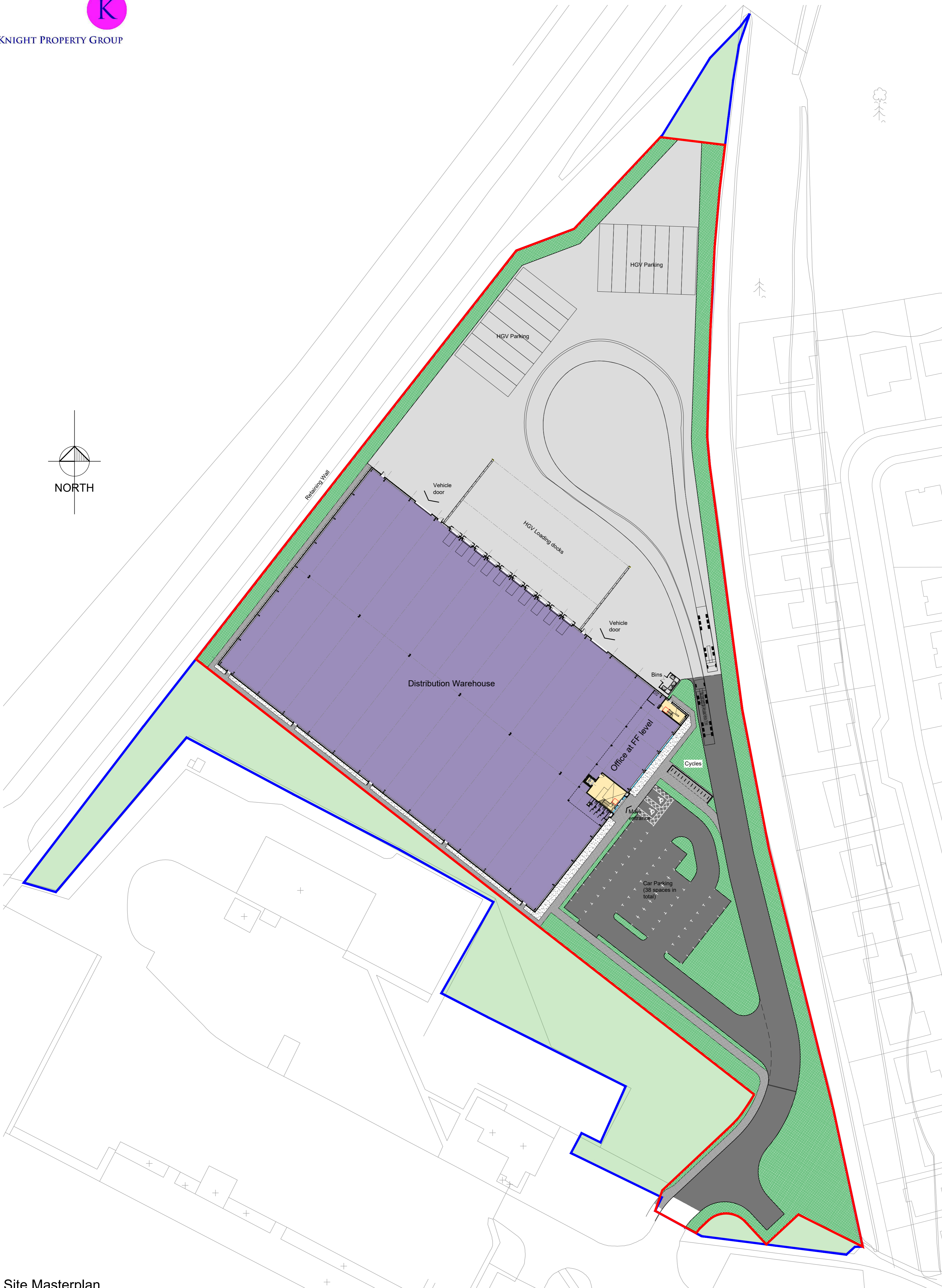
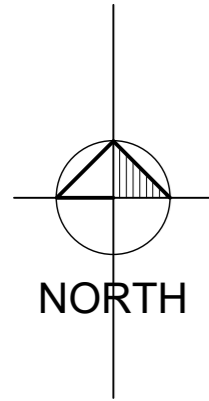


LEGEND:

	Bitmac finished paving
	Brushed concrete finished service yard
	Bitmac finished road
	Soft landscaping
	Granite chips



Site Masterplan

Scale - 1:500

Schedule of Accommodation

Storage & Distribution Warehouse (class 6) : 6,146.5m<sup>2</sup> (66,160 sqft) GIA

Office (class 4) at 1st Floor Level: 353.7m<sup>2</sup> (3,807 sqft) GIA

Car Parking: 38 Spaces (inc. 2 disabled)

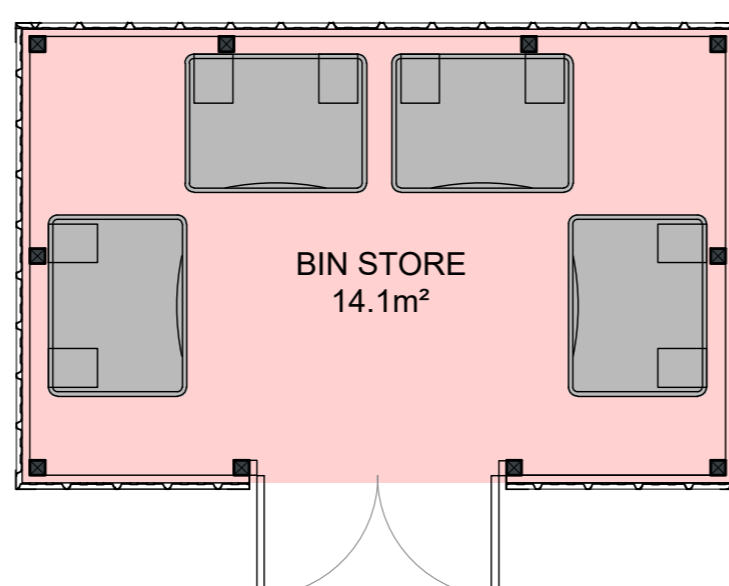
Cycle Parking: 24 Spaces min

Car parking calculated on the ratios set out in the 1986 Strathclyde Roads Development Guide and as follows;

- Warehouse - 0.5 spaces per 100sqm GFA
- Office - 2 spaces per 100sqm GFA

Cycle parking calculated on the ratios set out in the National Roads Development Guide and as follows;

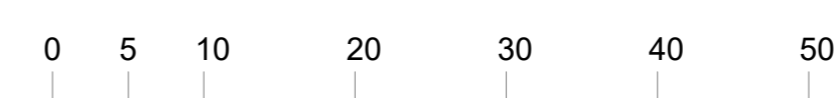
- Warehouse - 1 space per 500sqm for staff + 1 space per 1,000sqm for visitors
- Office - 1 space per 100sqm for staff + 1 space per 200sqm for visitors



The unit is being built on a speculative basis, so the end user and their waste storage needs are currently unknown. Wst 03 states that 2m<sup>2</sup> of storage should be provided per 1,000m<sup>2</sup> of floor space, with the floor area rounded up to the nearest 1,000m<sup>2</sup>.

The proposed bin store provides 14.1m<sup>2</sup> of storage space for general refuse and mixed recycling.

Building Area:	6,500.2m <sup>2</sup>
Rounded up:	7,000m <sup>2</sup>
2m <sup>2</sup> of storage per 1,000m <sup>2</sup> of floor area:	14m <sup>2</sup> minimum storage
Area of bin store:	14.1m <sup>2</sup> , therefore the minimum requirement has been exceeded



Scale in metres - 1:500 scale bar

A	First issue	15.05.24	PP	GW	
rev	description	date	by	checked	
<p><b>DO NOT SCALE.</b> Use figured dimensions only. All dimensions, spot levels and drainage positions to be checked on site by Contractor prior to construction. Any discrepancies to be reported back to Space Solutions. Drawings to be read &amp; fully understood before work commences. <b>IF IN DOUBT ASK.</b></p>					
<p>Bishop House, 50 Carden Place, Aberdeen, AB10 1UP tel: +44(0)1224 218 500 www.spacesolutions.co.uk</p>					
<b>PLANNING</b>			<b>SPACE</b> CREATING GREAT SPACE		
client	Knight Property Group			date	May 2024
address	Delta 70, Belgowan Street, Bellshil			drawn by	GW
title	Site Masterplan			checked	PP
scale	as noted@A1				

Job number	224817-A-PRO			Scale	A_200 Site Masterplan
rev	A_200			rev	A