Oldlands
Way
Roundabout

OLDLANDS FARM FOUL
PUMPING STATION

PSMH
CL 3.52 mAOD
IL -1.63 mAOD

MHF14
CL 3.64 mAOD
IL -1.42 mAOD

MHF13
CL 3.42 mAOD
IL -1.26 mAOD

LIDL

3m maintenance
strip around ponds

3000

Pond

EV Parking

New
landscaping

Shripney
Road

Office

FOUL DRAINAGE
CONNECTION

45000 portal

90000 o/

Cycles

Warehouse

182000 o/a warehouse length

Pedestrian access
to Shripney Road

Gate
House

ROLLS ROYCE

Ground Floor Warehouse:
16,380 sq.m / 176,313 sq.ft

Ground Floor Office: 733 sq.m / 7,890 sq.ft
First Floor Office: 733 sq.m / 7,890 sq.ft
Second Floor Office: 733 sq.m / 7,890 sq.ft
Total Office: 2,200 sq.m / 23,680 sq.ft (13%)

Total Building Area: 18,580 sq.m / 200,000 sq.ft

FFL +3.5 AOD

Existing Rolls
Royce Car Park

Level
Loading

Loading Yard

Van Parking
8x4m

ø 25000

Dock
Loading

3m maintenance strip
around ponds

Footprint of existing derelict
farm building to be demolished

New landscaping
as screening to
existing Cottages

Location for
pump house &
sprinkler tanks

Trailer / artic
parking
14mx4m

Oldlands
Farm
Cottages

Staff
Welfare

Fire Access Road

Dash: Bottom of
existing bank

Almaty Close

OLDLANDS FARM PHASE 3
FOUL WATER DRAINAGE STRATEGY