

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 (m <sup>2</sup> )	Area (ft <sup>2</sup> )
Forklift Maintenance - GIA	408 m <sup>2</sup>	4,396 ft <sup>2</sup>
In Gatehouse - GIA	35 m <sup>2</sup>	374 ft <sup>2</sup>
Office - First - GIA	608 m <sup>2</sup>	6,545 ft <sup>2</sup>
Office - Second - GIA	625 m <sup>2</sup>	6,725 ft <sup>2</sup>
Office - Third - GIA	645 m <sup>2</sup>	6,945 ft <sup>2</sup>
Out Gatehouse - GIA	16 m <sup>2</sup>	169 ft <sup>2</sup>
Quality Control Office - GIA	170 m <sup>2</sup>	1,828 ft <sup>2</sup>
Satellite Gatehouse - GIA	4 m <sup>2</sup>	47 ft <sup>2</sup>
Maintenance Unit - Ground - GIA	519 m <sup>2</sup>	5,585 ft <sup>2</sup>
Maintenance Unit - First - GIA	103 m <sup>2</sup>	1,107 ft <sup>2</sup>
Warehouse - GIA	31,726 m <sup>2</sup>	341,497 ft <sup>2</sup>
Total 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

Name	Hectares	Acres
Planning Site Boundary	14.64	36.19

## 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.

