

**UNIT 1 DETAILED SCHEDULE OF ACCOMMODATION:**

UNIT: 26,561.5 SQM (Including Hub)  
 OFFICE: 1,320.5 SQM  
 TOTAL: 27,882 SQM

HAUNCH HEIGHT: 18M U/S HAUNCH  
 MAX YARD DEPTH: 36.5M

LEVEL ACCESS DOORS: 6 No.  
 DOCK ACCESS DOORS: 28 No.

**SCHEDULE OF PARKING:**

CAR PARKING: 557 spaces  
 CYCLE PARKING: 120 spaces  
 MOTORBIKE PARKING: 24 spaces  
 LORRY PARKING: 73 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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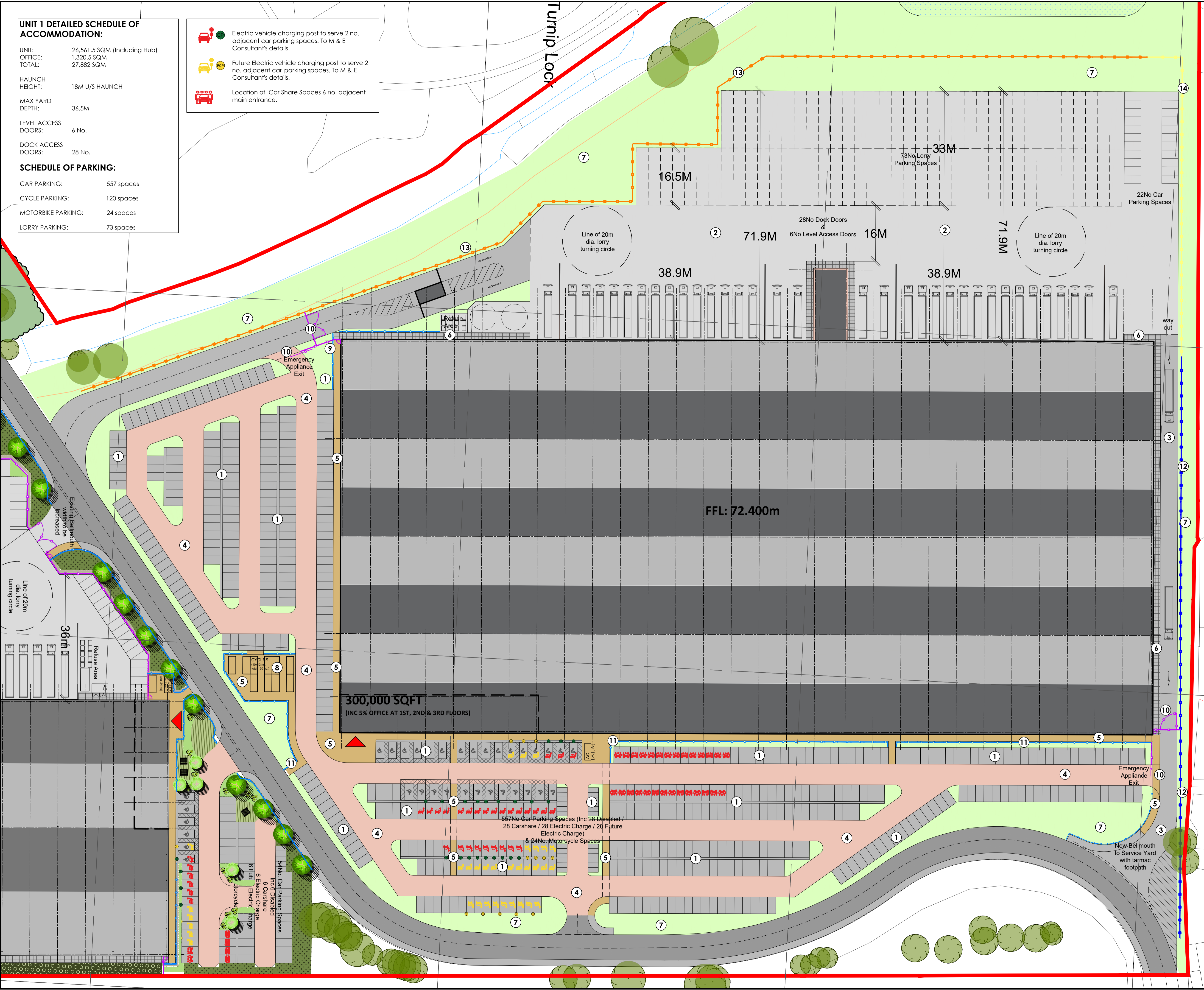
The Contractor is to check and verify all building and site dimensions, levels and sewer invert levels at connection points before work starts. The Contractor is to comply in all respects with current Building Legislation, British Standard Specifications, Building Regulations, Construction (Design & 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.

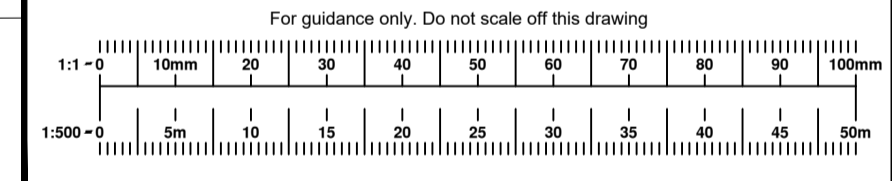
Where existing trees are to be retained they should be subject to a full Arboricultural Inspection for safety. All trees are to be planted so as to ensure they are a minimum of 5 metres from buildings and 3 metres from drainage and services. A suitable method of foundation is to be provided to accommodate 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 DEMARCATATE 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 KEYBLOCK PAVING  
 - COLOUR - BRINDLE
  - 5 - CONCRETE BLOCK PAVING  
 - MARSHALLS KEYBLOCK PAVING  
 - COLOUR - BUFF
  - 6 - CONCRETE SLAB PAVING  
 - MARSHALLS STANDARD PURPLE 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 3000 (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



P07	SL	02-10-2024	Revised inline with plot 1 updated requirement
P06	RJF	23-04-2024	Lorry parking omitted and 99No carpark spaces added to service yard area.
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 Consultant's requirements.
P01	RJF	10-03-2023	Planning Drawing Issue.
Rev:	Drawn:	Date:	Description:



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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

Job No :	21-142	Drg No :	P-10-1	Rev No :	P07
Scale @ A1:	1:500	Date :	July 2022	Checked By :	DB
Drawn By :	RJF	Orig :	A1		

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