



NEWTON AYCLIFFE PLOT SCHEDULE

PLANNING APPLICATION SITE AREA	17,209 m2 / 1.72 Ha / 4.25 ACRES
SITE OWNERSHIP AREA	20,449 m2 / 2.04 Ha / 5.05 ACRES
GROSS INTERNAL AREA (GIA)	
WAREHOUSE AREA - GF	5,247 sq m / 56,478 sq ft
WAREHOUSE AREA - FF Bin Tipping	204 sq m / 2,196 sq ft
WAREHOUSE AREA - FF Plant Mezzanine	150 sq m / 1,615 sq ft
OFFICE/ WELFARE AREA - GF	398 sq m / 4,285 sq ft
OFFICE - FF	249 sq m / 2,680 sq ft
TOTAL AREA	6,248 sq m / 67,253 sq ft
HGV PARKING	8 (INCLUDING 4no ON DOCK)
CAR PARKING (INDICATIVE)	25 (INCLUDING 3no DISABLED BAYS, 4no ELECTRIC CHARGING BAYS & 2no CAR SHARE SPACES)
CYCLE PARKING	15
PTW PARKING	4
DOCK LEVELLERS	4 (INCL. 2no FOR DOUBLE DECK TRAILERS)
LEVEL ACCESS DOORS	5
VEHICLE QUEUING	3

1 Proposed Site Layout
1 : 500

Do not scale this drawing
ashton smith to be notified of discrepancies in figured dimensions
Contractors must check all dimensions from site
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For other information refer to the latest revision of any cross referenced drawing



LOCATION PLAN:

NOTES:

FOR LANDSCAPE INFORMATION REFER TO PEGASUS GROUP DETAILED LANDSCAPE DESIGN DRAWING P23-0047_EN_001

T01	05/07/2023	Stage 3 Tender Issue
REV	DATE	DESCRIPTION
REVISIONS		

D.L.	A.A.
DRAWN BY	CHECK BY

PROJECT TITLE Fornax Merchant Park, Newton Aycliffe					
DRAWING TITLE Proposed Site Layout Plan					
RIBA STAGE 3/4	STATUS TENDER		DRAWN BY D.L.	CHECKED BY A.A.	
SHEET A1	SCALE 1 : 500	DATE 16/02/2023	SUITABILITY S2	REVISION T01	
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