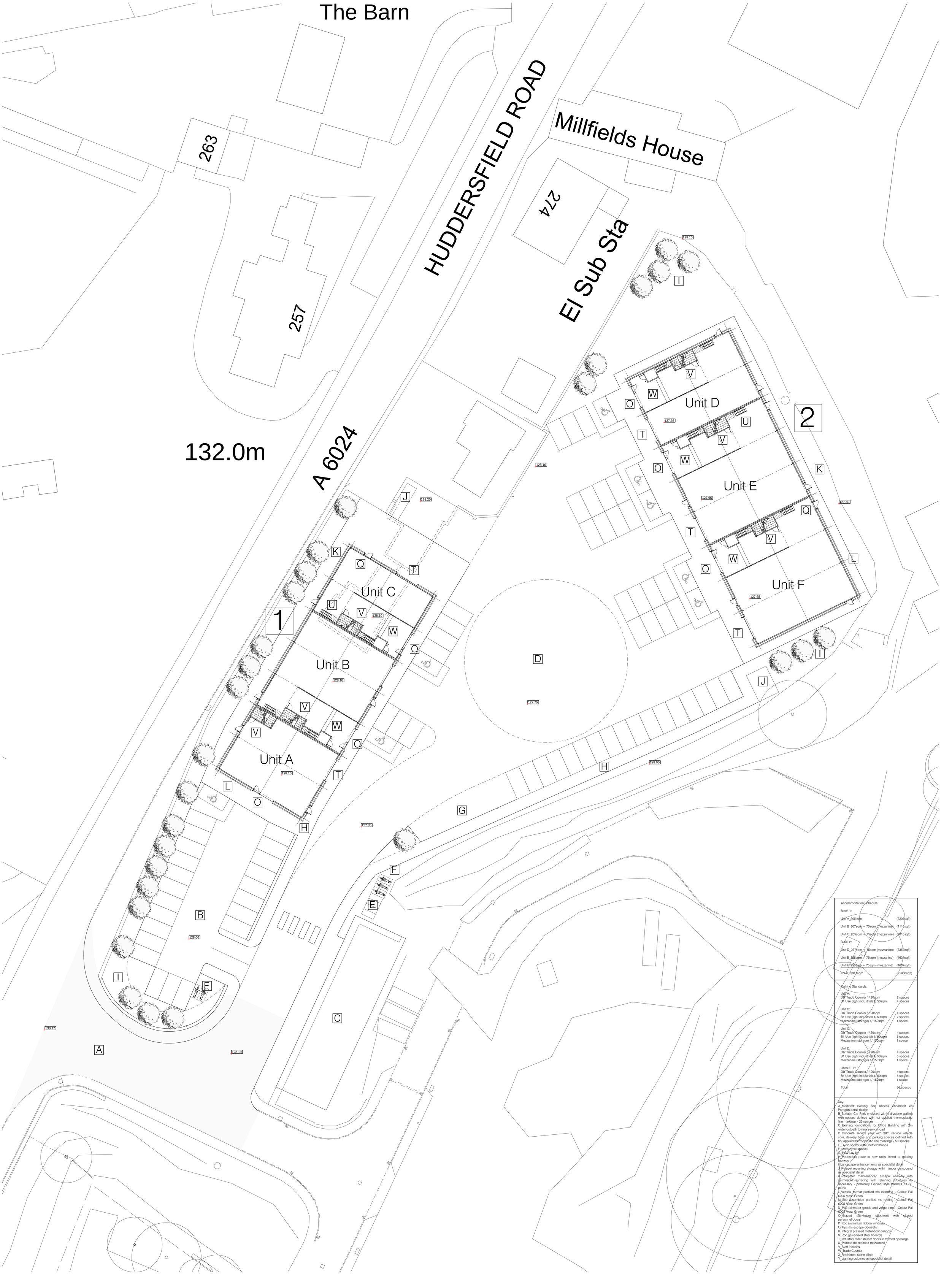


Accommodation Schedule:

Block 1:

Unit A_205sqm	(2205sqft)
Unit B_307sqm + 75sqm (mezzanine)	(4110sqft)
Unit C_205sqm + 75sqm (mezzanine)	(3010sqft)

Block 2:

Unit D_237sqm + 75sqm (mezzanine)	(3357sqft)
Unit E_356sqm + 75sqm (mezzanine)	(4637sqft)
Unit F_356sqm + 75sqm (mezzanine)	(4657sqft)
Total_1041sqm	(21960sqft)

Parking Standards:

Unit A:	
DIY Trade Counter 1/ 20sqm	2 spaces
B1 Use (light industrial) 1/ 50sqm	4 spaces
Unit B:	
DIY Trade Counter 1/ 20sqm	4 spaces
B1 Use (light industrial) 1/ 50sqm	7 spaces
Mezzanine (storage) 1/ 150sqm	1 space
Unit C:	
DIY Trade Counter 1/ 20sqm	4 spaces
B1 Use (light industrial) 1/ 50sqm	5 spaces
Mezzanine (storage) 1/ 150sqm	1 space
Unit D:	
DIY Trade Counter 1/ 20sqm	4 spaces
B1 Use (light industrial) 1/ 50sqm	5 spaces
Mezzanine (storage) 1/ 150sqm	1 space
Units E - F:	
DIY Trade Counter 1/ 20sqm	4 spaces
B1 Use (light industrial) 1/ 50sqm	8 spaces
Mezzanine (storage) 1/ 150sqm	1 space
Total	66 spaces

Key:

A_Modified existing Site Access enhanced as Paragon detail design
B_Surface Car Park enclosed within drystone walling with spaces defined with hot applied thermoplastic line markings - 23 spaces
C_Existing foundations for Office Building with 2m wide footpath to new service road
D_Concrete service yard with 28m service vehicle spin, delivery bays and parking spaces defined with hot applied thermoplastic line markings - 50 spaces
E_Cycle shelter with Sheffield hoops
F_Motorcycle spaces
G_HGV Lay-by
H_Pedestrian route to new units linked to existing footway
I_Landscape enhancements as specialist detail
J_Refuse/ recycling storage within timber compound as specialist detail
K_Perimeter maintenance/ escape walkway with permeable surfacing with retaining structures as necessary - nominally Gabion style baskets as SE detail
L_Vertical format profiled ms cladding - Colour Ral 6005 Moss Green
M_Site assembled profiled ms roofing - Colour Ral 6005 Moss Green
N_Ppc rainwater goods and verge trims - Colour Ral 6005 Moss Green
O_Glazed aluminium shopfront with glazed personnel doors
P_Ppc aluminium ribbon windows
Q_Ppc ms escape doorsets
R_Integral pressed metal door canopy
S_Ppc galvanized steel bollards
T_Industrial roller shutter doors in framed openings
U_Painted ms stairs to mezzanine
V_Staff facilities
W_Trade Counter
X_Reclaimed stone plinth
Y_Lighting columns as specialist detail

Drawings based on Ordnance Survey (Streetwise License No 100047474) and preliminary survey – design and drawing content subject to further Site Surveys, Structural Survey, Site Investigations, Planning and Statutory Requirements and Approvals.

Rev.	Des.		Date
B		Footprints shortened as LPA request	Jun 19
A		Parking nos adjusted	Feb 19

Thongsbridge Mills

0 2 4 6 8 10m
Scale 1: 200

Architecture and Design
The Studio, Coal Pit Lane, Brighouse
HD6 4HW T: 01484 717715
info@ij-d.co.uk www.ij-d.co.uk

Project	Proposed Industrial Units at Thongsbridge Mills, Thongsbridge
Client	Mr S Marsden Unit 1, Thongsbridge Mills Business Park, Holmfirth HD9 7RW
Dwg Title	(17562)11_Ground Floor as proposed Rev.B
Scale	1: 200 @ A0
Date	May 18