

PAP/2021/0663

NORTH WARWICKSHIRE
BOROUGH COUNCIL

RECEIVED

06/02/2023

**PLANNING & DEVELOPMENT
DIVISION**

APPENDIX K ILLUSTRATIVE MASTERPLAN



SCHEDULE OF ACCOMMODATION PLOT A1			
Unit HE 635	sq m	sq ft	
Warehouse	: 55,560	598,048	
Offices (2 Floors)	: 2,130	22,927	
2 Goods in (2 Floors)	: 1,308	14,079	
Gatehouse	: 20	215	
TOTAL (GIA)	: 59,018	635,269	
HGV Parking	: 142 (Excl. Loading)		
Car Parking	: 389 (Incl. 12 Accessible)		
Haunch Height	: 18 m		
Dock Wall Height	: 1.2m		
Dock Levellers	: 60		
Level Access	: 8		
DEMISE AREA	: 10.65 Ha /26.32acres		
SITE DENSITY	: 55.42%		
Unit HE 330	sq m	sq ft	
Warehouse	: 28,770	309,677	
Offices (2 Floors)	: 1,240	13,347	
Goods in (2 Floors)	: 600	6,458	
Gatehouse	: 20	215	
TOTAL (GIA)	: 30,630	329,697	
HGV Parking	: 56 (Excl. Loading)		
Car Parking	: 210 (Incl. 6 Accessible)		
Haunch Height	: 18 m		
Dock Wall Height	: 1.2m		
Dock Levellers	: 24		
Level Access	: 4		
DEMISE AREA	: 6.068 Ha /14.994 acres		
SITE DENSITY	: 50.48%		

PLOT B1 OVERNIGHT HGV PARKING			
Administration Building	sqm	sqft	
: 182		1,959	
Gatehouse	: 20	215	
TOTAL (GIA)	: 202	2,174	
HGV Parking	: 83		
Rigid HGV Parking	: 57		
Car Parking	: 5		
DEMISE AREA	: 1.839 Ha / 4.544 acres		
SITE DENSITY	: 1.10%		

PLOT B2 OVERNIGHT HGV PARKING			
Hu Office/ Community Centre	sqm	sqft	
: 470		5,059	
TOTAL (GIA)	: 470	5,059	
Car Parking	: 13 (Incl. 4 Accessible)		
DEMISE AREA	: 0.271 Ha/ 0.669 Acres		
SITE DENSITY	: 17%		

SCHEDULE OF ACCOMMODATION PLOT A2			
UNIT A2.1	sq m	sq ft	
Warehouse	: 1,863	20,053	
TOTAL (GIA)	: 1,863	20,053	
Car Parking	: 24 (Incl. 2 Accessible)		
Van Parking	: 8		
Haunch Height	: TBC m		
Level Access	: 2		
UNIT A2.2	sq m	sq ft	
Warehouse	: 1,397	15,039	
TOTAL (GIA)	: 1,397	15,039	
Car Parking	: 12 (Incl. 2 Accessible)		
Van Parking	: 4		
Haunch Height	: TBC m		
Level Access	: 2		
UNIT A2.3	sq m	sq ft	
Warehouse	: 1,397	15,039	
TOTAL (GIA)	: 1,397	15,039	
Car Parking	: 12 (Incl. 2 Accessible)		
Van Parking	: 4		
Haunch Height	: TBC m		
Level Access	: 2		
UNIT A2.4	sq m	sq ft	
Warehouse	: 931.5	10,026	
TOTAL (GIA)	: 931.5	10,026	
Car Parking	: 6 (Incl. 1 Accessible)		
Van Parking	: 1		
Haunch Height	: TBC m		
Level Access	: 2		
UNIT A2.5	sq m	sq ft	
Warehouse	: 931.5	10,026	
TOTAL (GIA)	: 931.5	10,026	
Car Parking	: 6 (Incl. 1 Accessible)		
Van Parking	: 1		
Haunch Height	: TBC m		
Level Access	: 2		

PLOT B2 OVERNIGHT HGV PARKING			
Hu Office/ Community Centre	sqm	sqft	
: 470		5,059	
TOTAL (GIA)	: 470	5,059	
Car Parking	: 13 (Incl. 4 Accessible)		
DEMISE AREA	: 1.839 Ha / 4.544 acres		
SITE DENSITY	: 39.28%		
HGV Parking Shared	: 6		

SITE AREA PLOT A1 AND A2 (ORANGE LINE)			
SITE AREA	: 18.38 Ha /45.41acres		
SITE DENSITY	: 52.32%		

NOTES:
 Please note Title Plans have been scaled using Ordnance Survey features which may have altered over time. Complete accuracy cannot be guaranteed without further on-site survey. Any dimensions given are to be confirmed with site measure.
 Subject to Surveys, constraints & planning.
 Red Line indicative only.
 Copyright Chetwoods (Birmingham) Limited. No implied licence exists.
 Contractors must verify all dimensions on site before commencing any work or stop drawings. This drawing is not to be scaled. Use figured dimensions only.
 Subject to statutory approvals and survey.
 Building areas are liable to adjustment over the course of the design process due to the ongoing construction detailing developments.
 Please note the information contained within this drawing is solely for the benefit of the employer and should not be relied upon by third parties.
 The CDM hazard management procedures for the Chetwoods aspects of the design of this project are to be found on the "Chetwoods - Hazard Analysis and Design Risk Assessment" and/or drawings. The full project design team comprehensive set of hazard management procedures are available from the Principle Designer appointed for the project.
 Please note Title Plans have been scaled using Ordnance Survey features which may have altered over time. Complete accuracy cannot be guaranteed without further on-site survey.



NB.
 •SUBJECT TO SURVEYS, CONSTRAINTS & PLANNING.
 •LAYOUT TO BE TRACKED.
 •RED LINE INDICATIVE ONLY.

- Development Site Boundary (79.97 acres / 32.36 Ha)
- Parameter Boundary
- Unit Demise Boundary
- Public bridleway (to be diverted where necessary)

P10 Updated boundary area, title block	15/10/21	SA/NH
P9 Updated comments	20/08/21	SA/NH
P8 Annotation added to surrounding roads:	19/08/21	SA/NH
Updated generally in line with Client comments received 22.07.21		
P7 Plot B updated	02/03/21	RC/NH
P6 Schedule updated, Hub office added	19/02/21	RC/NH
Updated comments	21/12/20	MB/NH
Updated comments	12/12/20	MB/NH
Updated comments	11/12/20	MB/NH
Updated comments	10/12/20	MB/NH
First Issue	25/11/20	PJB/NH

PRELIMINARY
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 www.chetwoods.com



Project
LAND NORTH EAST OF J10 M42, DORDON

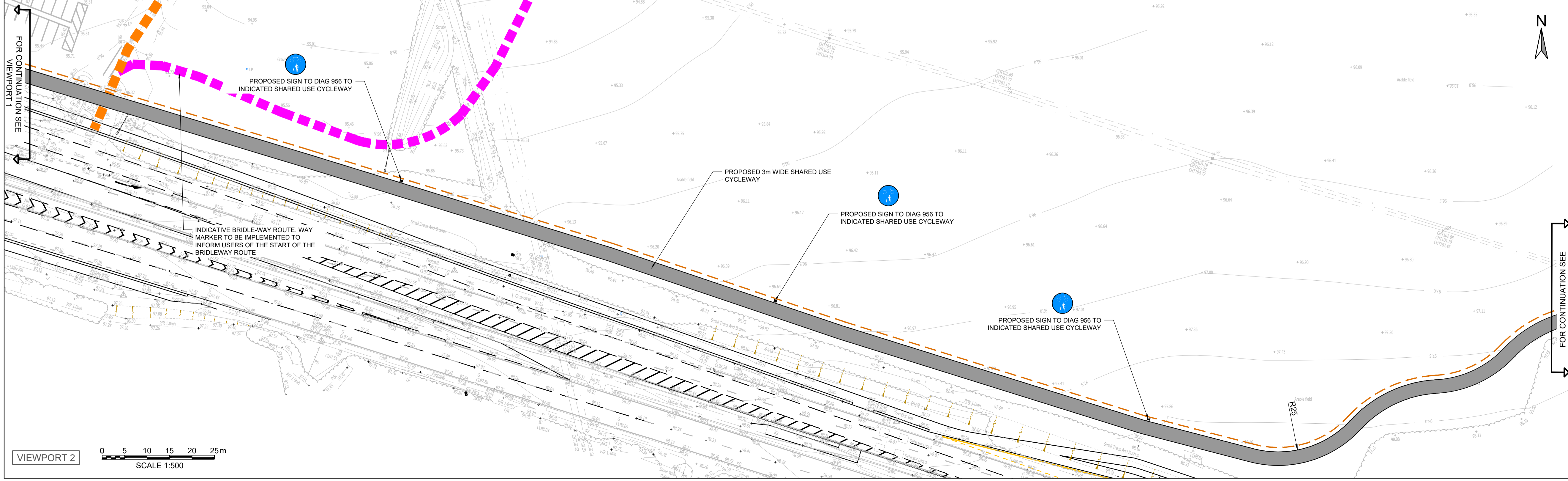
Client
HODGETTS ESTATES

Drawing Title
INDICATIVE MASTERPLAN MULTI UNIT OPTION

Scale	Size	Drawn	Checked	Date
1:1500	A1	PJB	NH	25/11/2020

Project	Originator	Zone	Level	Type	Role	Number	Rev.
4263	CA	00	00	DR	A	00078	P10

APPENDIX L DRAWINGS

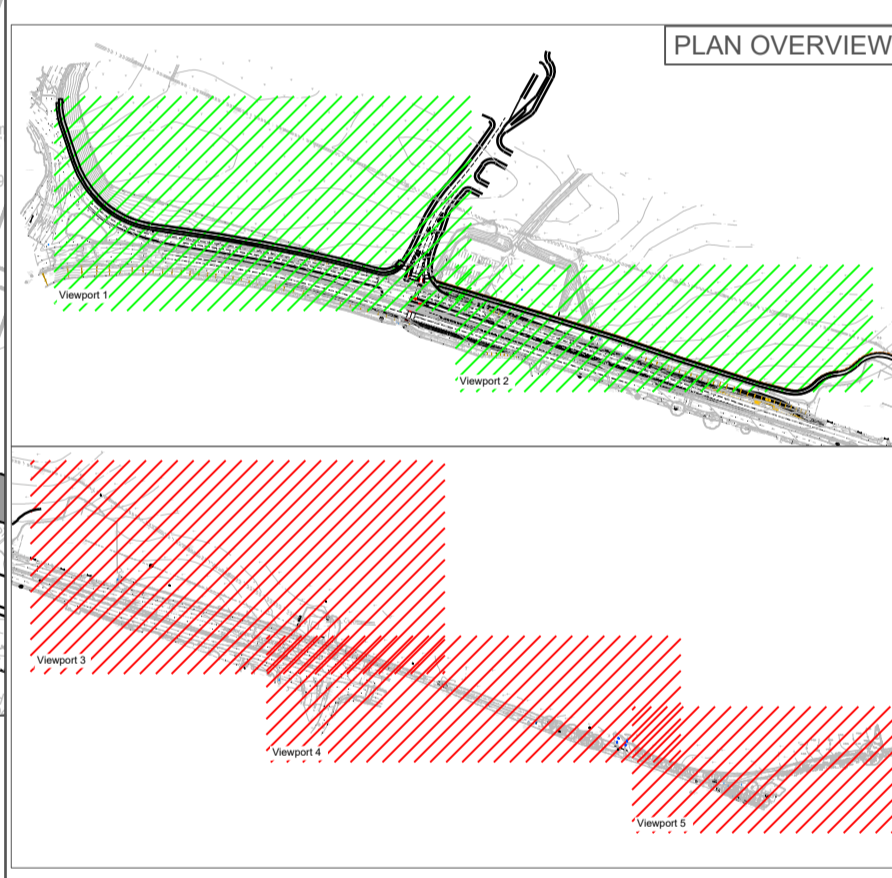


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2. ALL DIMENSIONS ARE IN METRES UNLESS SPECIFIED OTHERWISE.
3. PROPOSALS FOR THE SHARED USE CYCLEWAY HAVE BEEN DESIGNED IN ACCORDANCE WITH LTN1/20. DUE TO THE LOW VOLUME OF PEDESTRIANS SHARED USE CYCLEWAY HAS BEEN UTILISED COINCIDING WITH POINTS 6.5.2 AND 6.5.6 OF THE LTN 1/20 DESIGN GUIDANCE.

- KEY:
- SITE BOUNDARY 1
 - SITE BOUNDARY 2
 - PROPOSED 5m SHARED USE CYCLEWAY
 - INDICATIVE SITE ACCESS LAYOUT
 - PROTECTIVE TIMBER FENCE OR SIMILAR APPROVED
 - EXISTING BRIDLEWAY ROUTE (166/AE45/1)
 - PROPOSED DIVERSION OF BRIDLEWAY ROUTE

VIEWPORT 1
0 5 10 15 20 25m
SCALE 1:500

VIEWPORT 2
0 5 10 15 20 25m
SCALE 1:500



PRELIMINARY ISSUE

Rev	Description	Date	Drn	CHK	App
P02	INITIAL COMMENTS INCORPORATED	11.08.2022	LJB	JG	LB
P01	PRELIMINARY FIRST ISSUE	25.05.2022	LJB	JG	LB

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Client
HODGETTS ESTATES

Project Name
**M42 JUNCTION 10
 A5 CYCLEWAY IMPROVEMENT**

Sheet Title
**PROPOSED LAYOUT
 SHEET 1**

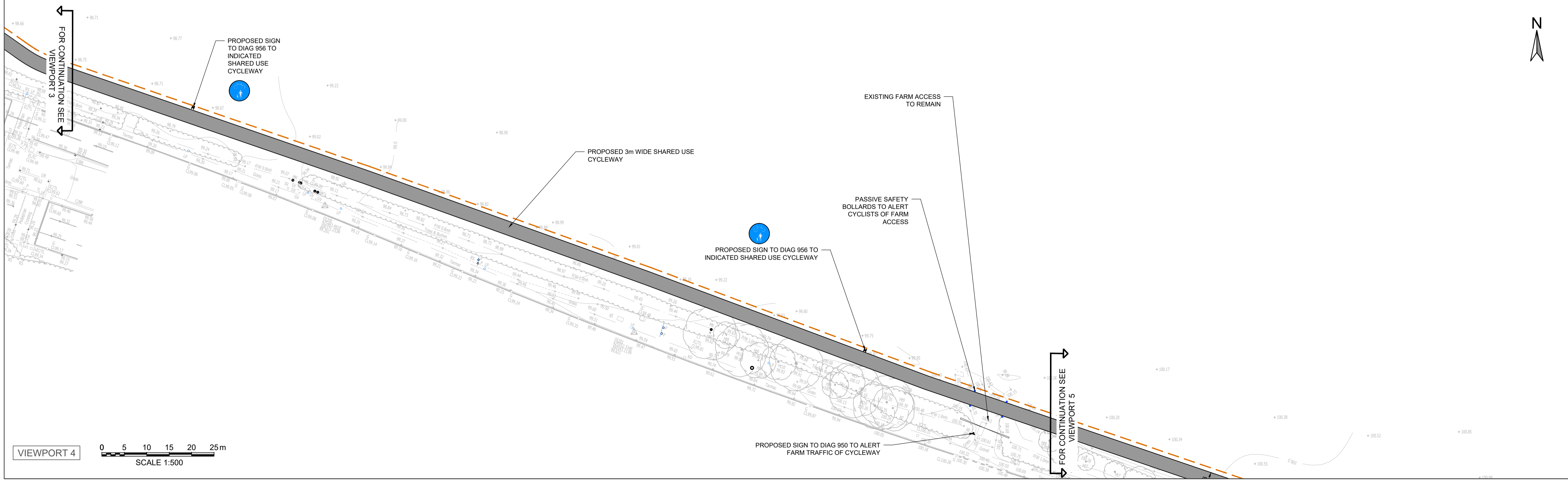
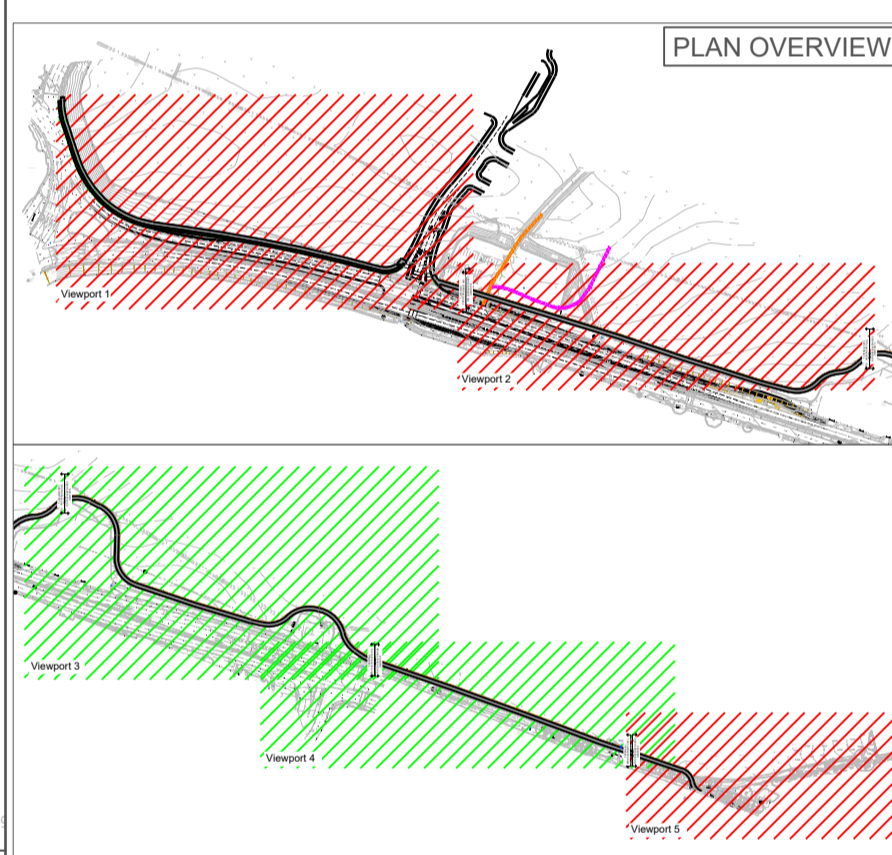
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Client Project Number	Originator	Volume/System Level/Location	Type/Code	Role	Number	Revision			
B033920	TTE	- 00 - ZZ - PL - H	- 0003	P02					

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- KEY:
- SITE BOUNDARY 2
 - PROPOSED 5m SHARED USE CYCLEWAY
 - PROTECTIVE TIMBER FENCE OR SIMILAR APPROVED
 - PASSIVE SAFETY BOLLARDS



PRELIMINARY ISSUE

Rev	Description	Date	Drn	CHK	App
P02	INITIAL COMMENTS INCORPORATED	11.08.2022	LJB	LB	NB
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Client
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Project Name
**M42 JUNCTION 10
 A5 CYCLEWAY IMPROVEMENT**




Sheet Title
**PROPOSED LAYOUT
 SHEET 2**

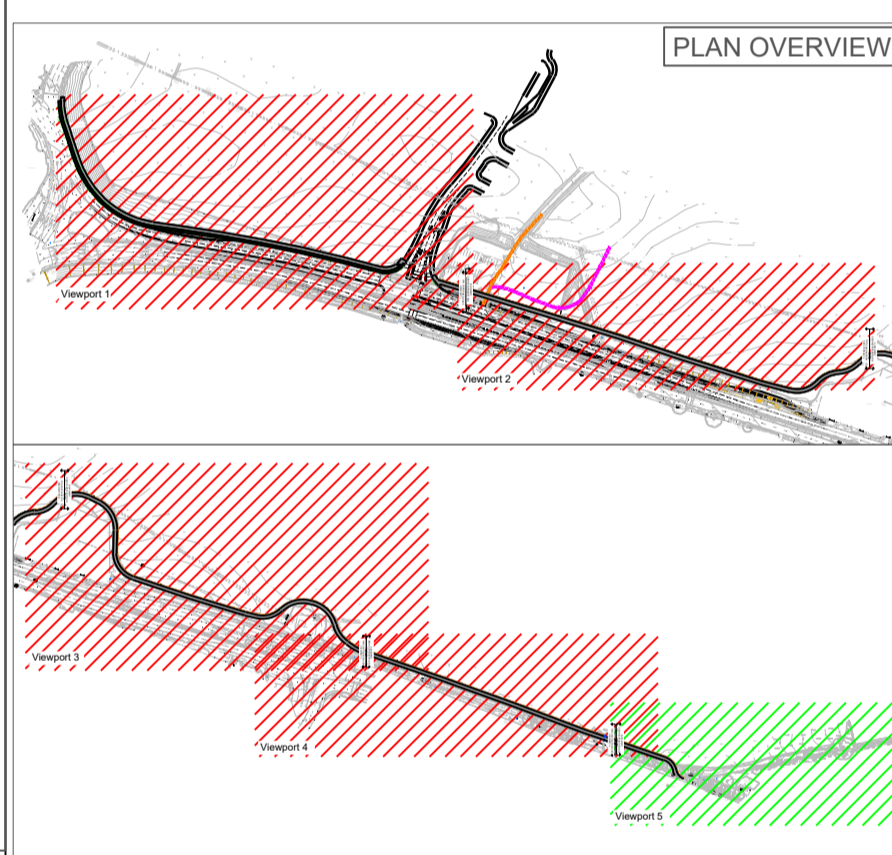
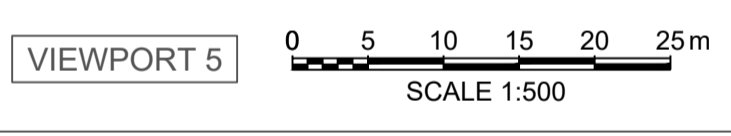
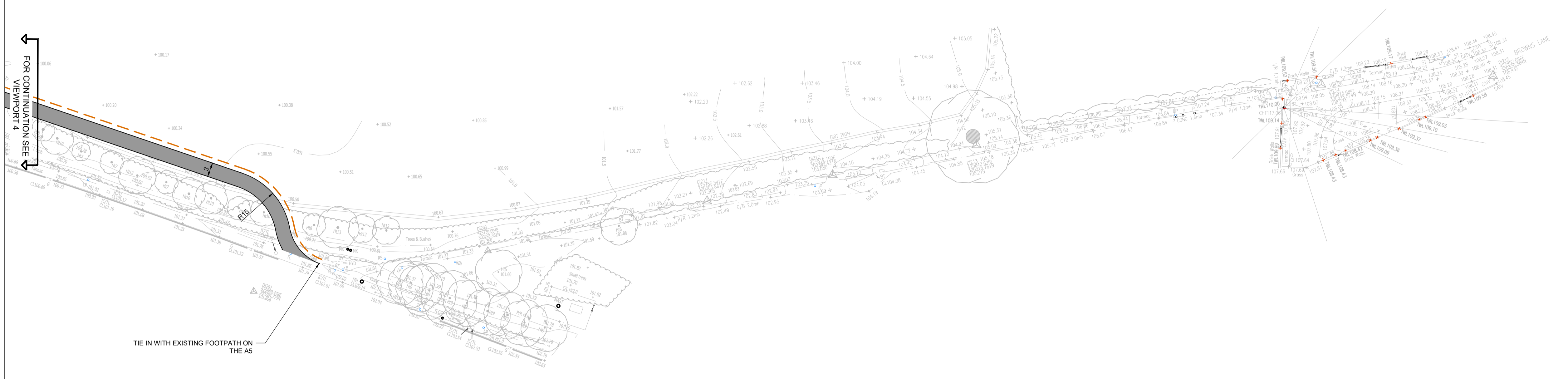
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Client Project Number		Originator	Volume/System Level/Location	Type/Code	Role	Number	Revision	
B033920 - TTE		- 00	- ZZ	- PL	- H	- 0004	P01	

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- KEY:
-  SITE BOUNDARY 2
 -  PROPOSED 5m SHARED USE CYCLEWAY
 -  PROTECTIVE TIMBER FENCE OR SIMILAR APPROVED



PRELIMINARY ISSUE

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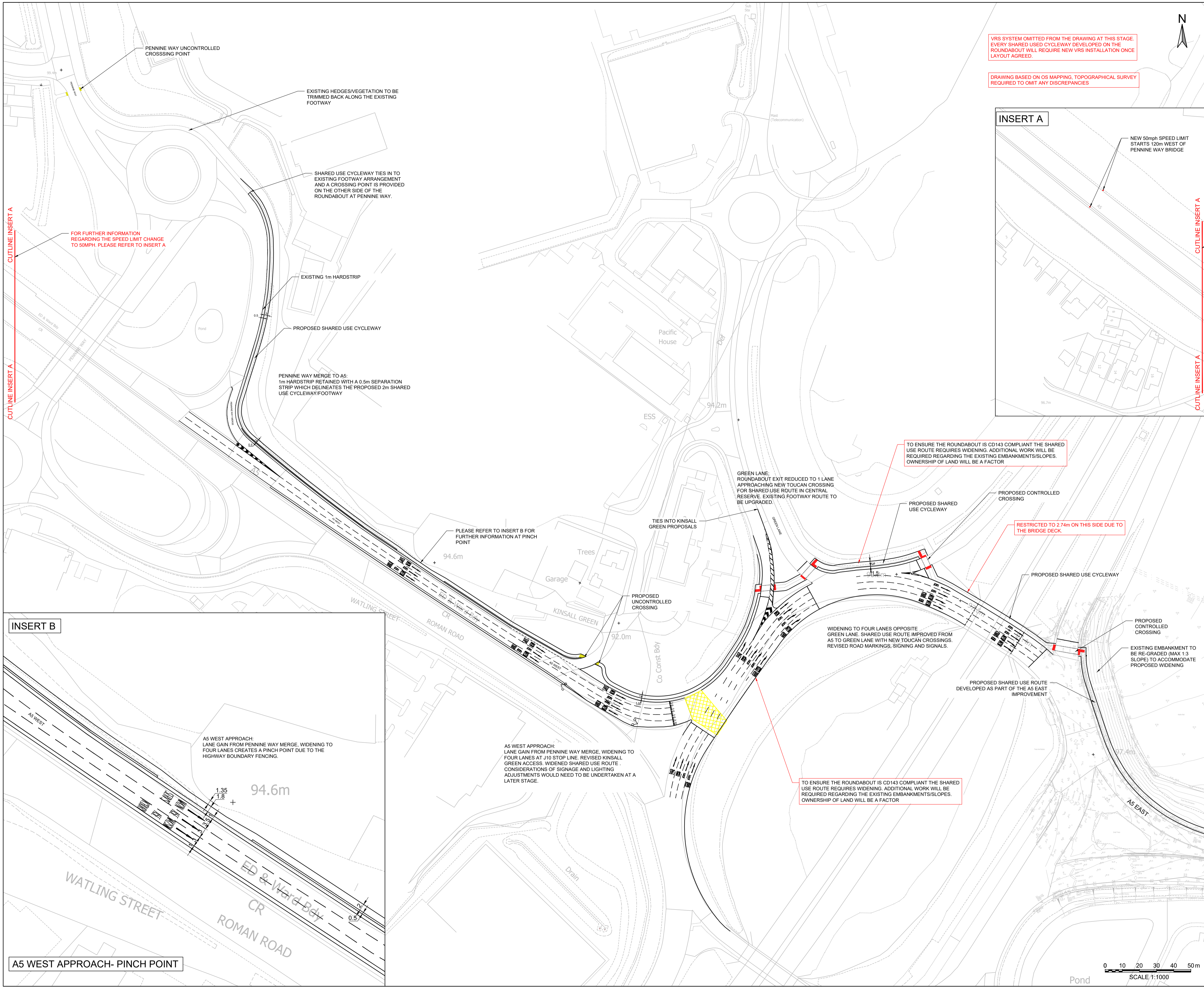
Client

HODGETTS ESTATES

Project Name
**M42 JUNCTION 10
 A5 CYCLEWAY IMPROVEMENT**

Sheet Title
**PROPOSED LAYOUT
 SHEET 3**

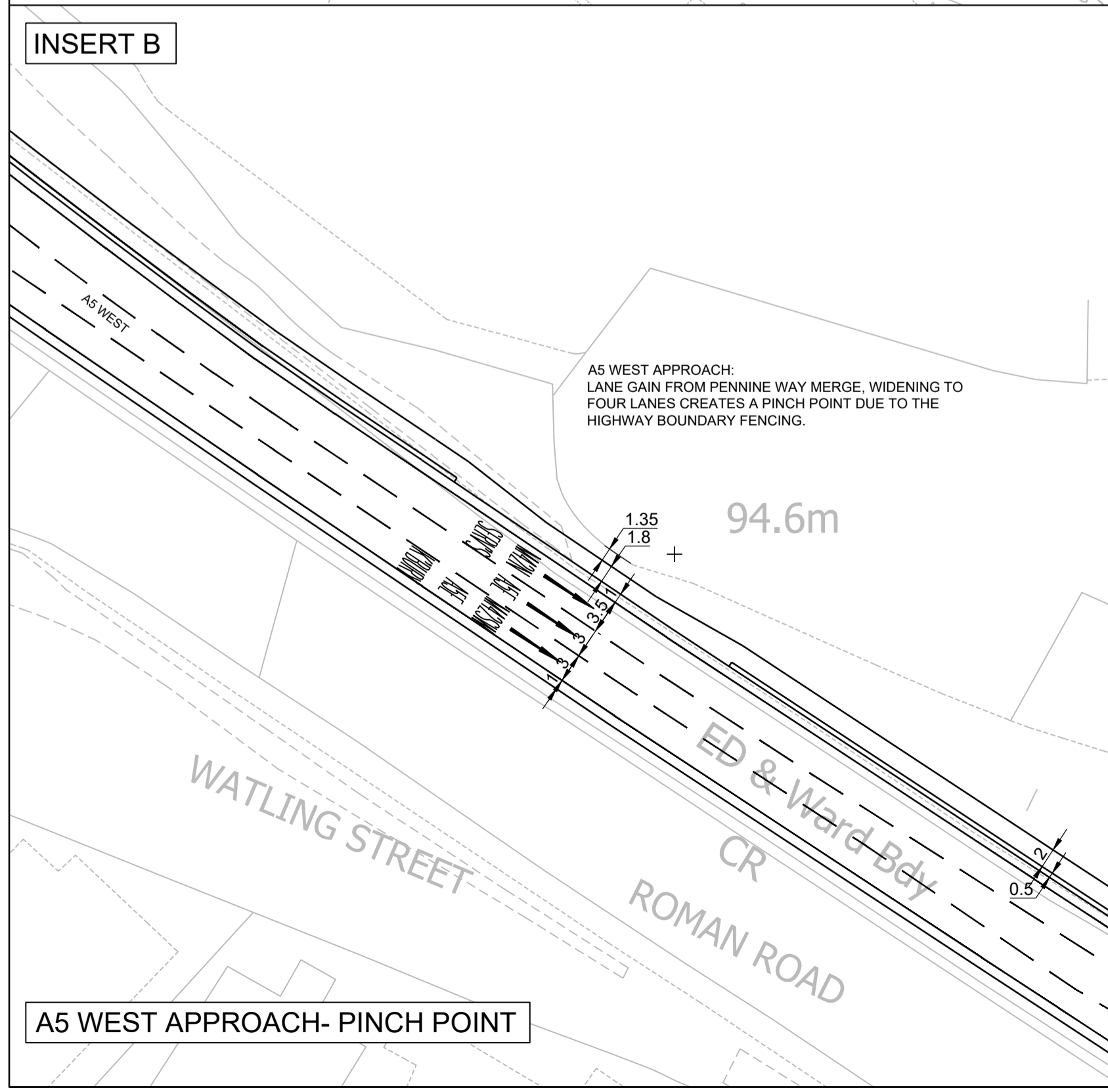
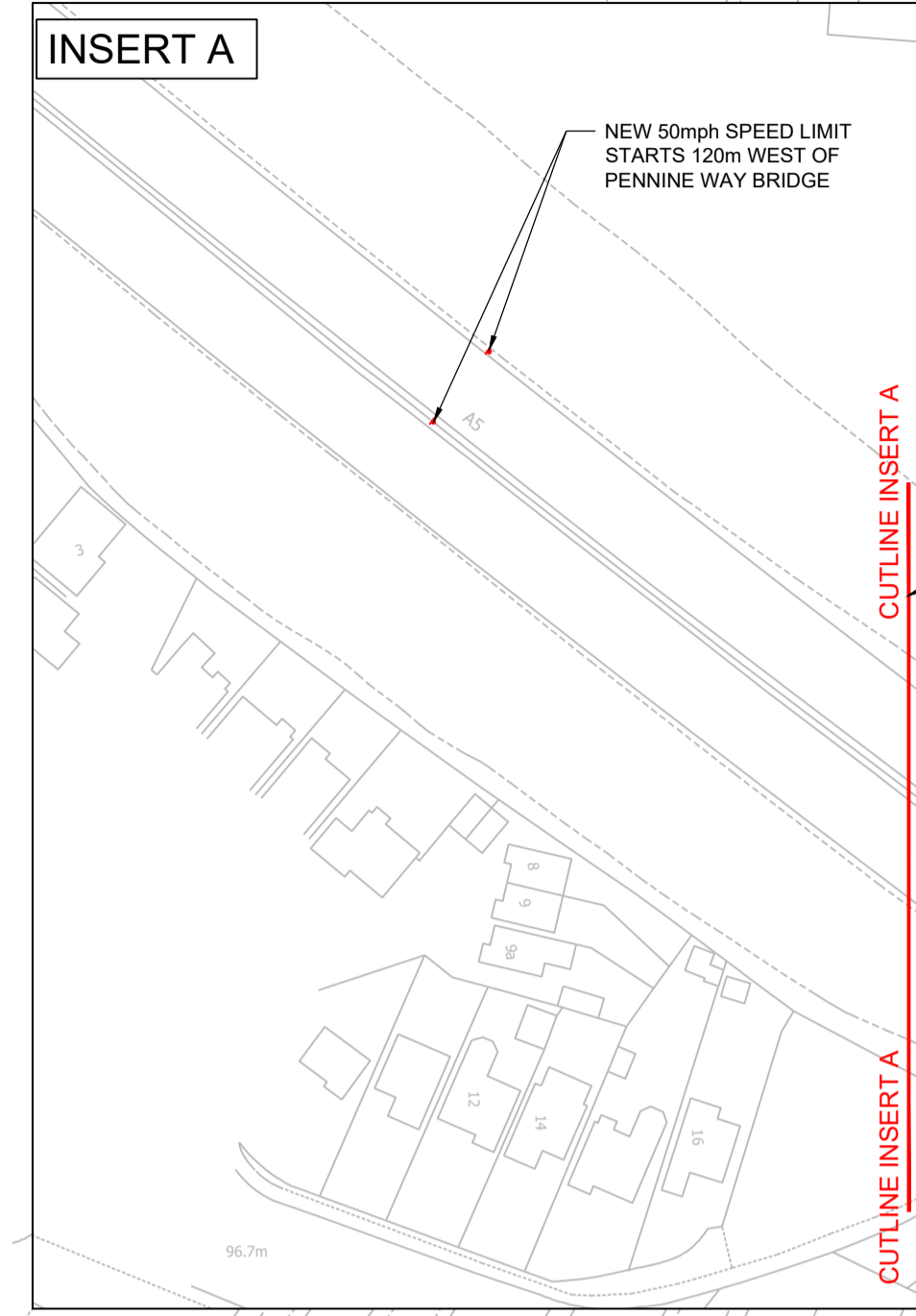
TTE Project Number	Drawn By	Date	Checked By	Date	Approved By	Date	Scale @ A1	Suitability
784-B033920	LJB	May '22	JG	May '22	LB	May '22	1:500	S3
Client Project Number	Originator	Volume/System Level/Location	Type/Code	Role	Number	Revision		
B033920	TTE	- 00 - ZZ	- SK - H	- 0005	P02			



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VRS SYSTEM OMITTED FROM THE DRAWING AT THIS STAGE. EVERY SHARED USED CYCLEWAY DEVELOPED ON THE ROUNDABOUT WILL REQUIRE NEW VRS INSTALLATION ONCE LAYOUT AGREED.

DRAWING BASED ON OS MAPPING, TOPOGRAPHICAL SURVEY REQUIRED TO OMIT ANY DISCREPANCIES



PRELIMINARY ISSUE

P01	PRELIMINARY FIRST ISSUE	04.11.2022	LJB	LB	NB
Rev:	Description	Date	Drawn	Checked	Appr

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Project Name
**M42 JUNCTION 10
 ROUNDABOUT IMPROVEMENT**

Sheet Title
PROPOSED LAYOUT

TTE Project Number	Drawn By	Date	Checked By	Date	Approved By	Date	Scale @ A1	Suitability
784-B033920	LJB	Sep'22	LB	Sep '22	NB	Sep '22	1:1000	S3
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B033920	- TTE	- 00 - ZZ	- PL - H -	0001	P01			