



Key

- Site Boundary
- Retaining Wall
- Public Right of Way
- Acoustic Fencing
- Council owned land, no new landscaping proposed in these areas
- Refer to Urban Green drawings & reports for details of the existing and proposed landscaping
- NHO Non Habitable Outbuildings

General Notes

All site dimensions shall be verified by the Contractor on site prior to commencing any works.

Do not scale from this drawing.

Only work to written dimensions.

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Site Area

62,254 sq.m. / 6.25 hectares / 15.3 acres
(Area Excludes Tingle Peg Farm)

Accommodation Schedule

Building 1
GF Warehouse 6,510sqm / 70,000sqft
5% FF Office 325sqm / 3,500sqft
Total 6,835sqm / 73,500sqft

Building 2
GF Warehouse 2,790sqm / 30,000sqft
5% FF Office 139sqm / 1,500sqft
Total 2,929sqm / 31,500sqft

Building 3
GF Warehouse 4,645sqm / 50,000sqft
5% FF Office 232sqm / 2,500sqft
Total 4,877sqm / 52,500sqft

Total Unit Area

Approx. 150,000sqft Excl. Officers at First Floor Level
Approx. 157,500sqft Incl. 5% Offices at First Floor Level

Parking Schedule

Building 1
Car parking spaces (Based on B8:B2 70:30 Split): 93
Including 5% accessible spaces (B2 Standards): 5
Including 10% EV spaces: 10
Cycle spaces (BREEAM): 16 external, 15 internal, total: 31
Motorcycles at 1 space per 1000sqm (B2 Standards): 7

Building 2
Car parking spaces (Based on B8:B2 70:30 Split): 43
Including 5% accessible spaces (B2 Standards): 3
Including 10% EV spaces: 5
Cycle spaces (BREEAM): 8 external, 8 internal, total 16
Motorcycles at 1 space per 1000sqm (B2 Standards): 3

Building 3
Car parking spaces (Based on B8:B2 70:30 Split): 67
Including 5% accessible spaces (B2 Standards): 4
Including 10% EV spaces: 7
Cycle spaces (BREEAM): 12 external, 12 internal, total 24
Motorcycles at 1 space per 1000sqm (B2 Standards): 5

P11	Red hatch omitted from access road to Tingle Peg Farm	17.06.22	AT	JC
P10	2m High close boarded fence added between Buildings 2&3 and Strawberry Lodge	16.06.22	AT	JC
P9	Red line boundary amended along Ormskirk Road, 1.8m acoustic fence heights amended to 2m, extent of Council owned land hatch reduced to identify no new planting areas only	26.05.22	AT	JC
P8	Amenity area and ramped access added, retaining wall added to building 2 yard, building 2 acoustic fence line updated, post and rail fence added to high side of retaining walls	23.05.22	AT	JC
P7	Legend updated to reflect BREEAM cycle space provision, retaining wall positions amended, 1.2m pedestrian route added to building 3 car park, dim between Tingle Peg Farm & Building 1 clarified, EV charging provision increased from 5% to 10%	19.05.22	AT	JC

Rev.	Description	Date	ISS	APP

Scale 1:1000@A1
Status S2 Information
Drawn by AT
Checked by JC
Date 27.01.2022
Client:

Caddick Developments

Project:
Knowsley Lane, Knowsley

Sheet Name:
Proposed Site Plan

Project No. Orig. Zone Level Type Role Cls Dwg No. Rev
19011-FRA-AV-XX-DR-A-90-1001 P11

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