



The following risks are identified as unusual or unfamiliar to a competent contractor

CONSTRUCTION

DEMOLITION RISKS (FUTURE)

It is assumed that all work will be carried out by a competent contractor working, where appropriate, to an approved method statement

Area Schedule - GIA		
Name	Area (m2)	Area (ft2)
Forklift Maintenance - GIA	408 m ²	4,396 ft ²
In Gatehouse - GIA	35 m ²	374 ft ²
Office - Ground - GIA	808 m ²	6,545 ft ²
Office - First - GIA	625 m ²	6,725 ft ²
Office - Second - GIA	645 m ²	6,945 ft ²
Office - Third - GIA	645 m ²	6,945 ft ²
Out Gatehouse - GIA	16 m ²	169 ft ²
Quality Control Office - GIA	170 m ²	1,828 ft ²
Satellite Gatehouse - GIA	4 m ²	47 ft ²
Maintenance Unit - Ground - GIA	519 m ²	5,585 ft ²
Maintenance Unit - First - GIA	103 m ²	1,107 ft ²
Warehouse - GIA	31,726 m ²	341,497 ft ²
Total GIA - All Floors*	35,504 m ²	382,161 ft ²

* Excludes Quality Control Building. Includes Quality Control Office.

Key:



Area Schedule - Site		
Name	Hectares	Acres
Planning Site Boundary	14.64	36.18

Underside of Haunch Heights (AFFL)

- Warehouse: 15.25m
- Forklift: 5m
- Main Offices: 15m
- VMU: 7.25m
- QC: 5.5m

Parking Quantities

Car Parking spaces - 201
including: 13 Disabled spaces / 10 Car Share / 20 EV Spaces
(whole car park to be passively ducted)

HGV External Parking Spaces - 156
(not including Loading Bays, Dock Levellers, Resolution Bays,
HGV Cab Charging, Quality Control Building, Fuel Station,
Weighbridge or Queue Lanes)

Canopy Dock Doors - 68

Level Access Doors - 2

Motorcycle Spaces - 6

Cycle Spaces - 48

Refer to DTA Transport assessment for vehicle parking quantities rationale associated with this bespoke scheme.