
Sketch proposals are for illustrative purposes only & as such are subject to detailed site investigation including ground conditions, drainage, design & planning / density negotiations. Sketch proposals may be based upon enlargements of OS sheets & visual estimations of existing site features, accuracy will therefore need to be verified by survey. Sketch proposals have not been considered in respect of CDM Regulations.

SCHEDULE OF MATERIALS

- 1 - MACADAM SURFACING (CAR PARKING SPACES)
 - THERMOPLASTIC PAINT Lining ETC.
 - COLOUR - BLACK/GREY SELF COLOUR
 WHITE LINING TO DEMARCAT BAYS
- 2 - CONCRETE SURFACING
 - COLOUR - LIGHT GREY SELF COLOUR
- 3 - MACADAM SURFACING (ROADWAY)
 - THERMOPLASTIC PAINT Lining ETC.
 - COLOUR - BLACK/GREY SELF COLOUR
- 4 - CONCRETE BLOCK PAVING
 - MARSHALLS KEYLOK PAVING
 - COLOUR - BRINDLE
- 5 - CONCRETE BLOCK PAVING
 - MARSHALLS KEYLOK PAVING
 - COLOUR - BUFF
- 6 - CONCRETE SLAB PAVING
 - MARSHALLS STANDARD PIMPLE PAVING
 - COLOUR - NATURAL
- 7 - STRUCTURED LANDSCAPING
 - SCHEME TO BE APPROVED BY LOCAL AUTHORITY
 PRIOR TO IMPLEMENTATION
- 8 - PROPRIETARY FABRICATED STEEL CYCLE SHELTER
 - SURFACE COATED IN PROPRIETARY FINISH
 - SIZE 5000 (L) X 2140MM (W) X 2150 (H)
 - CAPACITY - 10x12 CYCLES PER SHELTER
 - COLOUR - ANTHRACITE GREY
- 9 - 2.4M HIGH PALADIN FENCE
 - SURFACE COATED IN PROPRIETARY FINISH
 - COLOUR - BLACK
- 10 - FABRICATED STEEL PEDESTRIAN/VEHICULAR GATES/CONTROL BARRIER
 - FULL SPECIFICATION PPC FINISH
 - COLOUR - BLACK
- 11 - 100 x 100mm TREATED TIMBER KNEE RAIL, 450mm HIGH
 FIXED TO TREATED TIMBER POSTS WITH GALV. STRAPS. TOP END OF POSTS
 TO BE NOTCHED TO RECEIVE TOP RAIL.
- 12 - 4.0M TIMBER ACOUSTIC FENCE,
 WITH MAINTENANCE ACCESS GATES
- 13 - 4.8M TIMBER ACOUSTIC FENCE,
 WITH MAINTENANCE ACCESS GATES
- 14 - 6.0M TIMBER ACOUSTIC FENCE WITH
 1M CANTILEVER, WITH MAINTENANCE
 ACCESS GATES

Rev: Drawn: Date: Description:

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|-----|-----|------------|---|
| P05 | RJF | 05-03-2024 | Dim added from C/L of Turnip Lock to building and acoustic fence. |
| P04 | RJF | 19-02-2024 | 1/2m added to double back lorry spaces as planners request. |
| P03 | RJF | 31-08-2023 | O/A site boundary colour changed from Blue to Red. Development plot boundary omitted. |
| P02 | RJF | 04-04-2023 | Acoustic fence details updated to 'Air & Acoustic Consultants' requirements. |
| P01 | RJF | 10-03-2023 | Planning Drawing Issue. |



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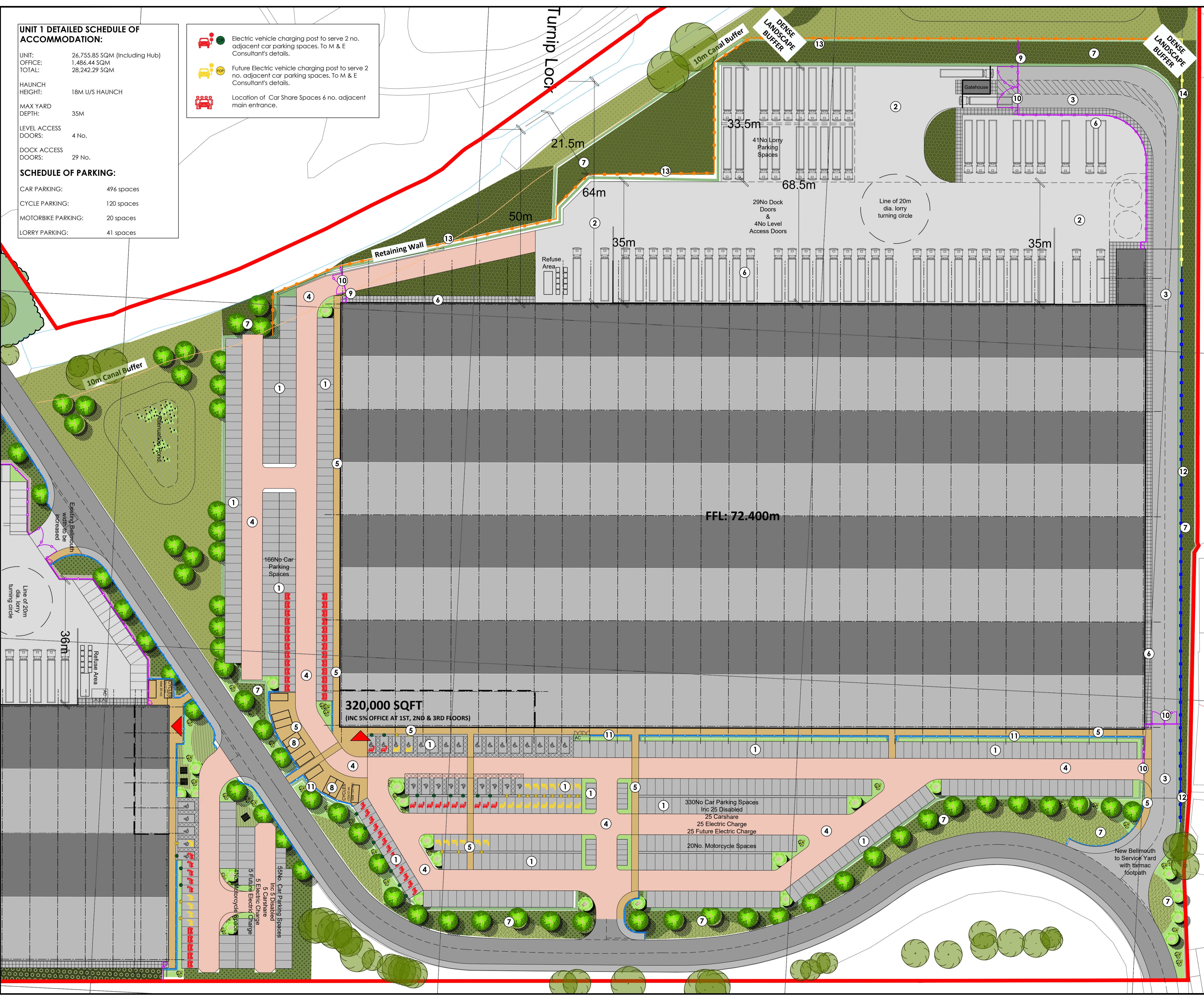
CLIENT: MRE MERCIA REAL ESTATE

PROJECT: PROPOSED DEVELOPMENT AT FORMER GKN FACILITY HADLEY PARK EAST TELFORD

TITLE: PROPOSED SITE PLAN UNIT 1 (Sheet 1 of 2)

Drawing Status: PLANNING DRAWINGS

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|-------------|--------|-------------|-----------|
| Job No: | 21-142 | Drg No: | P-10-1 |
| Scale @ A1: | 1:500 | Date: | July 2022 |
| Rev No: | P05 | Orig: | A1 |
| Drawn By: | RJF | Checked By: | DB |



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