

DETAILED SCHEDULE OF ACCOMMODATION:			NOTES:		
UNIT 1:			Ordnance Survey 100022432	© Crown Copyright 2022. All rights reserved. Licence numbe	r
UNIT: OFFICE: TOTAL:	26,561.5 SQM (Including Hub) 1,320.5 SQM 27,882 SQM		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.		
HAUNCH HEIGHT:	18m U/S HAUNCH		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		
MAX YARD DEPTH:	36.5M		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 &		
LEVEL ACCESS DOORS:	6 No.		should be further investigated by a suitable expert. Where existing trees are to be retained they should be subject to a full Arboricultural		
DOCK ACCESS DOORS:	28 No.		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.		
<u>UNIT 2:</u>			Sketch proposals are for illustrative purposes only & as such are subject to detailed site investigation including ground conditions / contaminants, drainage, design & planning / density negotiations. Sketch proposals may be based upon enlargements of		
UNIT: OFFICE: TOTAL:	5,651 SQM 387 SQM 6,038 SQM		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.		
HAUNCH HEIGHT:	10m U/S HAUNCH	1			
MAX YARD DEPTH:	35M		GENERAL SCHEDULE OF ACCOMMODATION:		
LEVEL ACCESS DOORS:	2 No.				
DOCK ACCESS DOORS:	6 No.		UNIT 1: UNIT 2:	27,882 SQM GIA* 28,382 SQM GEA 6,038 SQM GIA* 6,259 SQM GEA	
<u>UNIT 3:</u>			UNIT 3: UNIT 4:	15,980 SQM GIA* 16,390 SQM GEA 19,045 SQM GIA* 19,533 SQM GEA	
UNIT: OFFICE: TOTAL:	15,181 SQM 799 SQM 15,980 SQM		UNIT 5:	16,257 SQM GIA* 16,670 SQM GEA	
HAUNCH HEIGHT:	12.5M U/S HAUNCH		TOTAL:	85,202 SQM GIA* 87,234 SQM GEA	
MAX YARD DEPTH:	35M		*ALL FIGURES ABOVE INCLUDE OFFICE CONTENT TO		
LEVEL ACCESS DOORS:	2 No.				
DOCK ACCESS DOORS:	17 No.		UNIT 1 AT FIRST, SECOND AND THIRD FLOOR LEVELS		
<u>UNIT 4:</u>				FIRST FLOOR LEVEL.	
UNIT: OFFICE: TOTAL:	17,731 SQM (Including Hub) 1,314 SQM 19,045 SQM		UNITS 3 - 5 AT FIRST AND SECOND FLOOR LEVELS.		
HAUNCH HEIGHT:	12.5M U/S HAUNCH				
MAX YARD DEPTH:	35M	+			
LEVEL ACCESS DOORS:	4 No.		SCHEDULE OF MATERIALS		
dock access doors:	20 No.		 MACADAM SURFACING (CAR PARKING SPACES) THERMOPLASTIC PAINT LINING ETC. COLOUR - BLACK/GREY SELF COLOUR 		
<u>UNIT 5:</u>			- CONCRE	WHITE LINING TO DEMARCATE BAYS IE SURFACING	

15,325 SQM 932 SQM 16,257 SQM

UNIT: OFFICE: TOTAL:

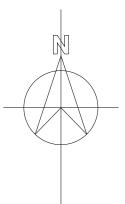
HAUNCH HEIGHT:

DEPTH:

15M U/S HAUNCH MAX YARD 35M LEVEL ACCESS DOORS: 2 No.

DOCK ACCESS DOORS: 18 No.

- 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
 ARSHALLS 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
- _____
- 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.
- 12 3.0M TIMBER ACOUSTIC FENCE,
- 4.0M TIMBER ACOUSTIC FENCE, WITH MAINTENANCE ACCESS GATES
- 4.8M TIMBER ACOUSTIC FENCE, WITH MAINTENANCE ACCESS GATES
- 5.0M 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.



P06 P05 P04 P03 P02 P01 Rev:	SL RJF RJF RJF RJF Drawn:	02-10-2024 01-03-2024 22-02-2024 31-08-2023 04-04-2023 10-03-2023 Date:	Site plan revised inline with Plot 1 updated requirement Landscaping details updated to BEA Landscape design Ltd latest details. Plot 3 layout revised, haunch height of plots 3 & 4 amended to 12.5m all to planners comments. O/A site boundary colour changed from Blue to Red. Development plot boundary omitted. Acoustic fence details updated to "Air & Acoustic Consultants" requirements. Planning Drawing Issue. Description:				
For guidance only. Do not scale off this drawing 1:1 - 0 10mm 20 30 40 50 60 70 80 90 100mm 							
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CLIENT: MRE MERCIA REAL ESTATE							
PROJECT: PROPOSED DEVELOPMENT AT FORMER GKN FACILITY HADLEY PARK EAST TELFORD							
TITLE: PROPOSED O/A SITE LAYOUT PLAN							
Drawing PLANNING DRAWINGS							
Job No: 21-142 Drg No: P-03							
Scale @ 1:1500			Date : July 2022	Rev No: P06			
Drawn By: RJF			Checked By :	Orig: A0			