

Areas Schedule (note office GIA includes Hubs)							Parking and docks - figures quoted are minimum, plots may allow additional.						
Plot No.	Warehouse GIA SQFT	Warehouse GIA SQM	Offices GIA SQFT	Offices GIA SQM	Total GIA SQFT	Total GIA SQM	Car Parking @1/150sqm	HGV Parking	Docks	Level Access	cycles	PTW's	
2A	250000	23226	15000	1394	265000	24619	169	61	26	2	25	8	
2B	172000	15979	14000	1301	186000	17280	120	43	18	2	17	6	
Total	422000	39205	29000	2694	451000	41899	289	104	44	4	42	14	

Revision:		
P1	first issue, re-numbered plan previously E004	10jun2021 PL
P2	Plot 2A car park layout refined and redline	11jun2021 PL
P3	detailed building plans shown	22jun2021 PL
P4	application redline adjusted	23jun2021 PL
P5	application redline adjusted	29jun2021 PL
P6	unit 2B hub offices added, areas adjusted	30jun2021 PL
P7	updated parking and BCA landscaping	08jul2021 PL
P8	net area and plot demise areas noted	19jul2021 PL
P9	acoustic barrier indicated to NE of plot 2B, electric charging spaces (ev) updated	19aug2021 PL
P10	contours updated to RPS latest	19aug2021 PL
P11	unit transformer locations (E) added	02nov2021 PL
P12	unit plans updated, bin stores indicated, gravel beds to sprinkler tank islands	17dec2021 PL
P13	table numbers corrected to match plans	24jan2022 PL
P14	Condenser unit to 2B added	30may2022 VT

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Hoyland Common
Barnsley M1, J36

Plot 2
Masterplan

Status Preliminary
Drawn by : PL Checked by : RM
Date jun2021

Document Number:
Project Code Zone Level/Bldg Type Rate Job No. Eng No. Revision
P21041-PHP-02-00-DR-A-0100 - P14
Scale@ A1 1:1000

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Discrepancies to be reported before proceeding.

application
redline area
(13.71ha)

drainage easement

Bell Ground

Bell Ground House

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Notes

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- This drawing should be read in conjunction with all other relevant drawings and specifications.

Key:

- Highway Tie In Levels
- Existing Ground Levels Within Pylon Foundation extents
- Plot 2 Proposed Levels
- Plot 2 Retaining Walls
- Plot 2 Major Contours 0.25m Intervals
- Plot 2 Minor Contours 0.05m Intervals
- Indicates HB2 Kerbs
- Indicates Tied Containment Kerbs
- Indicates Drop Kerbs
- Indicates Transition Kerbs
- Indicates Kerb Drain
- Indicates Channel Kerb Laid Flush
- Indicates Pin Kerb

Note:

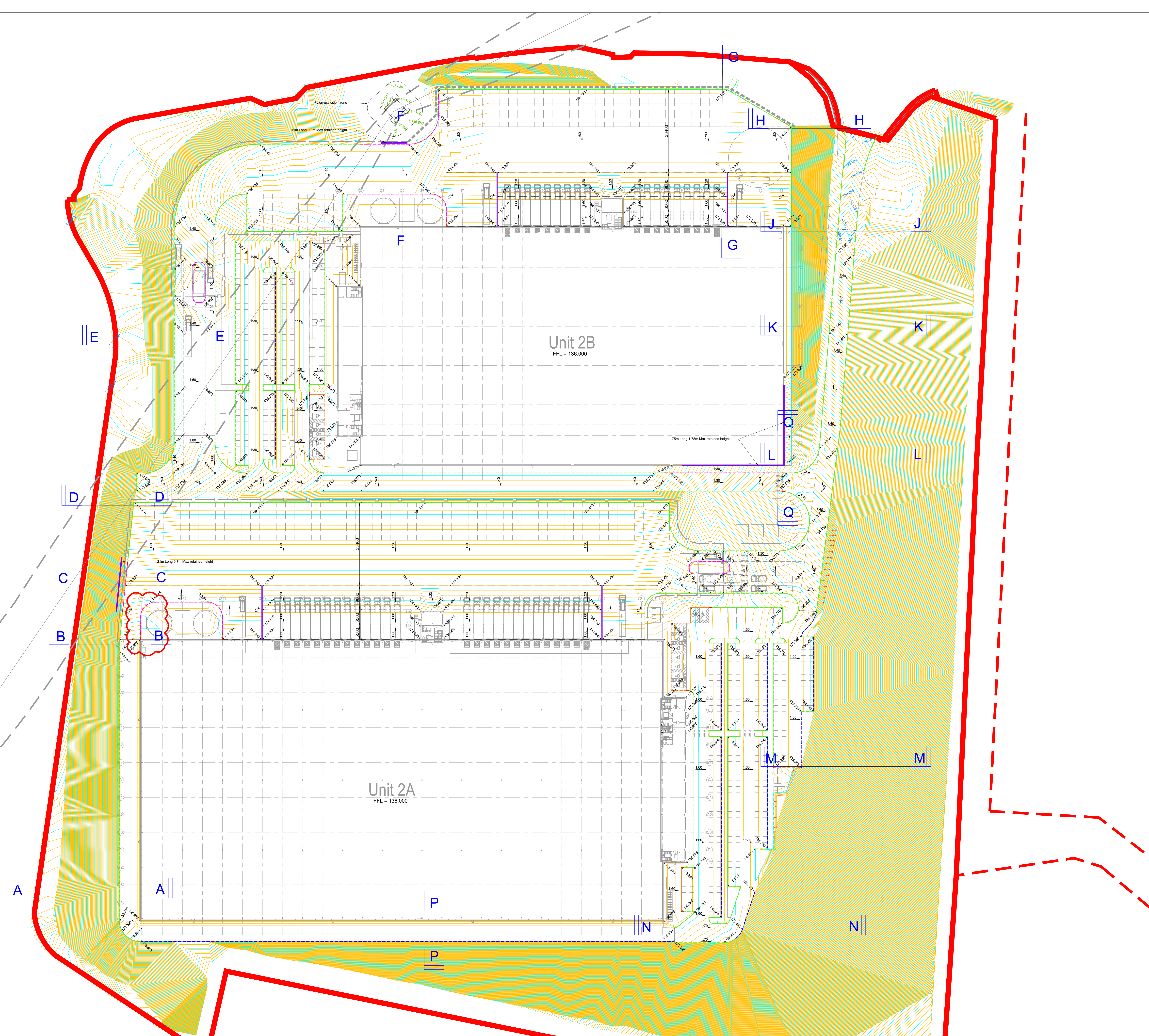
For Perimeter Sections refer to RPS drawing No:

HOY-RPS-02-XX-DR-C-1605 - Perimeter Sections Sheet 1

HOY-RPS-02-XX-DR-C-1606 - Perimeter Sections Sheet 2

HOY-RPS-02-XX-DR-C-1607 - Perimeter Sections Sheet 3

HOY-RPS-02-XX-DR-C-1608 - Perimeter Sections Sheet 4



C02	Unit 2A sprinkler kerbline updated.	ST	MR	16.06.22
C01	Unit 2A fire track levels amended as clouded.	ST	MR	28.04.22
P06	Updated to suit revised car park layouts, fire track levels amended to suit omitted kerbline, kerb type added to unit 2A gatehouse, contours updated in line with infrastructure works.	MR	ST	14.04.22
P05	Site layout updated, Kerb types added.	ST	MR	10.01.22
P04	Units 2a & 2b yard levels revised to suit 1200 high dock, drawing number revised.	ST	MR	12.11.21
P03	Unit 2B hub office added, levels revised to suit.	ST	MR	03.11.21
P02	Sections markers added	ST	MR	21.09.21
P01	First issue	ST	MR	19.08.21

Rev	Description	By	Ckd	Date
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Client
newlands
developments

Project
Plot 2 Hoyland
Common Barnsley

Title
Proposed Levels Layout

RPS Project Number NK020652	Scale @ A0 1:500	Date Created 27/07/2021
Task Team Manager MH	Information Author ST	Task Information Manager MR
Series S2 (Suitable for Construction)	Document Number P21041-RPS-02-XX-DR-C-1600	Revision C02
Project Code - Originator - Zone - Level - Type - Role - Drawing Number rpsgroup.com		



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Key:

Building Floor Slab Construction

Reinforced concrete ground bearing slab (specialist design in accordance with specification)

Hardstanding Construction - To Suit 10 msa

100mm thick C32/40 air entrained reinforced concrete - A252 mesh
100g polythene membrane
100mm type 1 unbound mixture sub-base to clause 803 of S.H.W.
On Minimum 160mm cement stabilisation layer.
(based on 3% CBR - contractor to undertake in-situ plate bearing tests in accordance with BS1377 at a rate of 1 test/500m² to verify assumption)

10msa calculated on the basis of:
Design period = 40 years
Present traffic per day = 70 x 6 axle HGV's
Vehicle growth factor = 1.88 (3% growth over design period)
Vehicle wear factor = 5.6 (6 axle HGV's)
Number of days in working week = 6

Car Park Access Circulation Construction

40mm AC 10 close surf 100/150 rec to PD 6691 cl. B.3.5.2
75mm AC 20 dense bin 40/60 rec to PD 6691 cl. B.3.4.8
100mm type 1 unbound mixture sub-base to clause 803 of S.H.W.
On Minimum 240mm cement stabilisation layer
(based on 3% CBR - contractor to undertake in-situ plate bearing tests in accordance with BS1377 at a rate of 1 test/500m² to verify assumption)

Car Parking Enhanced Circulation Construction

40mm AC 10 close surf 100/150 rec to PD 6691 cl. B.3.5.2
75mm AC 20 dense bin 40/60 rec to PD 6691 cl. B.3.4.8
100mm AC32 Dense base 40/60 rec to PD 6691 cl. B.3.4.8
100mm type 1 unbound mixture sub-base to clause 803 of S.H.W.
On Minimum 240mm cement stabilisation layer
(based on 3% CBR - contractor to undertake in-situ plate bearing tests in accordance with BS1377 at a rate of 1 test/500m² to verify assumption)

Car Parking Bay Construction

40mm AC 10 close surf 100/150 rec to PD 6691 cl. B.3.5.2
75mm AC 20 dense bin 40/60 rec to PD 6691 cl. B.3.4.8
100mm type 1 unbound mixture sub-base to clause 803 of S.H.W.
On Minimum 240mm cement stabilisation layer
(based on 3% CBR - contractor to undertake in-situ plate bearing tests in accordance with BS1377 at a rate of 1 test/500m² to verify assumption)

General Footpath Construction

80mm block pavers
50mm sand laying course
500g polythene membrane
100mm type 1 unbound mixture sub-base to clause 803 of S.H.W.
On minimum 50mm cement stabilisation layer

Minimum 150mm thick reinforcement PAV2 concrete (air entrained)
100mm unbound granular mixture (to clause 803 of S.H.W.)
On Minimum 50mm cement stabilisation layer
c/c min A142 mesh in top of slab (min 50mm cover)
On 1000 Gauge slip membrane

Gravelled Areas

Refer to Architects Details

Soft Landscaping

Refer to Architects Details

Ancillary Bases (Concrete)

min 150mm concrete slab on
min 100mm unbound granular mixture (to clause 803 of SHW)
On Minimum 50mm cement stabilisation layer

Hardstanding Construction - Heavy Trafficked Zone

40mm surface Course
AC10 Thin Surf PSV 55 AAV10 to CL 942

70mm Binder Course
AC 20 Dense Bin 100/150 to CL 906

210mm Base Course
AC32 Dense Base 100/150 to CL 906

170mm Sub-base
Type 1 Granular Sub-base to CL 803
On Minimum 300mm cement stabilisation layer

Design clarifications

Construction depths above for the service yard and car park areas are the minimum required assuming that the Engineered soil formation (cut or fill) will be non frost susceptible and will achieve a minimum 3% CBR.

CBR values as advised in Applied Geology geotechnical design report AG3080-19-AK36.

All concrete pavement to be constructed in accordance with Concrete Society Technical Report No.66 'External In-situ Concrete Paving'

All materials within 450mm of the surface shall be non-frost susceptible.

This drawing is based on pHp external materials plan drawing
HOY-PHP-02-00-DR-A-4400-103-P04

C03	Unit 2A car park layout updated sprinkler tank kerbline amended	ST	MR	16.06.22
C02	Unit 2B car park layout updated, cycle shelter etc moved to accommodate condenser unit.	ST	MR	07.06.22
C01	Access road sub-base and stabilised layer depths amended.	ST	MR	20.05.22
P03	Enhanced car park construction added, drawing number updated sub base depth amended to suit cement stabilised layer.	ST	MR	12.04.22
P02	Access road heavy trafficked zone extents amended, unit 2B hub office indicated.	ST	MR	02.11.21
P01	First Issue.	MCM	MR	29.10.21
Rev	Description	By	Ckd	Date

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Client **newlands developments**

Project **Plot 2 Hoyland Common Barnsley**

Title **External Construction Thicknesses**

RPS Project Number NK020652	Scale @ A0 1:500	Date Created 26.07.21
Task Team Manager MH	Information Author MCM	Task Information Manager MR

Setback
S2 (Suitable for Construction)

Document Number P21041-RPS-SI-XX-DR-C-1610	Revision C03
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Project Code - Originator - Zone - Level - Type - Role - Drawing Number
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