

Key

- +000.00 Existing Levels
 - +000.00 Proposed Levels (Assumed)
- All levels and building FFL's are indicative and subject to flood risk assessment & engineers design and details
- Existing Landscape
 - Existing Tree
 - Proposed Landscape
 - Proposed Tree
 - Indicative Balancing Pond (subject to engineers details)

ACCOMMODATION SCHEDULE

Use	Sqft	Sqm
Unit 1	Industrial 203,000	18,859
Unit 2	Industrial 100,000	9,290
Unit 3	Industrial 80,000	7,432
TOTAL	383,000	35,582

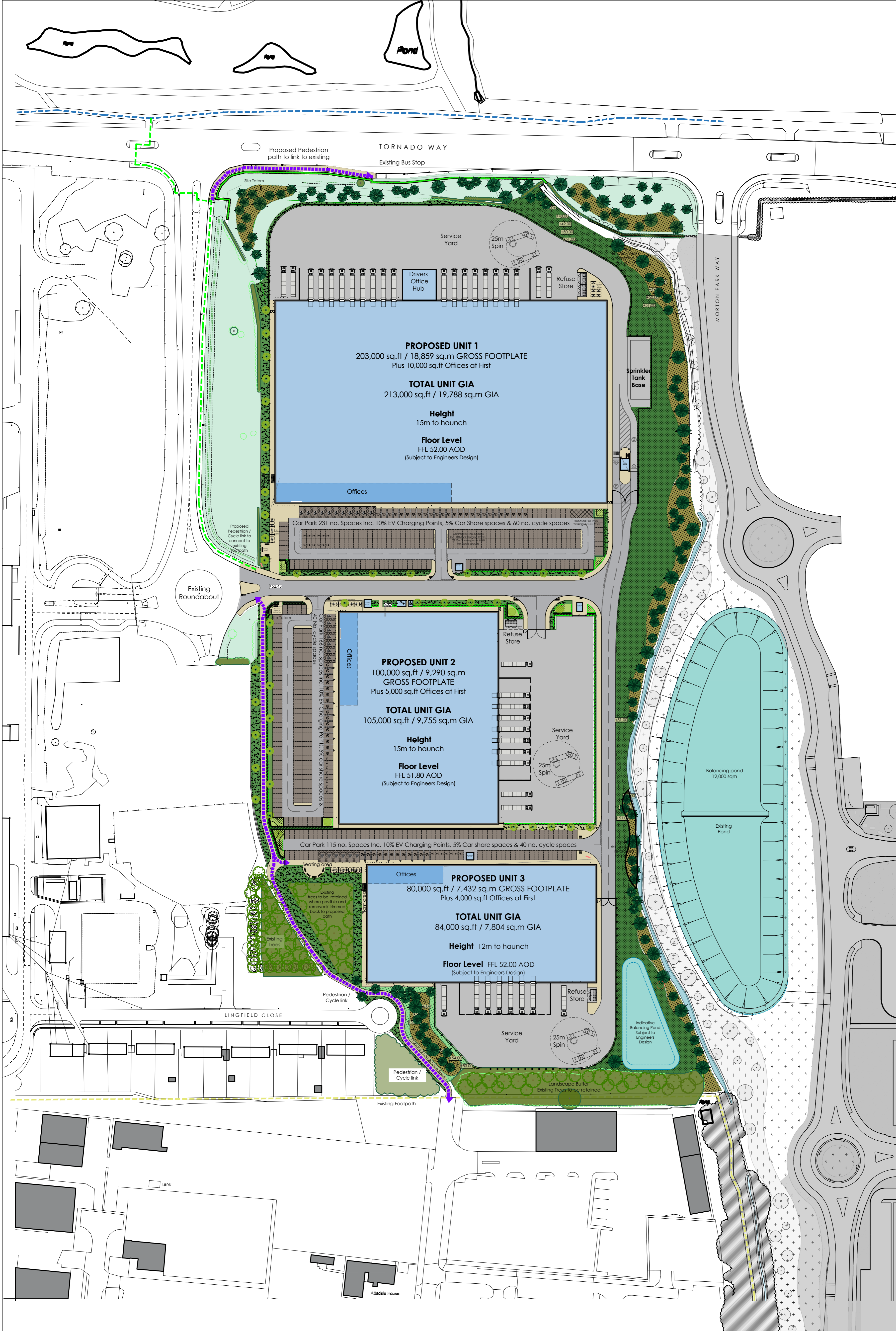
Industrial Office content
(5% at first floor level)

Office	19,000	1,745
Gatehouse	150	14
Development Total	402,150	37,361

CAR PARK SCHEDULE

Unit 1	231 no. spaces including 26 no. EV Charging Spaces & 12 no. (5%) car sharing spaces
Unit 2	166 no. spaces including 16 no. EV Charging Spaces & 8 no. (5%) car sharing spaces
Unit 3	115 no. spaces including 12 no. EV Charging Spaces & 7 no. (5%) car sharing spaces
TOTAL	512 no. spaces including 54 no. EV Charging Spaces & 27 no. car sharing spaces

- Proposed footpath / Cycle Link
- Existing Footpath No. 35
- Existing Bridleway No. 61
- Existing Footpath / Cycle
- Proposed Plant Area
- Ownership Boundary
- Unit Boundary (IBC by client)



PROPOSED UNIT 1
203,000 sq.ft / 18,859 sq.m GROSS FOOTPLATE
Plus 10,000 sq.ft Offices at First

TOTAL UNIT GIA
213,000 sq.ft / 19,788 sq.m GIA

Height
15m to haunch

Floor Level
FFL 52.00 AOD
(Subject to Engineers Design)

PROPOSED UNIT 2
100,000 sq.ft / 9,290 sq.m GROSS FOOTPLATE
Plus 5,000 sq.ft Offices at First

TOTAL UNIT GIA
105,000 sq.ft / 9,755 sq.m GIA

Height
15m to haunch

Floor Level
FFL 51.80 AOD
(Subject to Engineers Design)

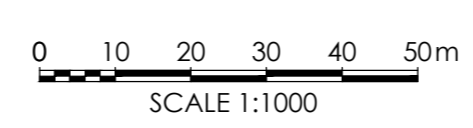
PROPOSED UNIT 3
80,000 sq.ft / 7,432 sq.m GROSS FOOTPLATE
Plus 4,000 sq.ft Offices at First

TOTAL UNIT GIA
84,000 sq.ft / 7,804 sq.m GIA

Height 12m to haunch

Floor Level FFL 52.00 AOD
(Subject to Engineers Design)

Note:
Assumed site boundary and site constraints subject to confirmation.
All Legal easements and extent of existing underground services locations are subject to confirmation.



N	23.11.22	Drawing title revised.	LAS	JMR
M	17.10.22	Note & contours added to landscape bund to west of Unit 2 service yard.	LAS	JMR
L	13.10.22	Updated to Highways recommendations & drawing title updated to include 'BB Parking'.	LAS	JMR
K	28.09.22	Areas around sub stations revised to allow for 1m strip for maintenance	RH	JMR
J	27.09.22	Unit 1 and Unit 3 Service Yard Access roads widened to full tracking. Unit 3 Service Yard gates moved North. Sub stations relocated	RH	JMR
H	24.04.22	2no. Totem locations added	LJ	JMR
G	12.04.22	Red line removed, substations updated	JAI	JMR
F	09.04.22	Landscaping updated	JAI	JMR
E	04.04.22	Updated to comments	LJ	JMR
D	01.04.22	Updated to highway consultant comments; car share spaces added; extra sub station; external seating; bin store site updated	LJ	JMR
C	22.03.22	Updated to comments	LJ	JMR
B	17.03.22	Updated to show footpath to bus stop	LJ	JMR
A	17.03.22	Updated to show gatehouse and office hub.	LJ	JMR
Rev	Date	Description	Rev By	CHK G BY

Project Title	Proposed Industrial Development		
	Lingfield Point East Point Road Darlington		
Client	Wyngrave Limited		
Status	PLANNING		
Scale	1:1000	Drawing Size	A1
Date	03.2022	Drawn By	LJ
	Checked	JMR/NBB	
Drawing Title	PROPOSED MASTERPLAN		
JOB-DWG NO	17475-(P) 121	Rev	N
	2 St. Johns North, Wakefield, WF1 3QA T: 01924 291800 Carver Warehouse, 77 Dale Street, Manchester, M1 2HG F: 0161 2388555 The Old Rectory, 79 High Street, Newport Pagnell, MK16 8AB F: 01908 211377 101 London Road, Reading, RG1 5BY F: 0118 950700 10 Gees Court, 51 Christophers Place, London, W11 1JJ T: 0207 4691215		
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