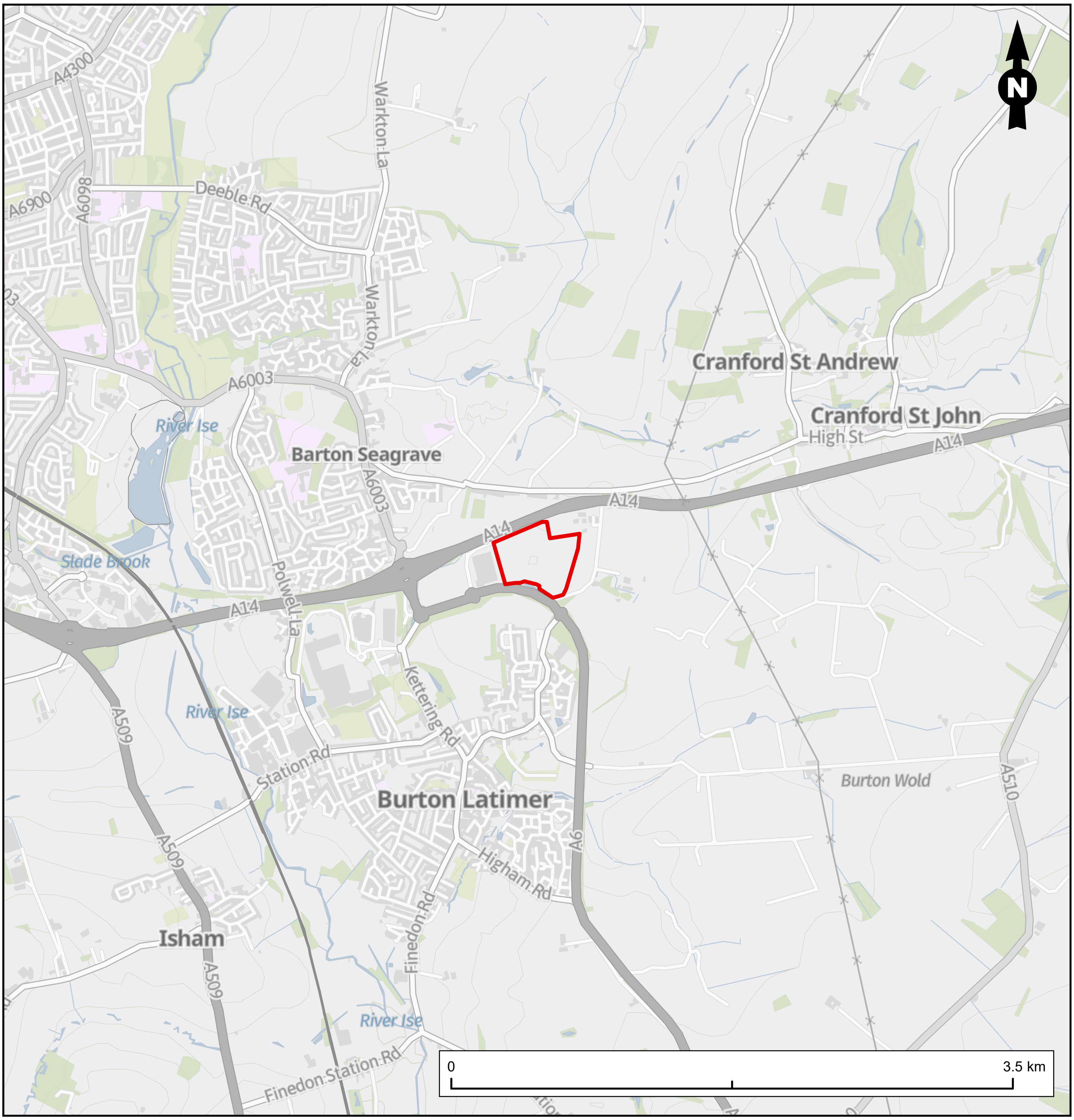
APPENDIX 1
FIGURES



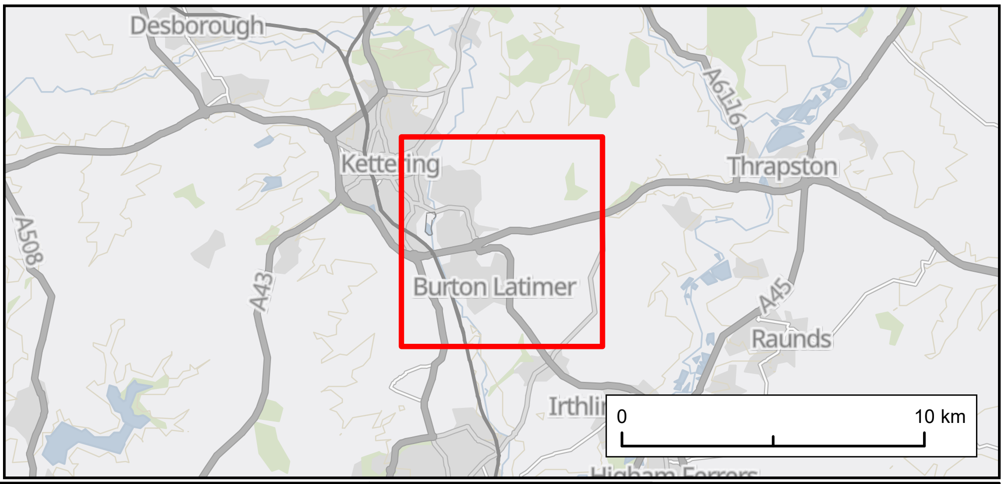


Figure Title: Figure 1: Site Location	Project Name: Plot 4b, Segro Park, Kettering	Date: April 2022		RAMBOLL
		Scale on Main Map: 1:35,000		
Project Number: 1620011745-001	Client: Ball Beverage Packaging UK Limited	Issue: 1	Prepared By: lb	

- Dimensions are in millimeters, unless stated otherwise.
- Scaling of this drawing is not recommended.
- It is the recipients responsibility to print this document to the correct scale.
- All relevant drawings and specifications should be read in conjunction with this drawing.

N

Key

Site Boundary	29.10 ac	11.78 ha
Development Boundary		

Schedule of Accomodation

Warehouse	265,784 ft²	24,692 m²
Production	259,739 ft²	24,131 m²
Technical Rooms	59,200 ft²	5,500 m²
Production Total	318,939 ft²	29,630 m²
Ground Floor Office	18,880 ft²	1,754 m²
Ground Floor Total	603,603 ft²	56,077 m²
First Floor Office	6,900 ft²	641 m²
First Floor Mezzanine	11,300 ft²	1,050 m²
First Floor Total	18,200 ft²	1,691 m²
Grand Total	621,803 ft²	57,767 m²
Plant Deck (Office)	3,230 ft²	300 m²
Plant Deck (Production)	3,350 ft²	311 m²
Pallet Store	3,635 ft²	338 m²
Loading Docks		6
Level Access Doors		9
HGV Spaces (inc. 3 waiting bays)		53
Contractor Van Spaces		15
Total Parking Spaces		200
Accessible Spaces		20
Ev Spaces (2 Accessible)		20
Powered Two Wheelers		10
Cycle Spaces		80

Landscaping shown indicatively Refer to Landscape Architects drawings and specifications for details

rev	amendments	by	ckd	date
C02	Drawing updated to Construction Issue.	AT	RT	13/12/21
P01	Initial Issue.	AT	RT	26/08/21

Segro Park, Kettering
Plot 4b
Site Layout

SEGRO

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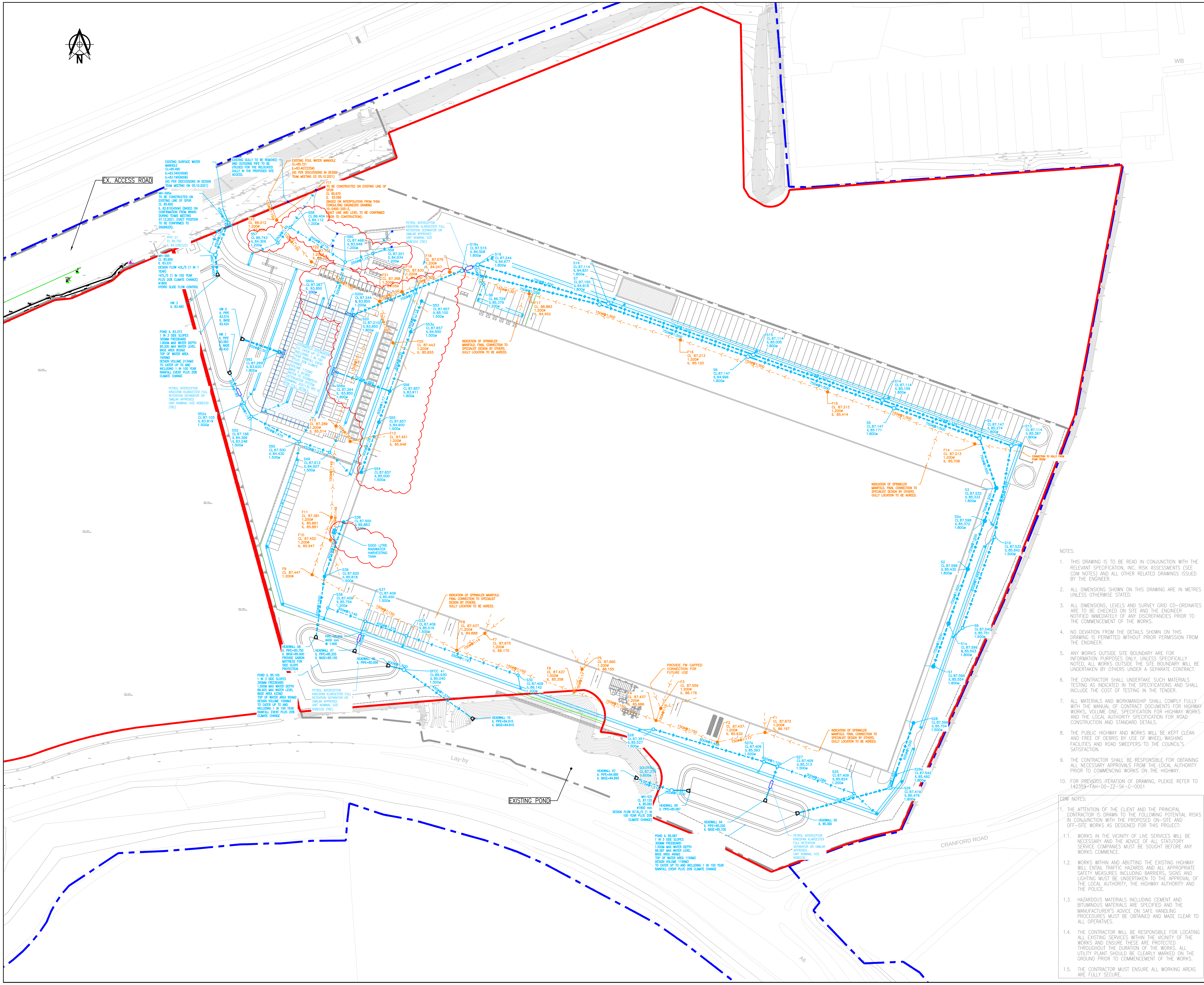
Drawing Status:	Construction
Drawn / Checked:	AT / RT
Date:	11/08/2021
Scale:	1:1000 A1
Drawing no:	Revision:
21116 D0603	P01

P21028-UMC-ZZ-00-DR-A-D0603



Do not scale from this drawing.

SAFETY HEALTH AND ENVIRONMENTAL INFORMATION

IN ADDITION TO THE HAZARD/RISKS NORMALLY ASSOCIATED WITH THE TYPES OF WORK DETAILED ON THIS DRAWING, NOTE THE FOLLOWING RISKS AND INFORMATION.

RISKS LISTED HERE ARE NOT EXHAUSTIVE. REFER TO DESIGN ASSESSMENT FORM NO.

CONSTRUCTION

DEMOLITION

FOR INFORMATION RELATING TO USE, CLEANING AND MAINTENANCE SEE THE HEALTH AND SAFETY FILE

IT IS ASSUMED THAT ALL WORKS WILL BE CARRIED OUT BY A COMPETENT CONTRACTOR WORKING, WHERE APPROPRIATE, TO AN APPROVED METHOD STATEMENT.

LEGEND

- SURFACE WATER PIPE
- FOUL WATER PIPE
- PCIC SURFACE WATER MANHOLE
- PCIC SURFACE WATER MANHOLE WITH VENTED COVER
- PETROL INTERCEPTOR
- LINEAR DRAINAGE CHANNEL
- RAINWATER HARVESTING TANK
- ROAD GULLY
- FOUL WATER MANHOLE – PCC
- FOUL PPIC
- APPLICATION BOUNDARY
- DEVELOPMENT BOUNDARY
- PROPOSED RETAINING WALL

NOTES:

1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE RELEVANT SPECIFICATION, INC. RISK ASSESSMENTS (SEE CDM NOTES) AND ALL OTHER RELATED DRAWINGS ISSUED BY THE ENGINEER.
2. ALL DIMENSIONS SHOWN ON THIS DRAWING ARE IN METRES UNLESS OTHERWISE STATED.
3. ALL DIMENSIONS, LEVELS AND SURVEY GRID CO–ORDINATES ARE TO BE CHECKED ON SITE AND THE ENGINEER NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO THE COMMENCEMENT OF THE WORKS.
4. NO DEVIATION FROM THE DETAILS SHOWN ON THIS DRAWING IS PERMITTED WITHOUT PRIOR PERMISSION FROM THE ENGINEER.
5. ANY WORKS OUTSIDE SITE BOUNDARY ARE FOR INFORMATION PURPOSES ONLY. UNLESS SPECIFICALLY NOTED, ALL WORKS OUTSIDE THE SITE BOUNDARY WILL BE UNDERTAKEN BY OTHERS UNDER A SEPARATE CONTRACT.
6. THE CONTRACTOR SHALL UNDERTAKE SUCH MATERIALS TESTING AS INDICATED IN THE SPECIFICATIONS AND SHALL INCLUDE THE COST OF TESTING IN THE TENDER.
7. ALL MATERIALS AND WORKMANSHIP SHALL COMPLY FULLY WITH THE MANUAL OF CONTRACT DOCUMENTS FOR HIGHWAY WORKS, VOLUME ONE, SPECIFICATION FOR HIGHWAY WORKS AND THE LOCAL AUTHORITY SPECIFICATION FOR ROAD CONSTRUCTION AND STANDARD DETAILS.
8. THE PUBLIC HIGHWAY AND WORKS WILL BE KEPT CLEAN AND FREE OF DEBRIS BY USE OF WHEEL WASHING FACILITIES AND ROAD SWEEPERS TO THE COUNCIL'S SATISFACTION.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE LOCAL AUTHORITY PRIOR TO COMMENCING WORKS ON THE HIGHWAY.
10. FOR PREVIOUS ITERATION OF DRAWING, PLEASE REFER TO 142359–FAH–00–ZZ–SK–C–0001

CDM NOTES:

1. THE ATTENTION OF THE CLIENT AND THE PRINCIPAL CONTRACTOR IS DRAWN TO THE FOLLOWING POTENTIAL RISKS IN CONJUNCTION WITH THE PROPOSED ON–SITE AND OFF–SITE WORKS AS DESIGNED FOR THIS PROJECT:

   1.1. WORKS IN THE VICINITY OF LIVE SERVICES WILL BE NECESSARY AND THE ADVICE OF ALL STATUTORY SERVICE COMPANIES MUST BE SOUGHT BEFORE ANY WORKS COMMENCE.

   1.2. WORKS WITHIN AND ABUTTING THE EXISTING HIGHWAY WILL ENTAIL TRAFFIC HAZARDS AND ALL APPROPRIATE SAFETY MEASURES INCLUDING BARRIERS, SIGNS AND LIGHTING MUST BE UNDERTAKEN TO THE APPROVAL OF THE LOCAL AUTHORITY, THE HIGHWAY AUTHORITY AND THE POLICE.

   1.3. HAZARDOUS MATERIALS INCLUDING CEMENT AND BITUMINOUS MATERIALS ARE SPECIFIED AND THE MANUFACTURER'S ADVICE ON SAFE HANDLING PROCEDURES MUST BE OBTAINED AND MADE CLEAR TO ALL OPERATIVES.

   1.4. THE CONTRACTOR WILL BE RESPONSIBLE FOR LOCATING ALL EXISTING SERVICES WITHIN THE VICINITY OF THE WORKS AND ENSURE THESE ARE PROTECTED THROUGHOUT THE DURATION OF THE WORKS. ALL UTILITY PLANT SHOULD BE CLEARLY MARKED ON THE GROUND PRIOR TO COMMENCEMENT OF THE WORKS.

   1.5. THE CONTRACTOR MUST ENSURE ALL WORKING AREAS ARE FULLY SECURE.

Rev.	Date	Description	Drwn.	Chkd.	Appd.
C02	09.12.21	NOTE REGARDING TRADE EFFLUENT REMOVED. FOUL WATER MANHOLE SIZES REVISED ON PLAN. STORM WATER AMENDED AS CLOUDED. RAINWATER HARVESTING TANK ADDED	SA	DL	MJT
C01	06.12.21	DRAINAGE LAYOUT UPDATED, COVER LEVELS RAISED TO SUIT COLLINS RAISED LEVELS, DRAWING STATUS UPDATED.	DL	DL	MJT
P02	16.11.21	POND SIZE INCREASED, ATTENUATION TANK REDUCED, FW PUMP ADDED.	DL	DL	MJT
P01	27.09.21	FW CONNECTION POINTS ADDED	CDR	DL	MJT
T4	04.06.21	FW CONNECTION POINTS ADDED	JHJ	DM	DM
T3	24.05.21	F.W. PIPE DIA ADDED & INTERNAL F.W. AMENDED/REMOVED	CS	DM	DM
T2	14.05.21	PROPOSED ROAD AND DRAINAGE LEVELS AMENDED	JHJ	DM	DM
T1	26.04.21	TENDER ISSUE	JHJ	DM	DM

FAIRHURST

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Client:

SEGRO
WHERE BUSINESS WORKS

Project Title:

PLOT 4B
KETTERING

Drawing Title:

OVERALL DRAINAGE LAYOUT

Scale at A1:	Status:	
1:1000	CONSTRUCTION	
Drawn: JHJ	Checked: DM	Approved: DM
Date: 26/04/2021	Date: 26/04/2021	Date: 26/04/2021

Drawing No.: P21028–FRH–EW–XX–DR–C–2000

Revision: C02