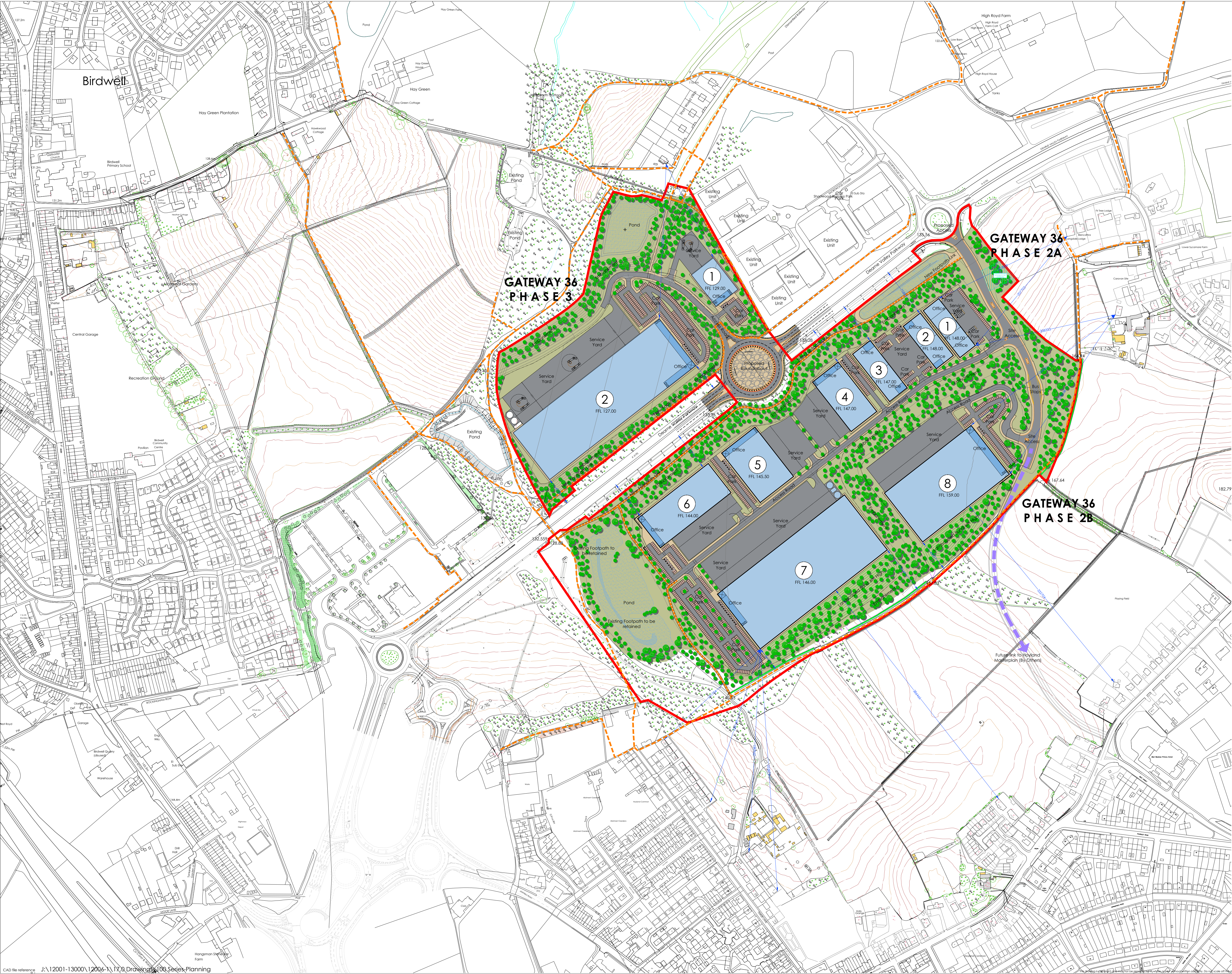


APPENDIX B

DEVELOPMENT DRAWINGS

1. Masterplan used to produce the ground treatment specification (12006-1-110L_Masterplan_2500_A1)
2. Updated Masterplan - 12006-1 Barnsley Masterplan V017
3. 12006-2 (P)112F-Detailed site plan-Plot 1-200-A0
4. 12006-2 (P)113E-Detailed site plan-Plot 2-200-A0
5. 12006-2 (P)114F-Detailed site plan-Plot 3-200-A0



Schedule of Accommodation

Phase 2		
Unit 1	26,000	2,415.5
Unit 2	26,000	2,415.5
Unit 3	30,000	2,787.1
Unit 4	46,000	4,273.5
Unit 5	60,000	5,574.2
Unit 6	75,000	6,967.7
Unit 7	255,000	23,690.3
Unit 8	155,000	14,400.0

Phase 3		
Unit 1	25,000	2,322.6
Unit 2	250,000	23,225.8

Total 948,000 ft² 88,072.2 m²

Office content (10% of upper levels)
94,800 ft² 8,807.2 m²

Development Total (inc Office content)
1,042,800 ft² 96,879.4 m²

Area Schedule

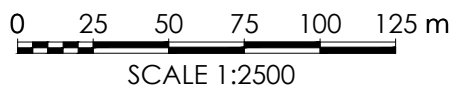
Planning Boundary (Red Line)
95.10 Acres 38.49 Hectares

Phase Boundaries

Phase 2 (Green line)
69.65 Acres 28.19 Hectares

Phase 3 (Orange line)
25.45 Acres 10.30 Hectares

Note:
Information is based on OS map and received information and is subject to full topographical and building survey.
Assumed site boundary and site constraints subject to confirmation.
All Legal easements and extent of existing underground services locations are subject to confirmation.



L	17.07.20	Updated in line with comments received	NBB	JWR
K	14.07.20	Updated in line with comments received	NBB	JWR
J	01.07.20	Updated in line with comments received	NBB	JWR
H	24.06.20	Updated in line with discussions	NBB	JWR
G	23.06.20	Updated	NBB	JWR
F	18.06.20	Phase 2 updated	NBB	JWR
E	22.05.20	Highways Updated	NBB	JWR
D	19.05.20	Highways Updated	NBB	JWR
C	06.05.20	Dimensions added as per planners request	NBB	JWR
B	13.12.19	Updated	NBB	JWR
A	05.12.19	Updated for planning submission	NBB	JWR

Project Title
PROPOSED INDUSTRIAL DEVELOPMENT
Dearne Valley Parkway
Rockingham
Barnsley

Client
HARWORTH GROUP

Status
FOR PLANNING

Scale
1:2500

Drawing Size
A1

Date
11.2019

Drawn By
NBB

Checked
JMR

Drawing Title
PROPOSED MASTERPLAN

Job-Dwg No
12006-1-110

Rev
L

- 2 St. Johns North, Wakefield, WF1 3GA t. 01924 291800
- Carvers Warehouse, 77 Dale Street, Manchester, M1 2HG t. 0161 2388555
- The Old Rectory, 79 High Street, Newport Pagnell, MK16 8AB t. 01908 211577
- 101 London Road, Reading, RG1 5BY t. 0118 9507700
- 10 Gess Court, St Christophers Place, London, W1U 1JJ t. 020 407 491215





Harworth

Schedule of Accommodation

Phase 2		
	ft²	m²
Unit 1	23,000	2,136.8
Unit 2	49,500	4,598.7
Unit 3	38,500	3,578.8
Unit 5	60,000	5,574.2
Unit 6	75,000	6,967.7
Unit 7	255,000	23,690.3
Unit 8	155,000	14,400.0

Phase 3		
Unit 1	25,000	2,322.6
Unit 2	250,000	23,225.8

Total **906,000 ft²** **84,170.2 m²**

Office content (10% at upper levels)
(Excluding Phase 2 Unit 1, 2 and 3)
79,500 ft² 7,385.8 m²

Development Total (inc Office content)
985,500 ft² **91,556.0 m²**

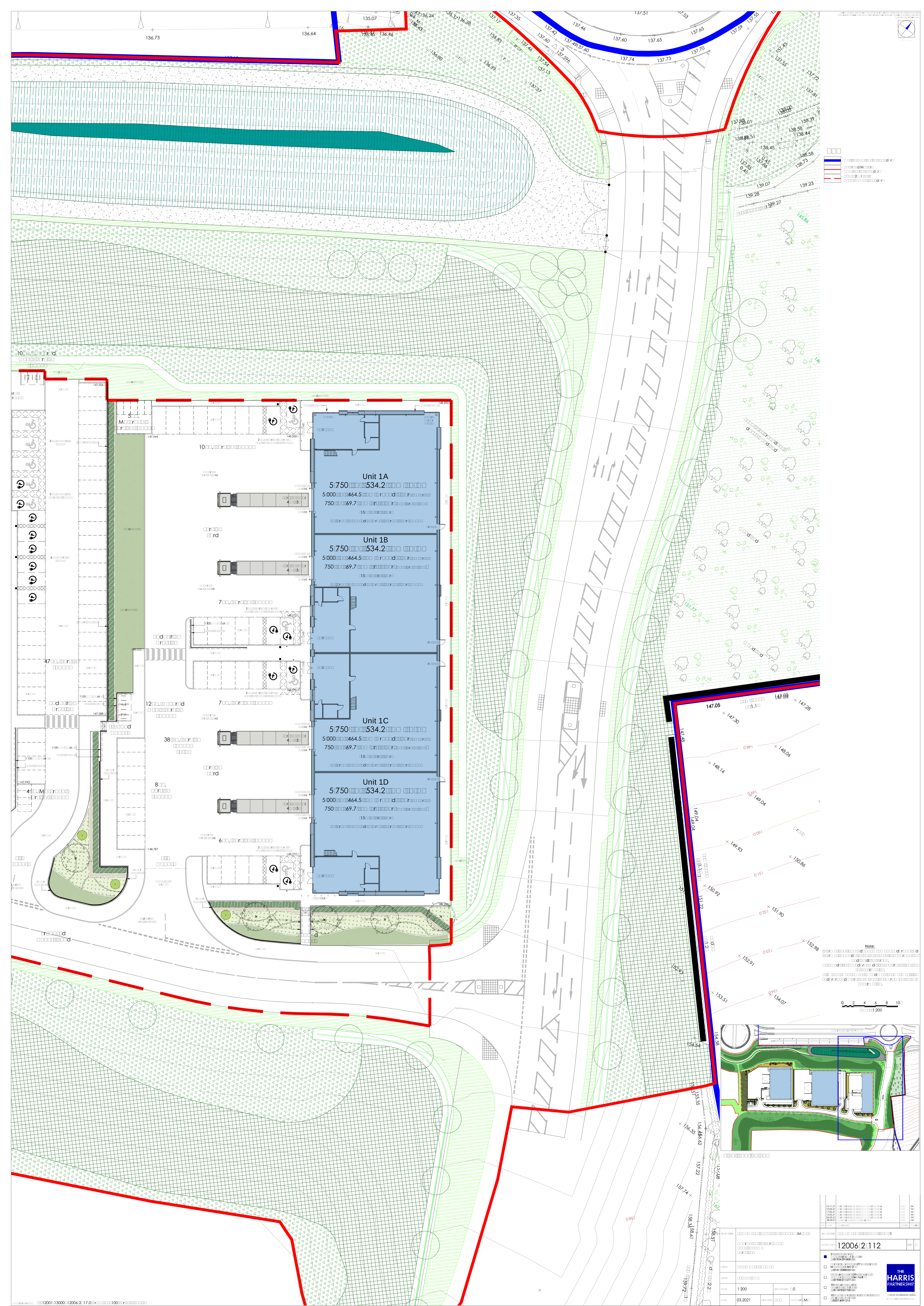


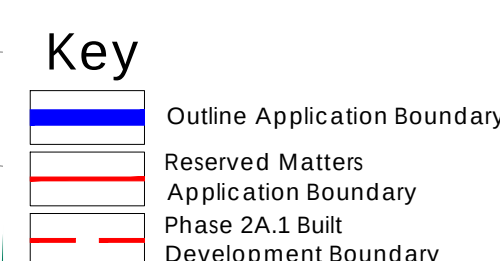
Proposed Development Gateway 36 Barnsley

Client: Harworth
Date: 06/07/21
Job/Dwg: 12006/1-V017-Proposed Masterplan
Scale 1:2000@A3

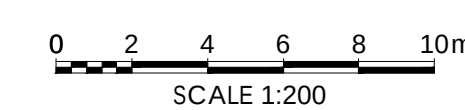
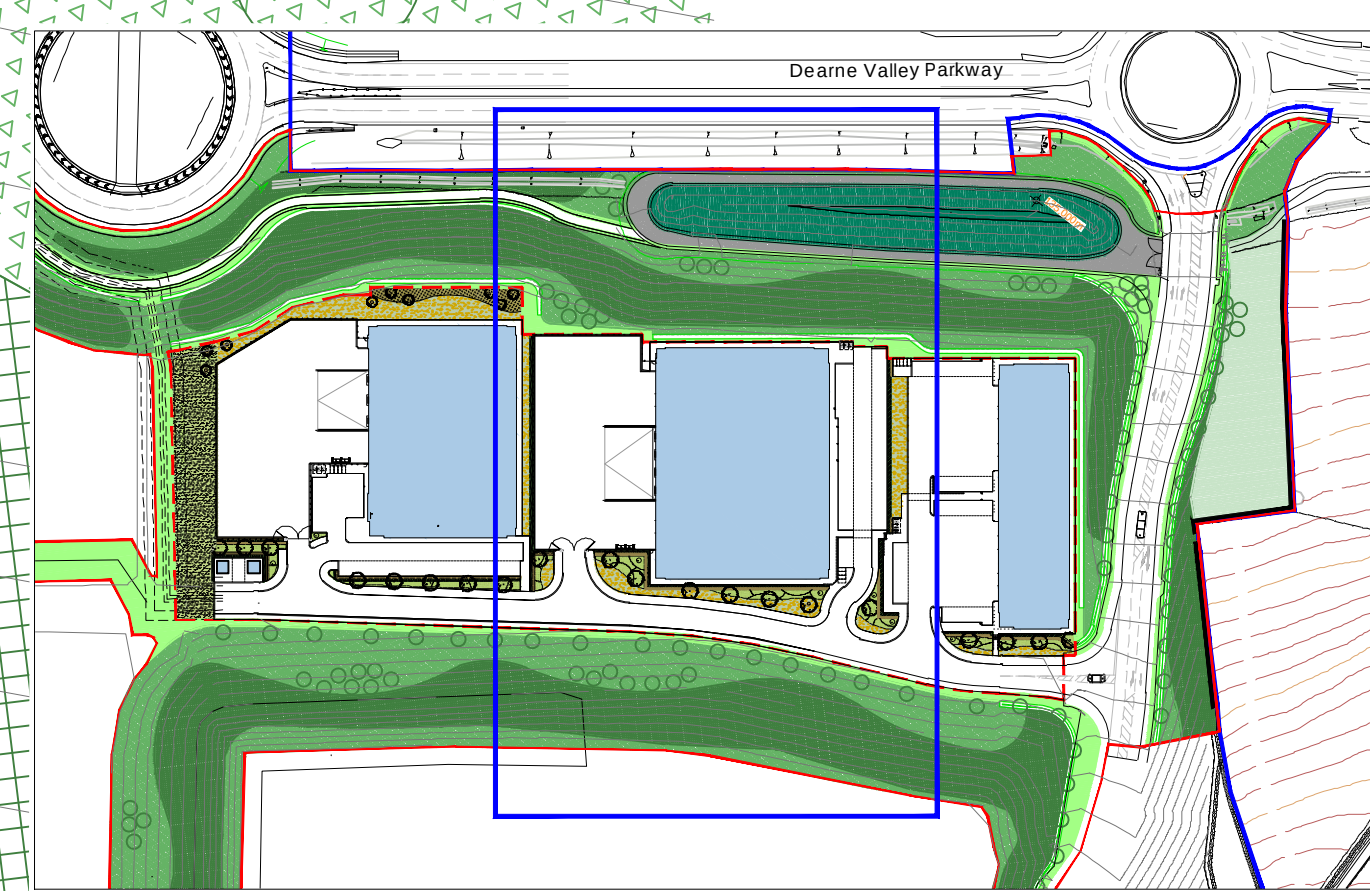
THE HARRIS PARTNERSHIP
ARCHITECTS
2 St Johns North,
Wakefield, WF1 3QA
T: 01924 291 800
F: 01924 290 072
www.harrispartnership.com







Note:
Information is based on OS map and received information and is subject to full topographical and building survey.
Assumed site boundary and site constraints subject to confirmation.
All Legal easements and extent of existing underground services locations are subject to confirmation.



Plan location Key

E	15.11.21	Updated inline with comments received	NBS	JMR
D	19.05.21	Updated inline with comments received	NBS	JMR
C	17.06.21	Updated inline with comments received	NBS	JMR
B	13.06.21	Updated inline with comments received	NBS	JMR
A	06.05.21	Updated inline with comments received	NBS	JMR

Rev	Date	Description	Rev By	Chkd By
Drawing Title		PROPOSED SITE PLAN - PLOT 2		

Job Orig No	12006-2-113	Rev	E
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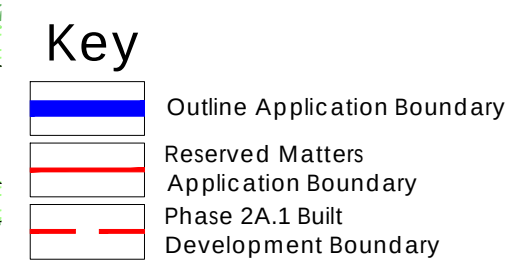
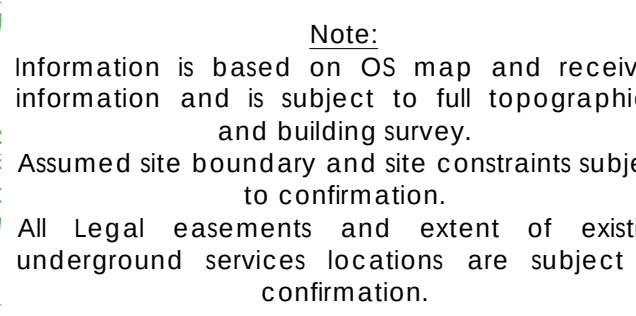
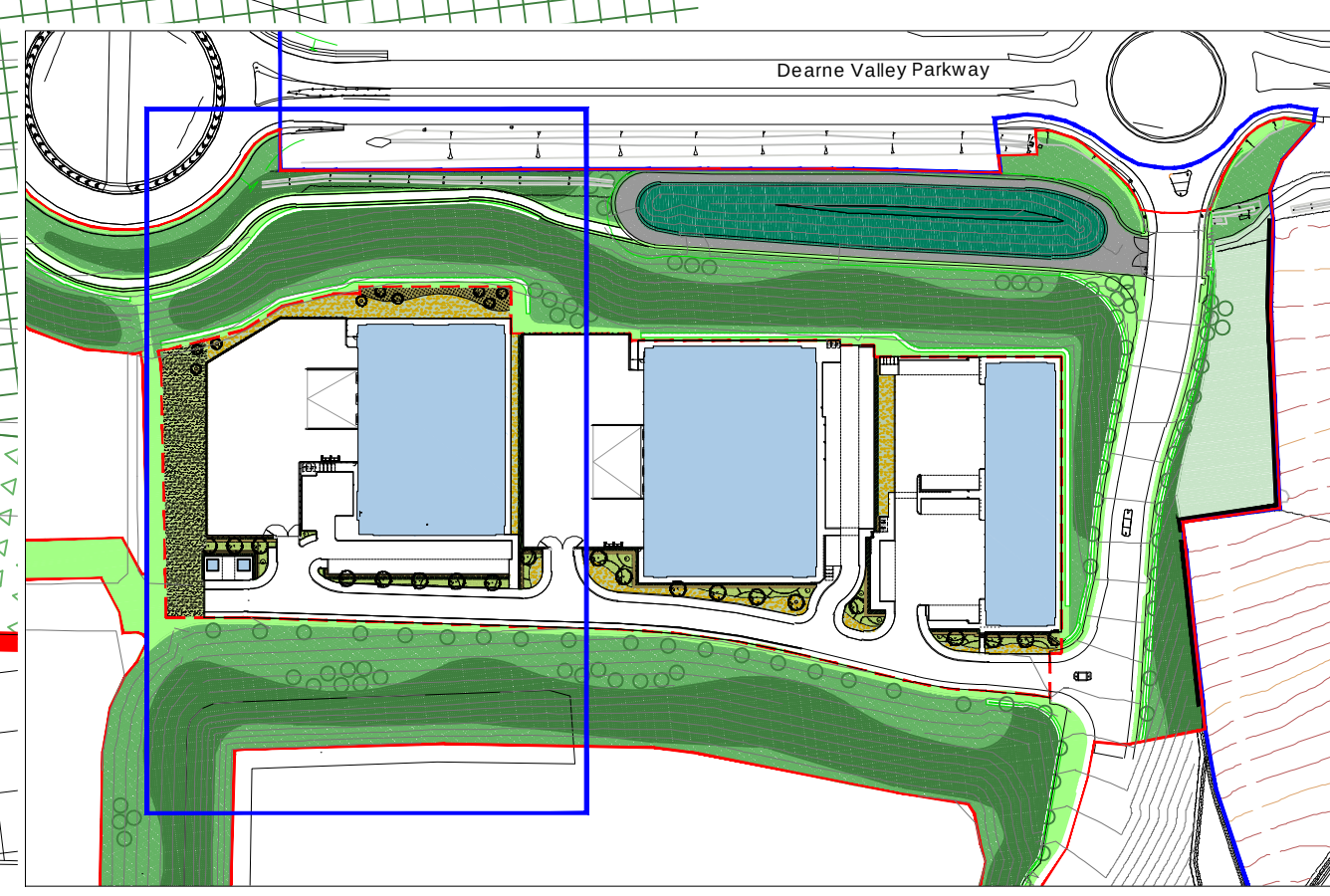
2 St. Johns North,
Wakefield, WF1 3QA
t. 01924 291800

Carves Warehouse, 77 Dale Street,
Manchester, M1 2HG
t: 0161 2398555

☐ The Old Rectory, 79 High Street,
Newport Pagnell, MK16 8AB
t. 01908 211577

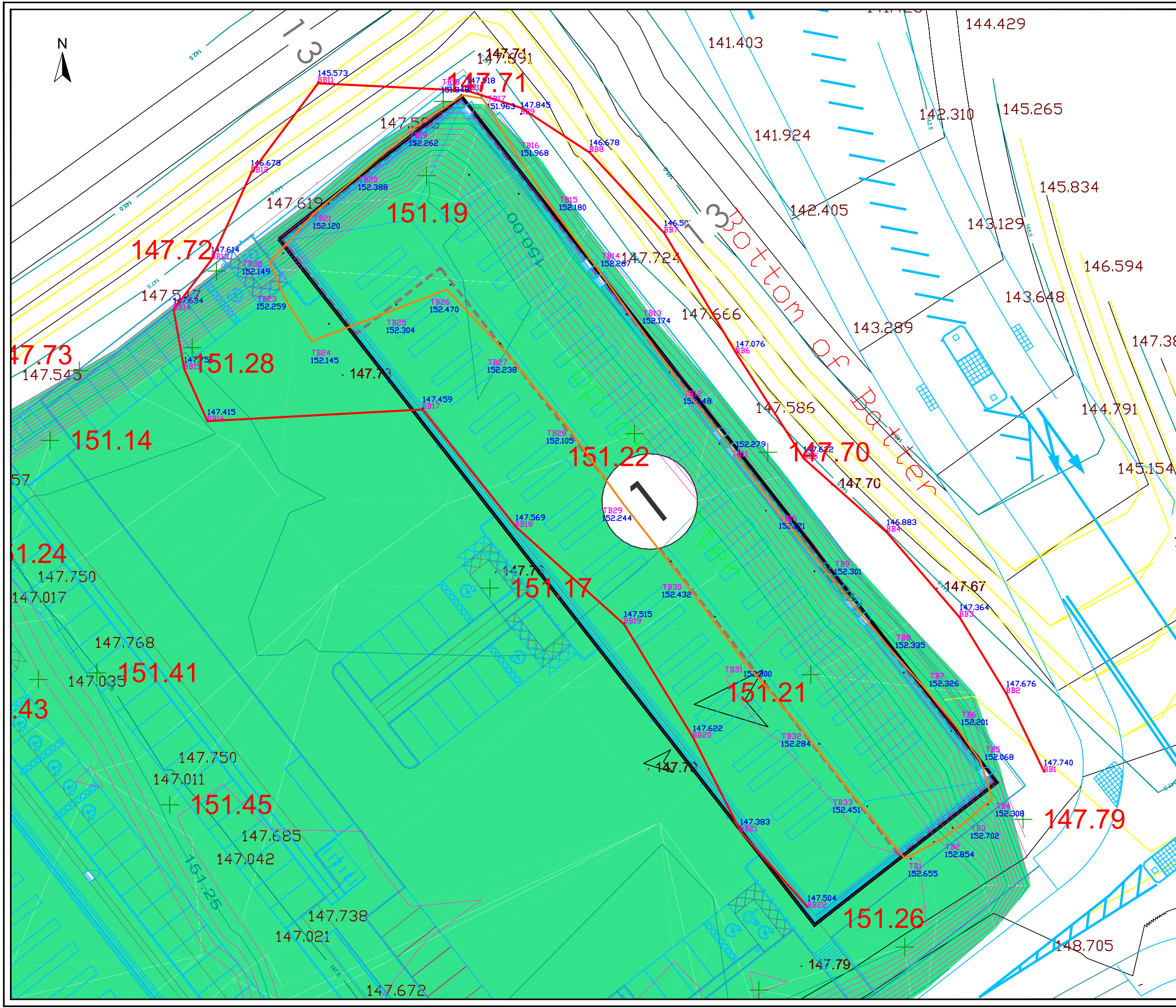
☐ 101 London Road,
Reading, RG1 5BY
T. 0118 9507700

20 Great Court, St Christophers Place,
London, W1U 1JJ
t. 0207 4091215

[illegible]

APPENDIX C

ALTERATIONS TO GROUND TREATMENT DESIGN



LEGEND

Crest of required surcharge mound to attain an elevation of 152.10m AOD (4m above FFL, FFL 148.10m')

Toe of Additional Surcharge As-Built survey 08-12-2021

Crest of Additional Surcharge As-Built survey 15-12-2021

Permanent ground markers

Proposed building footprint

Position of former surcharge mound

Notes
1) Building layout based on The Harris Partnership drawing 12006-2-SK-102 - Rev A Proposed Unit 3 Alterations Bound dated 25-10-21
2) Unit 1 height of surcharge based on 4m above FFL 148.10m AOD. Crest of surcharge to be 12m in width from crest to crest.
3) The Contractor is to determine and achieve a safe angle of repose on surcharge batters
4) The Contractor is to confirm to RSK the setting out co-ordinates prior to construction of the surcharge mound
5) Permanent ground markers to be installed by RSK and protected with sand by the Contractor prior to placement of surcharge mound materials.
6) The Contractor is to confirm the as-built co-ordinates upon completion the surcharge mound

01	09.12.21	First Issue	BS	SR	-
Rev	Date	Amendment	Drawn	Chkd	Appd

Spring Lodge
172 Chester road
Helsby
WA6 0AR
Tel: +44(0)1794 329276
Email: info@rsk.co.uk
Web: www.rsk.co.uk

Client
EOS Inc Limited

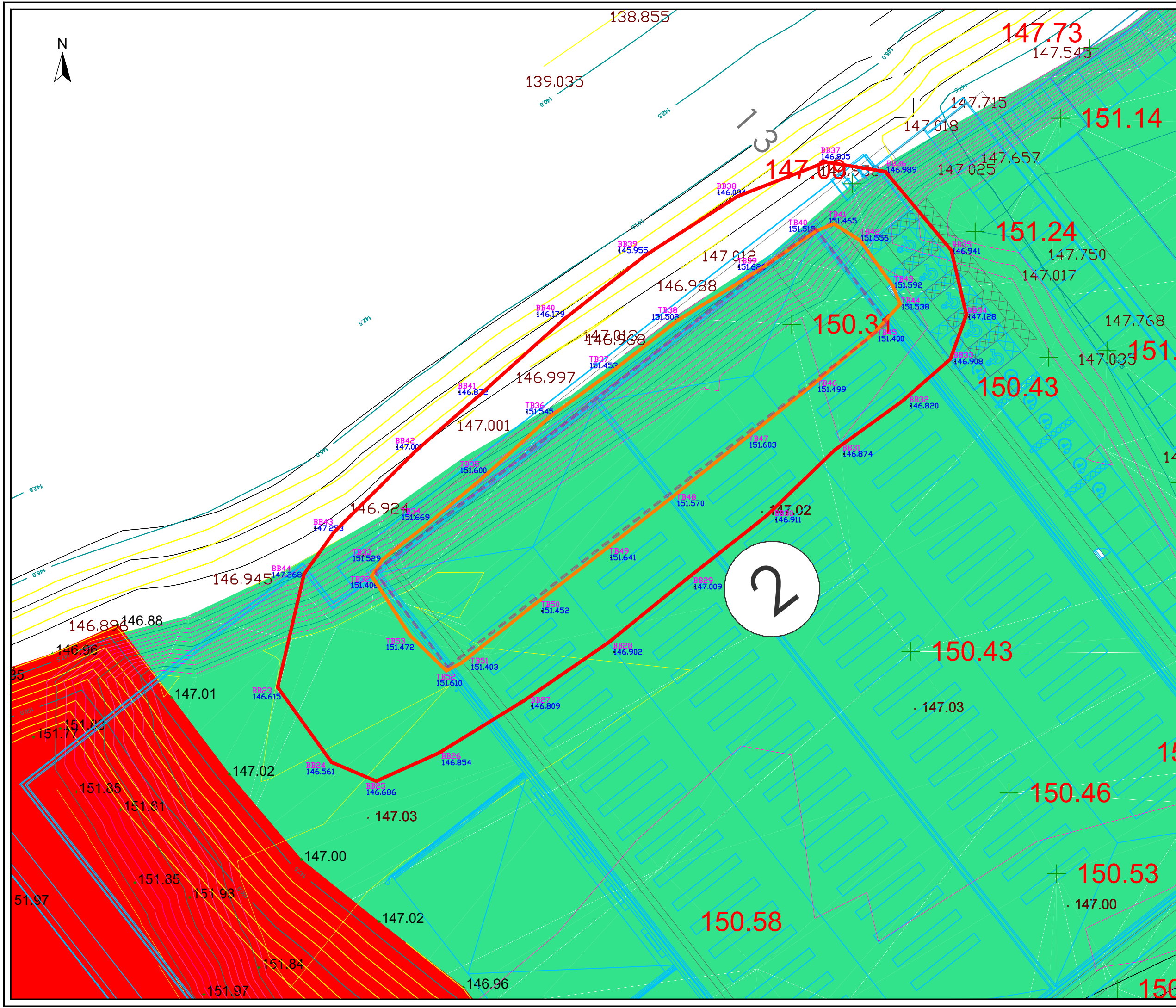
Project Name
GATEWAY 36 DEVELOPMENT SITE

Description
Unit 1-Additional Surcharging -HCE
- As Built Survey 15.12.2021

Project ID 322638	Figure DRF011-1	Revision 01
----------------------	--------------------	----------------

File name
322638-Unit 1-Additional Surcharging -HCE
- As Built Survey 15.12.2021-REV01

Dimensions m	Scale 1:300	Size A3
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LEGEND

- Crest of required surcharge mound to attain an elevation of 151.40m AOD (4m above FFL 147.4m)
- Toe of Additional Surcharge As-Built survey 13-12-2021
- Crest of Additional Surcharge As-Built survey 13-12-2021
- Permanent ground markers
- Proposed building footprint
- Position of former surcharge mound

Notes

- Building layout based on The Harris Partnership drawing 12006-2-SK-102 - Rev A Proposed Unit 3 Alterations Bound dated 25-10-21
- Unit 2 height of surcharge based on 4m above FFL 147.40m AOD. Crest of surcharge to be 12m in width from crest to crest.
- The Contractor is to determine and achieve a safe angle of repose on surcharge batters
- The Contractor is to confirm to RSK the setting out co-ordinates prior to construction of the surcharge mound
- Permanent ground markers to be installed by RSK and protected with sand by the Contractor prior to placement of surcharge mound materials.
- The Contractor is to confirm the as-built co-ordinates upon completion the surcharge mound

01	15.12.21	First Issue	BS	SR	-
Rev	Date	Amendment	Drawn	Chkd	Appd

Spring Lodge
172 Chester road
Helsby
WA6 0AR

Tel: +44(0)1794 329276
Email: info@rsk.co.uk
Web: www.rsk.co.uk

Client

EOS Inc Limited

Project Name

GATEWAY 36 DEVELOPMENT SITE

Description

Unit 2-Additional Surcharging -HCE
- As Built Survey 13.12.2021

Project ID	Figure	Revision
322638	DRF011-2	01

File name	322638-Unit 2-Additional Surcharging -HCE - As Built Survey 13.12.2021-REV01	
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Dimensions	Scale	Size
m	1:300	A3

10/08/21



LEGEND

01	14.10.21	First Issue	BS	SR	-
Rev	Date	Amendment	Drawn	Chkd	Appd



**RSK
GEOSCIENCES**

Spring Lodge
172 Chester road
Helsby
WA6 0AR

Tel: +44(0)1794 329276
Email: info@rsk.co.uk
Web: www.rsk.co.uk

Client
EOS Inc Limited

Project Name
GATEWAY 36 DEVELOPMENT SITE

Description
PROPOSED UNITS 1-3 AND SURCHARGE MOUND

Project ID	Figure	Revision
322638	XX	01

File name
322638-Proposed Units 1-3 and surcharge mound-REV01

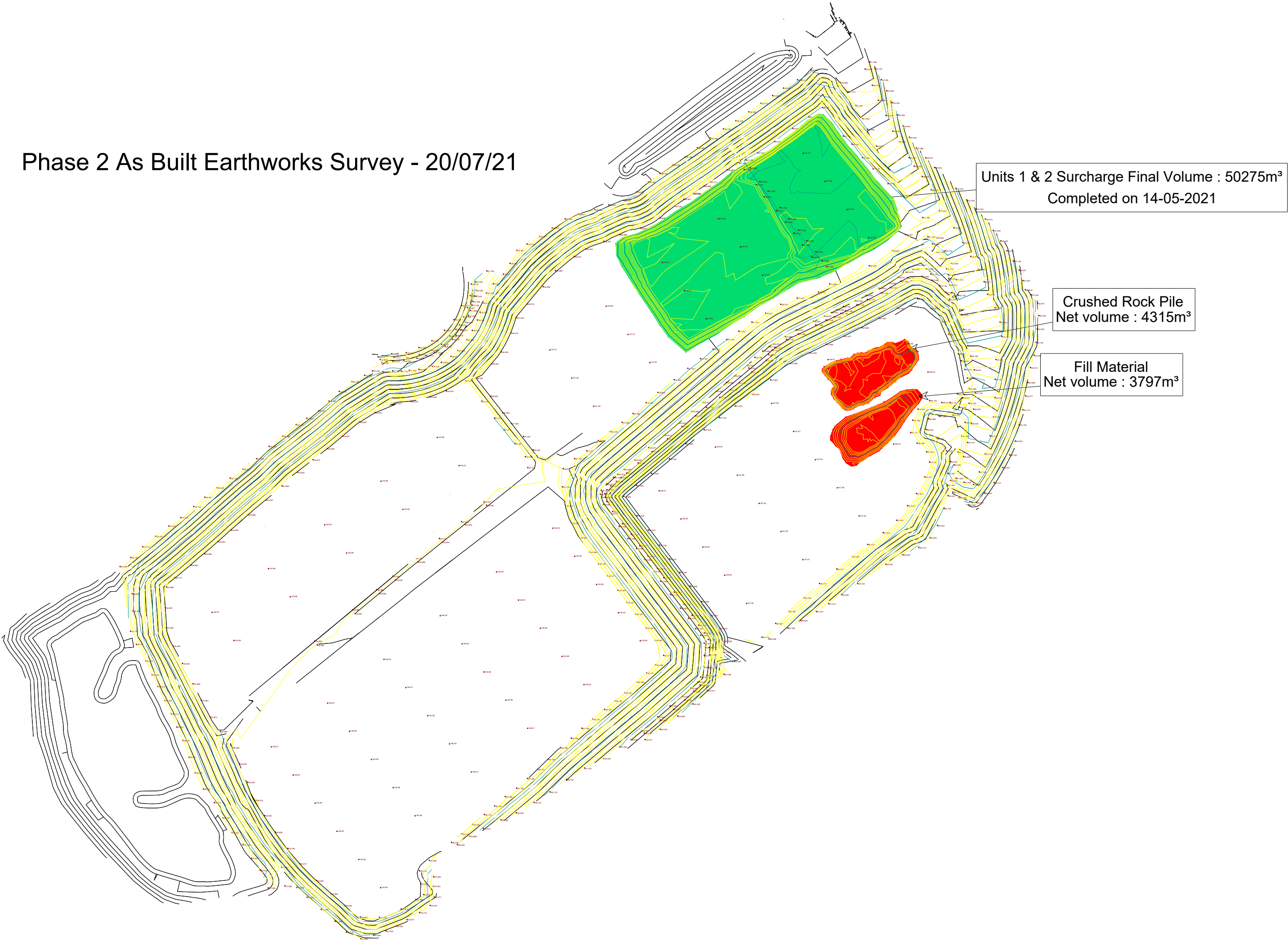
Dimensions	Scale	Size
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APPENDIX D

CUT AND FILL DESIGN AND AS BUILT SURVEYS

Phase 2 As Built Earthworks Survey - 20/07/21



Phase 2 As Built Earthworks Survey - 25/08/21

