

- Dimensions are in millimeters, unless stated otherwise.  
- It is the recipient's responsibility to print this document to the correct scale.  
- All relevant drawings and specifications should be read in conjunction with this drawing.



SCHEDULE OF ACCOMMODATION

Unit 110		
Warehouse GF	-	96,875 ft² (9,000m²)
Office Core @ GF	-	1,001 ft² (93m²)
Office (2nd. Floors)	-	11,625 ft² (1,080m²)
Plant Deck		
(above Office 2nd Floor)	-	5,813 ft² (540m²)
Unit 110 GIA	-	115,514 ft² (10,732m²)
Unit 110 GEA	-	118,714 ft² (11,029m²)
Ownership Site Area	-	4.79 acres (1.94ha)
Site Density	-	52.44%
Parking	-	84

Foul Water Sewer

8m EA Exclusion Zone

Access Rights to be Granted

Tree to be Removed

Tree to be Retained Where Possible

Root Protection Area Affecting Yard/Car park

The detailed landscaping treatments and boundary screening of the site will be dealt with in detail at the reserved matters stage. However, to provide an idea of our current thinking, a large scale trellis system along the southern boundary would allow more of the boundary to be planted as opposed to a living green wall on the southern elevation. Figure 1 shows an illustration of a large scale trellis pole system, providing an indication of the type of structure that is envisaged.

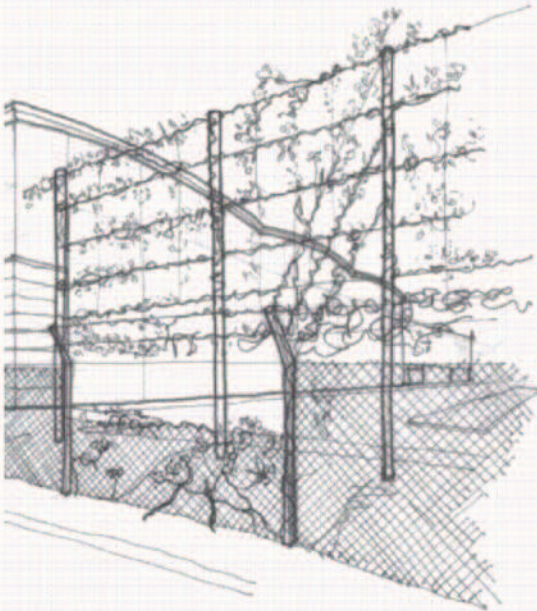


Figure 1 - indicative potential green screening that could be incorporated on southern elevation

\* 300mm Landscape Strip & Trellis Arrangement

P.10 Culverts indicated as engineers preliminary layout. AW GM 23/10/23

rev amendments by ckd date

Land West of Barnet Bypass

Indicative Site Layout

Information Container LOD: LOD 100

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10m SCALE 1:500