Areas Schedule								Parking and docks					
Plot No.	Net Developable Site Area	Warehouse GIA sqft	Warehouse GIA sqm	Offices GIA sqft	Offices GIA sqm	Total GIA sqft	Total GIA sqm	Cars Parking 1/120sqm	HGV Parking 1/400sqm	Docks 1/10k sqft	Level Access	cycles	PTW's
1	2.13 ha (5.26 ac)	88000	8175	7000	650	95000	8826	74	20	10	2	10	4
2	7.37 ha (18.21 ac)	323000	30007	19000	1765	342000	31773	265	87	32	4	20	13
3	4.70 ha (11.61 ac)	241000	22389	15000	1394	256000	23783	198	54	26	3	20	10
4	3.10 ha (7.66 ac)	132000	12263	9000	836	141000	13099	109	30	13	2	20	5
Total	17.30ha (42.75 ac)	784000	72835	50000	4645	834000	77480	646	191	81	11	70	32

Water
TAMWORTH ROAD
existing brook / ditch
EXISTING RETAINED HABITAT
TRACK
SCRAPE/SHALLOW EPHEMERAL DITCH
FLOODPLAIN COMPENSATION AREA
SCRAPE/SHALLOW EPHEMERAL DITCH
Drain
M1
Pond
54no. Trailer Parking Bays
55000
UNIT 3
Warehouse 241,000 sqft
Office (2 floors) 13,000 sqft
Hub (2 floors) 2,000 sqft
Total 256,000 sqft
Level Access
13 Dock Levellers
Hub Office
231200
2 x Level Access
2 Storey Offices
97100
198 cars inc 10 accessible
109 cars inc 11 accessible
74 cars inc 4 Acc
UNIT 1
Warehouse 88,000 sqft
Office (2 floors) 7,000 sqft
Total 95,000 sqft
144800
10 docks
41000
58000
56634
265 cars inc 5% accessible
2 storey offices
UNIT 2
Warehouse 323,000 sqft
Office (2 floors) 17,000 sqft
Hub 2,000 sqft
Total 342,000 sqft
16 Dock Levellers
43no. Trailer Parking Bays
234200
128640
55m yard
44no. Trailer Parking Bays
retaining (slim width pc conc or similar)
retaining to provide 10m clear hardstanding width
UNIT 4
Warehouse 132,000 sqft
Office (2 floors) 9,000 sqft
Total 141,000 sqft
179400
30no. Trailer Parking Bays
13 Dock Levellers
39000
68600
4m wide fire escape and maintenance access
Derwent Valley Aqueduct
ARTIFICIAL BADGER SETT
Public Right of Way
TCP
FB
Draining Chamber
IB
OVERHEAD LINES
ETL
Gantry
MP 122.25
A 50T
N
0 25m 50m SCALE 1:1250

Rev	Description	Date	Auth
P18	foul tanks in common area, table adjusted	22sep2021	PL
P19	latest Hydrock road design shown	14feb2022	PL
P20	ev charging spaces noted	22apr2022	PL
P21	Unit plans updated	14jun2022	VT
P22	car park layouts adjusted	08jul2022	PL
P23	BCA on plot landscaping shown	21jul2022	PL
P24	Landscaping updated	02aug2022	VT
P25	Latest Hydrock road layout, incorporated into masterplan	07sept2022	VT
P26	Flood Avoidance Route updated & Red line boundary amended at top of Tamworth Rd / Netherfield Lane	07sept2022	VT

newlands developments

The Old Rectory Rectory Lane Milton Malsor
NORTHAMPTON NN7 3AQ
t: +44 (0)1604 858916 f: +44 (0)1604 859123
www.peter-haddon.com

pHp architects

Commercial Development
Land at M1 Junction 24a

Masterplan
4 Unit Scheme

Status Preliminary
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