



EXISTING SHRUBS TO BE REMOVED

CAR PARKING: 174 CAR PARKING SPACES AND 48 CYCLE SPACES (14 x ELECTRIC VEHICLE CHARGING POINTS (EV) AND 1 ACCESSIBLE SPACE WITH CHARGING POINT. ALL REMAINING SPACES TO HAVE PASSIVE EV FOR FUTURE INSTALL.

CYCLE PARKING FOR 48 STAFF BIKES, 4 x BICYCLE APPOINTMENT SHELVES WITH 4 SHEPHERD CYCLE STANDS

EXISTING SHRUBS TO BE REMOVED

EXISTING SHRUBS TO BE RETAINED

SHORT STAY CYCLE PARKING FOR 6 VISITOR BIKES WITH 3 SHEPHERD CYCLE STANDS

4 X LEVEL ACCESS DOORS TO YARD

REFUSE AND RECYCLING

DASHED AREA SHOWING POTENTIAL FUTURE EXPANSION OF YARD. TOTAL 3300m² / 35,735 SQFT

20 X DOCK LEVELERS TO YARD

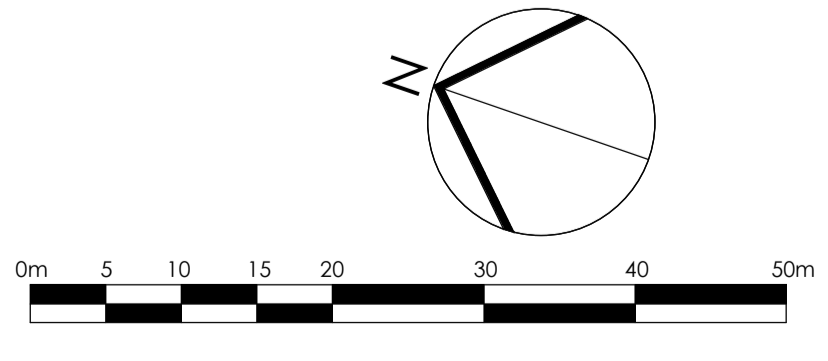
EXISTING SHRUBS TO BE REMOVED

3 X LEVEL ACCESS DOORS TO YARD

RETAINING WALL TO PERIMETER OF DROPPED YARD LEVEL

EXISTING SHRUBS TO BE RETAINED

- PROPOSED HARD LANDSCAPING
- PROPOSED SOFT LANDSCAPING
- PROPOSED HARD LANDSCAPING
- TREES / VEGETATION
- SHRUBS
- AREAS OF VEGETATION OR TREES TO BE REMOVED
- APPLICATION SITE BOUNDARY. TOTAL 55,656m² / 5.5 HA / 13,775 ACRES

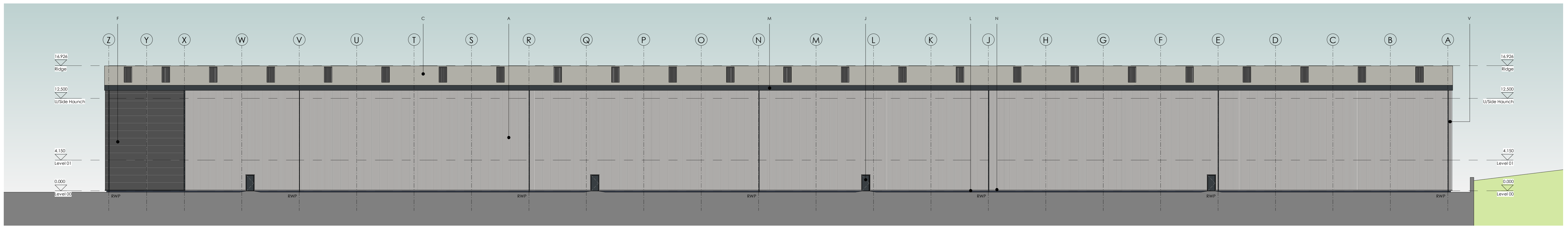


INFORMATION SHOWN INDICATIVE

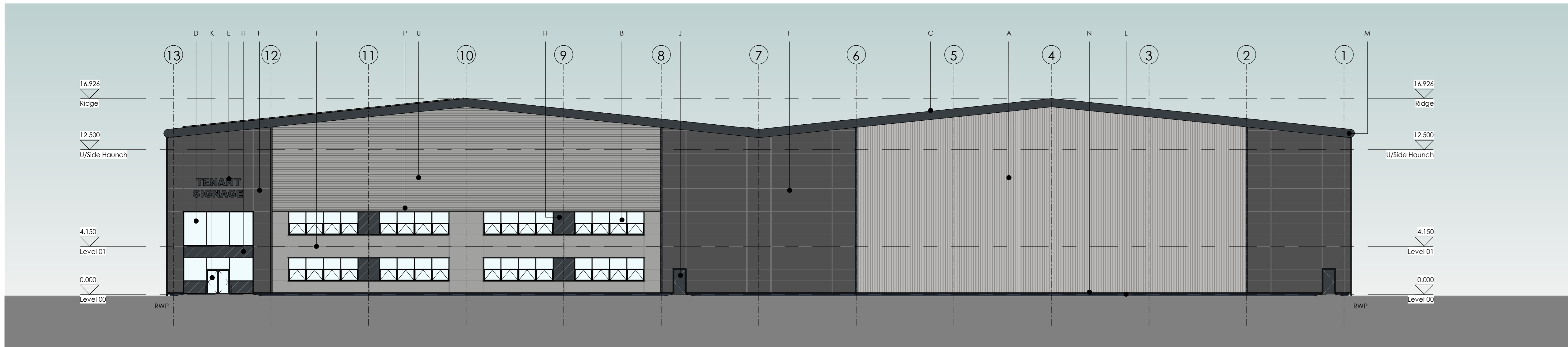
Rev	Date	Drawn By	Checked By	Rev	Date	Revision Notes
P1	20.05.22	DW	SMC			ISSUED FOR COMMENT
P2	29.11.22	SB	SMC			ISSUED FOR PLANNING
P3	04.04.23	SB	DW			SITE LAYOUT REVISED, BUILDING MOVED TO NORTH BOUNDARY, DOCKING ARRANGEMENT INCREASED
P4	04.04.23	SB	DW			YARD EXTENTS REDUCED AND OFFICE CAR PARKING AMENDED TO SUIT NEW LOCATION
P5	12.04.23	DW	SMC			SITE APPLICATION: YARD AREA AND EXPANSION AREA ADDED FOR INFO
P6	14.04.23	DW	SMC			SITE APPLICATION BOUNDARY REVISED TO SUIT OWNERSHIP BOUNDARY
						DRAWING NOTED AS INDICATIVE

Drawn By	Checked By	Rev	Date	Revision Notes
DW	SMC			
SB	DW			
SB	DW			
DW	SMC			
DW	SMC			

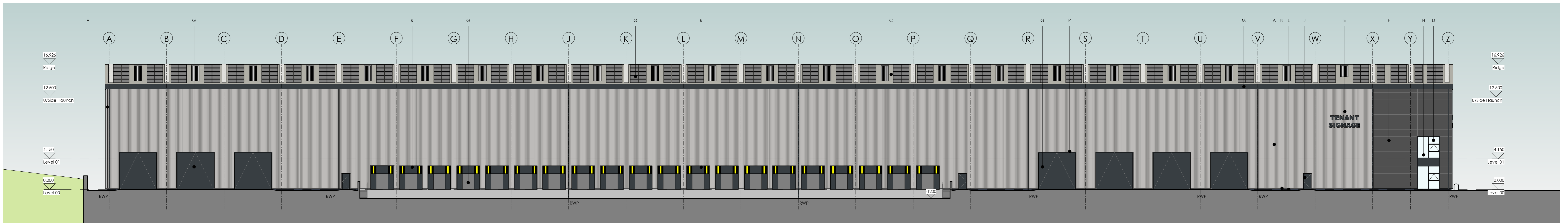
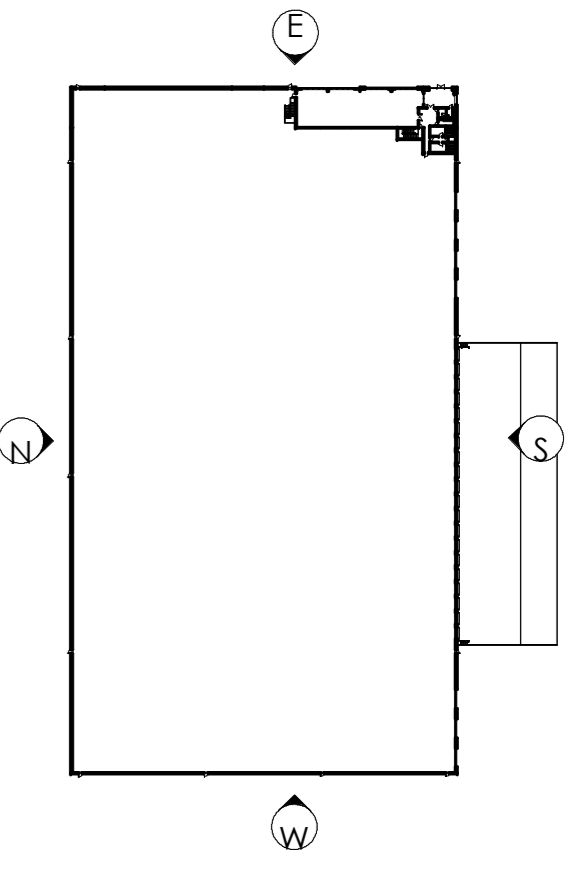
Drawing Status: PLANNING Job Title: ULKE TESSIDE PLOT 5A Drawing Title: INDICATIVE SITE PLAN - PROPOSED Date: 05/05/22 Scale: As indicated Drawn By: DW Checked By: SMC	Job No: 3964 Drawing No: 3964-FBA-XX-XX-DR-A-900100 © Drawing & Design Copyright of: FAULKNERBROWNS ARCHITECTS Faulkner Browns LLP 2100000000 Northampton Way Kempston MK45 2DF T: +44(0)1938 548807 F: +44(0)1938 548812	Rev: P6
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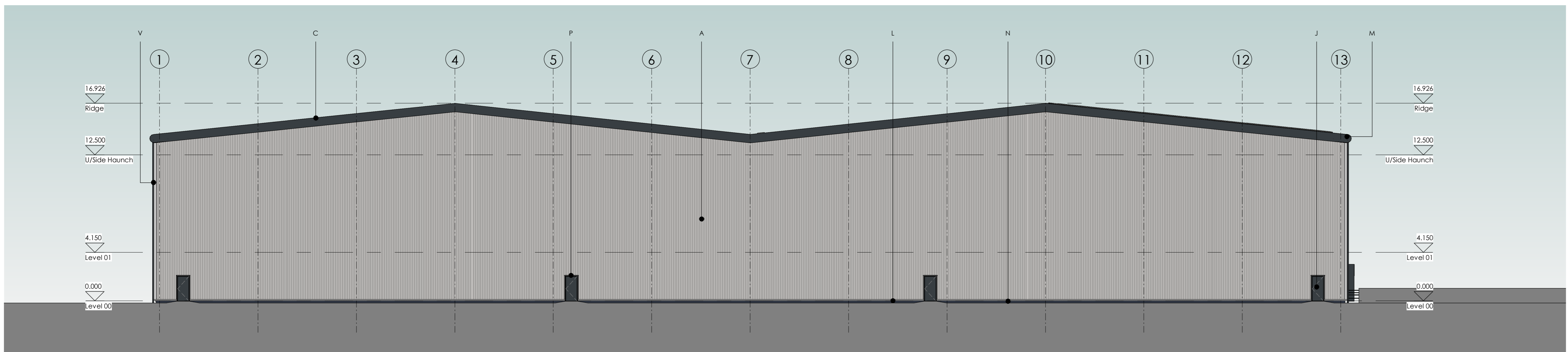
NORTH ELEVATION
1:200



EAST ELEVATION
1:200



SOUTH ELEVATION
1:200



WEST ELEVATION
1:200

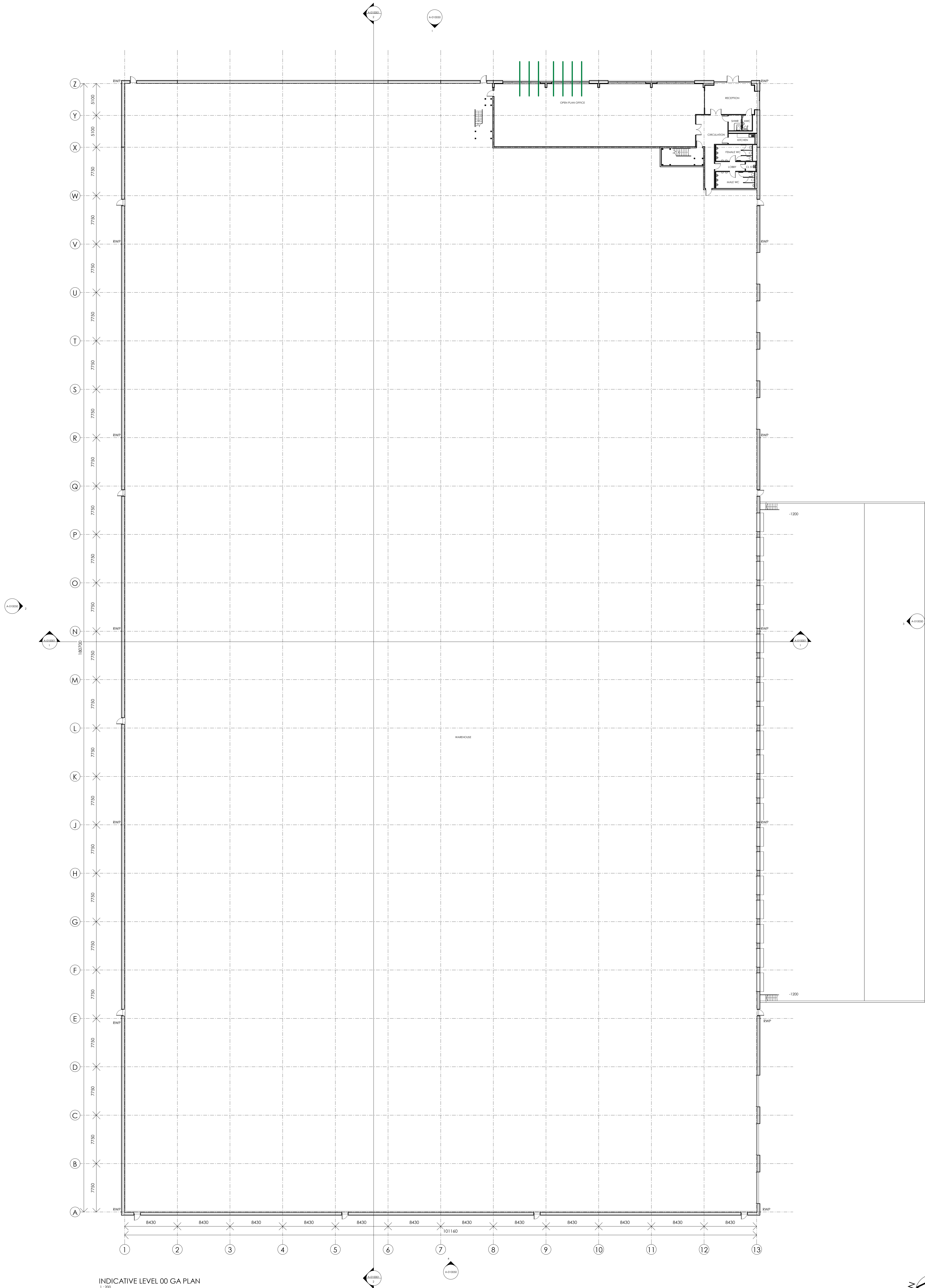
- Materials Legend:**
- A - Vertically Laid Profiled Metal Wall Cladding to Warehouse, colour: RAL 9006 (Metallic Silver)
 - B - Polyester Powder Coated Aluminium Windows with Opening Lights, colour: RAL 7016 (Anthracite)
 - C - Profiled Metal Roofing with Rooflights, colour: RAL 500 70 05 (Dusky Green)
 - D - Polyester Powder Coated Aluminium Curtain Walling with Opening Lights, colour: RAL 7016 (Anthracite)
 - E - Polyester Powder Coated Aluminium Signage, to be confirmed, to be installed by tenant
 - F - Metal Composite Cladding Panels to Office Warehouse, colour: RAL 7016 (Anthracite)
 - G - External Sectional Overhead Doors, colour: RAL 7016 (Anthracite)
 - H - Insulated Soundproof Panels, colour: RAL 7016 (Anthracite)
 - J - External Steel Doorsets, colour: RAL 7016 (Anthracite)
 - K - Automatic Opening Glazed Entrance Doors, colour: RAL 7016 (Anthracite)
 - L - Smooth Facing Engineering Brickwork, Staffordshire Smooth Blue
 - M - Aluminium Flashing to eaves, colour: RAL 7016 (Anthracite)
 - N - Aluminium Flashing to base of cladding, colour: To match cladding above
 - P - Aluminium Flashing around openings, colour: To match cladding above
 - Q - Roof mounted photovoltaics
 - R - Dock leveler curtains, colour: RAL 7016 (Anthracite)
 - S - Roof Walkway with Mosaic system
 - T - Metal Composite Cladding Panels to Office, colour: RAL 9006 (Metallic Silver)
 - U - Horizontally Laid Profiled Metal Wall Cladding to Office, colour: RAL 7016 (Anthracite)
 - V - Aluminium corner flashing to vertical metal wall cladding, colour: RAL 9006 (Metallic Silver)

INFORMATION SHOWN INDICATIVE

Rev	Date	Revision Notes	Drawn By	Checked By	Rev	Date	Revision Notes	Drawn By	Checked By	Rev	Date	Revision Notes	Drawn By	Checked By	Rev	Date	Revision Notes	Drawn By	Checked By	Rev	Date	Revision Notes	
P1	30.11.22	ISSUED FOR PLANNING	EB	SMC																			
P2	04.04.23	DOCKING ARRANGEMENT REVISED, DOCK NUMBERS INCREASED, OFFICE LOCATION FLIPPED FOLLOWING COMMENTS	SB	DW																			
P3	14.06.2023	DRAWING NOTED AS INDICATIVE	DW	SMC																			

Drawing Title:	INDICATIVE GA ELEVATIONS	Scale:	AS Indicated	Drawn By:	EB	Checked By:	SMC
Job Title:	ULKE TEESIDE PLOT 5A	Job No.:	3964	Drawn By:	EB	Checked By:	SMC
Job Title:	INDICATIVE GA ELEVATIONS	Scale:	AS Indicated	Drawn By:	EB	Checked By:	SMC
Date:	NOV 2022	Scale:	AS Indicated	Drawn By:	EB	Checked By:	SMC





INDICATIVE LEVEL 00 GA PLAN
1:200

INFORMATION SHOWN INDICATIVE

Rev	Date	Description	Drawn By	Checked By	Rev	Date	Revision Notes	Drawn By	Checked By	Rev	Date	Revision Notes	Drawn By	Checked By	Rev	Date	Revision Notes
P1	28.11.22	ISSUED FOR PLANNING	EB	SAC													
P2	04.04.2023	DOCKING ARRANGEMENT REVISED, DOCKS INCREASED, OFFICE LOCATION FLIPPED FOLLOWING COMMENTS	SB	DW													
P3	14.05.2023	DRAWING NOTED AS INDICATIVE	DW	SAC													

Rev	Date	Description	Drawn By	Checked By	Rev	Date	Revision Notes

Drawing Title	Scale	Drawn By	Checked By	Rev	Date	Revision Notes
INDICATIVE LEVEL 00 FLOOR PLAN	1:200	EB	DW		NOV 2022	

Job Title	Job No.	Drawn By	Checked By	Rev	Date	Revision Notes
ULKE TEESIDE PLOT SA	3964	EB	DW			

Drawing No.	Scale	Drawn By	Checked By	Rev	Date	Revision Notes
3964-FBA-ZZ-XX-DR-A-010000		EB	DW			





METAL PROFILED ROOF CLADDING

ROOF LIGHT

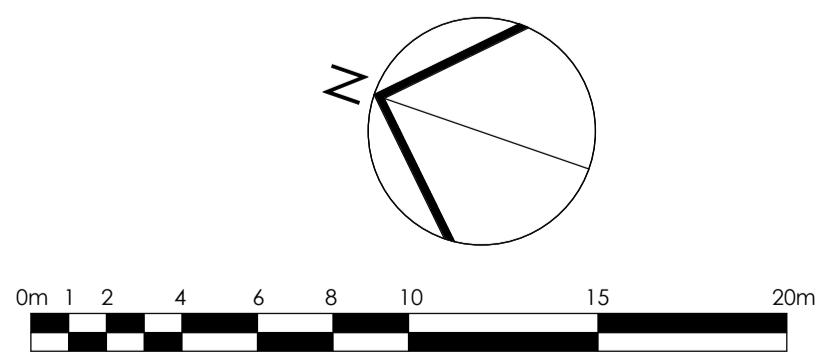
ROOF WALKWAY WITH MANHOLE SYSTEM

PHOTOVOLTAIC PANELS EXTENTS TO BE CONFIRMED BY M&E ENGINEER, SHOWN INDICATIVELY

METAL BULL NOSED FLASHING AND GUTTER

SYPHONIC DRAINAGE AND EXTENT OF WALKWAY TO VALLEY TO BE CONFIRMED

INDICATIVE GA ROOF PLAN
1:200



INFORMATION SHOWN INDICATIVE

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P1	28.11.22	ISSUED FOR PLANNING	EB	SAC													
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Drawing Title: INDICATIVE GA ROOF PLAN Date: NOV 2022 Scale: 1:200 Drawn By: EB Checked By: SAC	Job Title: ULKE TEESSIDE PLOT SA Job No: 3964 Drawing Title: INDICATIVE GA ROOF PLAN Date: NOV 2022 Scale: 1:200 Drawn By: EB Checked By: SAC	Drawing Status: PLANNING Sustainability: 3964-FBA-XX-02-DR-A-010200 © Drawing & Design Copyright of: FAULKNERBROWNS ARCHITECTS FaulknerBrowns LLP 2200000000 Northampton Way Kingsmead NE12 0JF T: +44(0)193 2483007 F: +44(0)193 2483132
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