



Drawing Status
FEASIBILITY

This drawing is © C4 Projects and is not to be copied, reproduced or re-distributed either in whole or in part without the prior written permission of the originator.

The originator shall have no responsibility for any liability, loss, cost, damage or expense arising from or relating to any use of this document other than for its intended purpose on this project.

This drawing shall be read in conjunction with all other relevant drawings, specifications and associated documentation. Any discrepancies, errors or omissions are to be reported to the originator before proceeding with work.

All dimensions are to be checked on site by the contractor prior to proceeding with any work. This drawing shall not be scaled to ascertain any dimensions, work to figured dimensions only.

DISCLAIMER
 When this drawing is issued in CAD, it is an uncontrolled version issued for information only, to enable the recipient to prepare their own documents/drawings for which they are solely responsible.

SOFTWARE INTEROPERABILITY
 C4 Projects prepared this drawing using Autodesk REVIT Architecture.

C4 Projects does not accept liability for any loss or degradation of any information held in the drawing resulting from the transaction from the original file format to any other file format or from the recipient's reading of it in any other programme.

Phase 1 Site Area	
Name	Area
Phase 1	68.87 acres

Area Schedule (GIA) Masterplan		
Name	Metric	Area Imperial
Unit 1		
Unit 1 GF GIA	5,148.00 m ²	55,413 ft ²
Unit 1 FF GIA	510.92 m ²	5,500 ft ²
	5,658.92 m ²	60,912 ft ²
Unit 2		
Unit 2 GF GIA	12,866.93 m ²	138,498 ft ²
Unit 2 SF GIA	623.82 m ²	6,715 ft ²
Unit 2 FF GIA	623.82 m ²	6,715 ft ²
	14,114.57 m ²	151,928 ft ²
Unit 3		
Unit 3 GF GIA	13,763.49 m ²	148,149 ft ²
Unit 3 SF GIA	623.82 m ²	6,715 ft ²
Unit 3 FF GIA	623.82 m ²	6,715 ft ²
	15,011.13 m ²	161,578 ft ²
Unit 4		
Unit 4 GF GIA	9,661.96 m ²	104,000 ft ²
Unit 4 FF GIA	483.06 m ²	5,200 ft ²
Unit 4 SF GIA	483.06 m ²	5,200 ft ²
	10,628.08 m ²	114,400 ft ²
Unit 5		
Unit 5 GF GIA	8,965.13 m ²	96,500 ft ²
Unit 5 SF GIA	448.25 m ²	4,825 ft ²
Unit 5 FF GIA	448.25 m ²	4,825 ft ²
	9,861.63 m ²	106,150 ft ²
Unit 6		
Unit 6 GF GIA	43,348.60 m ²	466,600 ft ²
Unit 6 FF MAIN OFFICE GIA	929.00 m ²	10,000 ft ²
Unit 6 SF MAIN OFFICE GIA	929.00 m ²	10,000 ft ²
Unit 6 FF HUB OFFICE 1 GIA	232.24 m ²	2,500 ft ²
Unit 6 FF HUB OFFICE 2 GIA	232.24 m ²	2,500 ft ²
	45,671.10 m ²	491,600 ft ²
TOTAL	100,945.43 m²	1,096,568 ft²

Parking Schedule Phase 1		
Description	Count	
Unit 1		
Car Parking		
Cable Enabled Parking	22	
Standard car parking bay	109	
Disabled parking bay	9	
Electric Charge Car Parking Bay	5	
	148	
	148	
Trailer Parking	32	
	32	
	113	
Unit 2		
Car Parking		
Cable Enabled Parking	12	
Standard car parking bay	60	
Disabled parking bay	5	
Electric Charge Car Parking Bay	4	
	81	
Trailer Parking	32	
	32	
	119	
Unit 3		
Car Parking		
Cable Enabled Parking	13	
Standard car parking bay	65	
Disabled parking bay	5	
Electric Charge Car Parking Bay	4	
	87	
Trailer Parking	32	
	32	
	119	
Unit 4		
Car Parking		
Standard car parking bay	73	
Disabled parking bay	4	
	77	
Trailer Parking	32	
	32	
	109	
Unit 5		
Car Parking		
Standard car parking bay	69	
Disabled parking bay	4	
	73	
Trailer Parking	32	
	32	
	105	
Unit 6		
Car Parking		
Standard car parking bay	263	
Disabled parking bay	14	
	277	
Trailer Parking	82	
	82	
	359	
TOTAL:	953	

Hazard Identification		
ref	hazard	date

P1 First Issue	AN	18.01.23	DC
Rev	Revision Details	Drawn	Date Checked

C4 Projects

Quayside, Widespool Business Park, Stockton Heath, WAA GHL
 t: 01925 751 852
 e: info@c4projects.co.uk
 www.c4projects.co.uk

Project Management • Architecture • Building Surveying • Cost Consultancy

Client
 HPREF I Konekt Investments S.a r.l. & Harworth Group plc

Project
 Konekt
 Knottingley

Drawing Title
 Phase 1 - Concept Site Plan - Option 2

Status Purpose of Issue
S3 SUITABLE FOR REVIEW AND COMMENT

Drawn by	AN	Created	JAN 23
C4 Job no.	21078	Scale	1:1000 @ A1

Dwg no.	21078-C4P-XX-DR-A-0071	Rev	P1
---------	------------------------	-----	----