

NOTES: Ordnance Survey © Crown Copyright 2022. All rights reserved. Licence number 100022432 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, contaminates 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.

site investigation including ground conditions / contaminants, 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 Paguilations GENERAL SCHEDULE OF ACCOMMODATION:

Sketch proposals are for illustrative purposes only & as such are subject to detailed

29,729 SQM GIA* 30,379 SQM GEA 6,038 SQM GIA* 6,259 SQM GEA 15,980 SQM GIA* 16,390 SQM GEA 19,045 SQM GIA* 19,533 SQM GEA 16,257 SQM GIA* 16,670 SQM GEA TOTAL: 87,049 SQM GIA* 89,231 SQM GEA

*ALL FIGURES ABOVE INCLUDE 5% OFFICE CONTENT TO UNIT 1 AT FIRST, SECOND AND THIRD FLOOR LEVELS UNIT 2 AT FIRST FLOOR LEVEL. UNITS 3 - 5 AT FIRST AND SECOND FLOOR LEVELS.

SCHEDULE OF MATERIALS - MACADAM SURFACING (CAR PARKING SPACES)
- THERMOPLASTIC PAINT LINING ETC.
- COLOUR - BLACK/GREY SELF COLOUR - CONCRETE SURFACING
 - COLOUR - LIGHT GREY SELF COLOUR - MACADAM SURFACING (ROADWAY)
- THERMOPLASTIC PAINT LINING ETC.
- COLOUR - BLACK/GREY SELF COLOUR - CONCRETE BLOCK PAVING
- MARSHALLS KEYBLOK PAVING
- COLOUR - BRINDLE - CONCRETE BLOCK PAVING
- MARSHALLS KEYBLOK PAVING
- COLOUR - BUFF - CONCRETE SLAB PAVING
- MARSHALLS STANDARD PIMPLE PAVING - COLOUR - NATURAL - STRUCTURED LANDSCAPING
- SCHEME TO BE APPROVED BY LOCAL AUTHORITY
- PRIOR TO IMPLEMENTATION

- PROPRIETARY FABRICATED STEEL CYCLE SHELTER
- SURFACE COATED IN PROPRIETARY FINISH
- SIZE 5000 (L) X 2140MM (W) X 2150 (H)
- CAPACITY - 7x12 CYCLES PER SHELTER
- COLOUR - ANTHRACITE GREY

- 2.4M HIGH PALADIN FENCE
 - SURFACE COATED IN PROPRIETARY FINISH
 - COLOUR - BLACK

- FABRICATED STEEL PEDESTRIAN/VEHICULAR GATES/CONTROL BARRIER
- FULL SPECIFICATION PPC FINISH
- COLOUR - BLACK

- 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. - 3.0M TIMBER ACOUSTIC FENCE,

- 4.0M TIMBER ACOUSTIC FENCE,
WITH MAINTENANCE ACCESS GATES

- 4.8M TIMBER ACOUSTIC FENCE,
WITH MAINTENANCE ACCESS GATES ______

- 6.0M TIMBER ACOUSTIC FENCE WITH

1.0M CANTILEVER, WITH MAINTENANCE

ACCESS GATES

- 4.5M wide Grasscrete Roadway to Provide Emergency Fire Appliance Access.

P05 RJF 01-03-2024 Landscaping details updated to BEA Landscape design Ltd latest details. P04 RJF 22-02-2024 Plot 3 layout revised, haunch height of plots 3 & 4 amended to 12.5m all to planners comments. RJF 31-08-2023 O/A site boundary colour changed from Blue to Red. Development plot boundary omitted. RJF | 04-04-2023 | Acoustic fence details updated to "Air & Acoustic Consultants"

1 RJF 10-03-2023 Planning Drawing Issue. For guidance only. Do not scale off this drawing 1-0 10mm 20 30 40 50 60 70 80 90 100mm

:1500 - 0 | 10m | 20 | 30 | 40 | 50 | 60 | 70 | 80 | 90 | 100 | 110 | 120 | 130 | 140 | 150m

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MRE MERCIA REAL ESTATE

PROJECT: PROPOSED DEVELOPMENT AT FORMER GKN FACILITY

HADLEY PARK EAST **TELFORD**

= TITLE: PROPOSED O/A SITE LAYOUT PLAN

Drawing Status: PLANNING DRAWINGS

Job No: 21-142 Scale @ 1:1500 A0: Checked DB