



Proposed Site Plan
Scale 1:250

Depot



Schedule of Accommodation Units 1-4				
	GIA	GEA	Mezz %	
UNIT 1	sq.m	sq.ft	sq.m	sq.ft
Warehouse	537.6	5786.7	582.0	6264.6
GF Recessed Loading	42.0	452.1	45.0	484.4
Mezz	181.0	1948.3	203.0	2152.8
Total	760.6	8187.0	827.0	8901.7
			24%	
UNIT 2	sq.m	sq.ft	sq.m	sq.ft
Warehouse	390.5	4203.3	416.6	4484.2
GF Recessed Loading	42.0	452.1	45.0	484.4
Mezz	134.0	1442.4	147.0	1582.3
Total	566.5	6097.7	608.6	6550.9
			24%	
UNIT 3	sq.m	sq.ft	sq.m	sq.ft
Warehouse	350.0	3767.4	370.0	3982.6
Mezz	107.0	1151.7	118.0	1270.1
Total	457.0	4919.1	488.0	5252.8
			23%	
UNIT 4	sq.m	sq.ft	sq.m	sq.ft
Warehouse	412.0	4434.7	444.0	4779.2
Mezz	126.0	1356.3	141.0	1517.7
Total	538.0	5791.0	585.0	6296.9
			23%	
GRAND TOTAL	2322.1	24994.9	2508.6	27002.3

Schedule of Accommodation Unit 5				
	GIA	GEA	Mezz %	
UNIT 5	sq.m	sq.ft	sq.m	sq.ft
Warehouse	992.0	10677.8	1055.0	11355.9
Mezz	244.0	2626.4	273.0	2938.5
GRAND TOTAL	1236.0	13304.2	1328.0	14294.5
			20%	

Schedule of Accommodation Units 6-9				
	GIA	GEA	Mezz %	
UNIT 6	sq.m	sq.ft	sq.m	sq.ft
Warehouse	328.0	3530.6	359.0	3864.2
Mezz	126.0	1356.3	143.0	1539.2
Total	454.0	4886.8	502.0	5403.5
			28%	
UNIT 7	sq.m	sq.ft	sq.m	sq.ft
Warehouse	269.0	2895.5	287.0	3089.2
Mezz	103.0	1108.7	114.0	1227.1
Total	372.0	4004.2	401.0	4316.3
			28%	
UNIT 8	sq.m	sq.ft	sq.m	sq.ft
Warehouse	269.0	2895.5	287.0	3089.2
Mezz	103.0	1108.7	114.0	1227.1
Total	372.0	4004.2	401.0	4316.3
			28%	
UNIT 9	sq.m	sq.ft	sq.m	sq.ft
Warehouse	271.0	2917.0	297.0	3196.9
Mezz	104.0	1119.4	118.0	1270.1
Total	375.0	4036.5	415.0	4467.0
			28%	
GRAND TOTAL	1573.0	16931.6	1719.0	18503.1

Schedule of Accommodation TOTAL				
	GIA	GEA	Mezz %	
OVERALL TOTAL	5,131.1	55,230.6	5,555.6	59,799.9

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	GIA	GEA	Mezz %	
OVERALL TOTAL	5,131.1	55,230.6	5,555.6	59,799.9



- Dimensions are in millimeters, unless stated otherwise.
- Scaling of this drawing is not recommended.
- It is the recipients responsibility to print this document to the correct scale.
- All relevant drawings and specifications should be read in conjunction with this drawing.

KEY	
	Site Boundary 2.27 acres (0.9200 ha)
	9 Level Access Doors
	Electric Charging Spaces x22 All remaining spaces to be future proofed for 100%
	Grass roof Cycle Shelter for 14 Cycles Internal cycle storage spaces (24) OVERALL 38 Cycle space provision
	Existing 2.4m High Metal Palisade Fence (Colour black RAL 9005)
	Proposed 2.4m High Metal Palisade Fence (Colour black RAL 9005)
	Pedestrian and Vehicle gates in 2.4m high palisade style (Colour black RAL 9005) Pedestrian gates have a digilock on outside face and push pad on the inside with shrouds around the pads and mesh fitted to the entire gate.
	Retractable/drop down bollards 900mm high
	RWP
	Lighting column.
	4x protection bollards around lighting column.
	EVCP (Electric Vehicle Charging Point) pillar and protective barrier.
	Indicative retaining wall position Where required retaining walls will have key clamp guarding to the top to prevent falls.
	Private Means of Access - No works in this area.

58 no. Car parking spaces (inc. 9 accessible)				
P.28	Tender issue.	JFC	DB	01.05.25
P.27	RWP and Canopies added.	JFC	DB	16.04.25
P.26	Unit 1 carpark retaining wall removed.	JFC	DB	28.03.25
P.25	Lighting column and EVCP added to key plan.	JFC	DB	06.03.25
P.24	Colours and satellite image added.	JFC	DB	05.03.25
P.23	EVC parking spaces updated. Fence moved.	JFC	DB	21.02.25
P.22	Site layout has been reverted to the original 9-unit design scheme, as per the client's request.	JFC	DB	19.02.25
P.21	Number and position of EVC parking spaces in units 1 and 5 updated in line with required M&E changes.	JFC	DB	07.02.25
P.20	Unit 5 & 6 parking bays revised to suit BC comments and ensure compliance with AD Part M.	JFC	DB	23.01.25
P.19	Unit 5 parking spaces revised to allow future EV charging points	JFC	DB	15.11.24
P.18	Tender addendum issue.	JFC	DB	23.10.24
P.17	Amends tracker revised. Internal layout updated. Key plan updated.	JFC	DB	14.10.24
P.16	LVP parking revised. Armco barrier added.	JFC	DB	11.10.24
P.15	Parking bays revised. EVCP added. Side fence and pedestrian gates revised.	JFC	DB	10.10.24
P.14	Issued for Tender post Unit 1 redesign	JFC	DB	01.11.24
P.13	Unit 1: Parking layout finish floor colour added.	JFC	DB	11.09.24
P.12	Unit 1: Parking layout amended to allow a better clear width of access to reception area.	JFC	DB	09.09.24
P.11	Unit 1: AOV & window wall vents revised. External cladding wall revised. Carpark spaces revised.	JFC	DB	04.09.24
P.10	Unit 1: Schedule of areas updated.	JFC	DB	23.08.24
P.09	Unit 1: General updates. Schedule of areas updated.	JFC	DB	19.08.24
P.08	Unit 1 Fence revised. Unit 1 totem loc.added.	JFC	DB	24.07.24
P.07	Layout revised. Safestore tenant single Unit.	JFC	DB	12.07.24
P.06	Issued for Tender	BB	JC	13.03.24
rev	amendments	by	ckd	date

Former Walkers Site, Crabtree Lane, Manchester
Proposed Site Plan

Information Container LOD:	LOD 300
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TENDER

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