



A scale bar graphic with a black horizontal line. At the left end is a small black square with a white crosshair pattern. To its right are the numbers 0, 5, 10, and 20. At the right end of the line is the text "50 M".

This architectural site plan illustrates the layout of a logistics facility, likely a distribution center, situated along the A14 road. The facility is bounded by a red line and includes the following key components and features:

- Warehouse:** The central building contains **Main Offices**, **Forklift Maintenance**, **Resolution Bays**, **Office Waste Compound**, and a **Future Backup Generator**.
- Access and Roads:** The facility features **Internal Access Roads**, **Entry Queue Lanes (33 HGVs)**, and **Exit Gatehouse**. A **Shared footpath and 2-way Cycle Path** runs along the perimeter.
- Parking and Equipment:** The site includes **HGV Parking**, **Car Parking**, **Weighbridges**, **HGV Cab EV Charging**, and **External Staff Amenity Area**.
- Support Areas:** There are **Smoking shelters**, **Office Waste Compound**, **Transformer**, and **Future Backup Generator**.
- Utilities and Infrastructure:** The plan shows **Gas Tanks**, **Relocated Gravel Track**, **Existing Gravel Track**, **Existing Pond**, **Existing Electricity Pylon**, and **Existing Landscape**.
- Surrounding Environment:** The facility is surrounded by **Existing Arable Farmland**, **Existing Woodland**, and **Existing Farm Store**. A **Wood Rd** runs along the northern and western edges, while **Station Rd** is on the eastern side.
- SLB Supplies:** A separate building labeled **SLB Supplies** is located to the west of the main facility.

The plan also includes various labels for **Existing Landscape**, **Existing Pond**, **Existing Electricity Pylon**, **Existing Woodland**, **Existing Arable Farmland**, **Wood Rd**, **Station Rd**, and **Shared footpath and 2-way Cycle Path**.

Safety Health and Environmental Information A1

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

## INSTRUCTION

## **MOLITION RISKS (FUTURE)**

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

Area Schedule - GIA		
Name	Area (m <sup>2</sup> )	Area (ft <sup>2</sup> )
et Maintenance - GIA	408 m <sup>2</sup>	4,396 ft <sup>2</sup>
ehouse - GIA	35 m <sup>2</sup>	374 ft <sup>2</sup>
- Ground - GIA	608 m <sup>2</sup>	6,545 ft <sup>2</sup>
- First - GIA	625 m <sup>2</sup>	6,725 ft <sup>2</sup>
- Second - GIA	645 m <sup>2</sup>	6,945 ft <sup>2</sup>
- Third - GIA	645 m <sup>2</sup>	6,945 ft <sup>2</sup>
atehouse - GIA	16 m <sup>2</sup>	169 ft <sup>2</sup>
y Control Office - GIA	170 m <sup>2</sup>	1,828 ft <sup>2</sup>
ate Gatehouse - GIA	4 m <sup>2</sup>	47 ft <sup>2</sup>
aintenance Unit - Ground - GIA	519 m <sup>2</sup>	5,585 ft <sup>2</sup>
aintenance Unit - First - GIA	103 m <sup>2</sup>	1,107 ft <sup>2</sup>
house - GIA	31,726 m <sup>2</sup>	341,497 ft <sup>2</sup>
GIA - All Floors*	35,504 m <sup>2</sup>	382,161 ft <sup>2</sup>

*\* Excludes Quality Control Building. Includes Quality Control Office.*

## Key:

## Area Schedule - Site

## **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