



Proposed Site Plan
Scale: 1:1000

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

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