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**NOTE:**  
The sketch proposals shown have been produced using received historical data as a base, which has been scaled and as such are considered indicative and therefore subject to confirmation. All proposals and areas shown are indicative for sketch feasibility purposes only and as such subject to a detailed building and topographical survey in addition to extensive further due diligence and detailed design. Therefore the proposals will be subject to (but not exhaustive of) design development and further specialist design from Structural, Highways, Civil and Mechanical Engineers; in addition to a detailed site levels survey, title plan, stats, TPOs, engagement with Statutory Authorities etc.

**Illustrative site boundary**  
7.229 Acres / 2.926 Hectares

All boundaries are considered illustrative until they have been reviewed and confirmed by the Client and their legal team.

**AREA SCHEDULE**

Retail (Level 2)	119,426 sqft / 11,095 sqm
Drive Thru (Level 2)	3,649 sqft / 393 sqm
Trade (Level 1)	60,644 sqft / 5,634 sqm
<b>Total</b>	<b>183,719 sqft / 17,122 sqm</b>

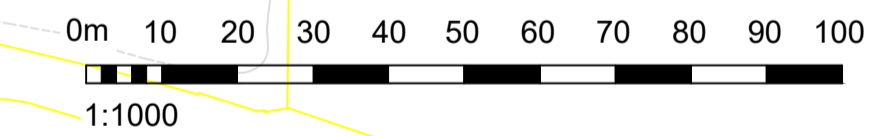
**PARKING SCHEDULE**

Sainsburys	- 281 Spaces inc: 16 Disabled, 16 P&C and 60 EVCS
Retail units	- 137 Spaces inc: 13 Disabled and 9 P&C
Drive Thrus	- 55 Spaces inc: 4 Disabled and 4 EVCS
Trade	- 160 Spaces inc: 19 Disabled and 12 EVCS
<b>Total</b>	<b>- 633 Spaces inc: 52 Disabled, 25 P&amp;C &amp; 76 EVCS</b>

- KEY**
- - - Easement
  - Ethylene Pipe
  - HP Gas Pipe
  - TPO Trees

All are approximate locations to be confirmed on site.

- ▨ EVC bays
- ▨ Infrastructure for future EVC bays



Hazard Warning Schedule	
HAZARD	COMMENTS / ACTION
Falling from height	Temporary access and edge protection required. Access by trained persons only. Safe working method statement to be provided before works commence.
Contamination/ UXOs	Site investigation required to determine extent of any contamination.
Existing services	Relevant authorities to be consulted prior to commencement of works to determine location and extent of existing services. Ground penetrating radar to be completed prior to any works onsite.
Asbestos	Asbestos survey to be carried out by trained persons if necessary, if found confirmation of prior removal of asbestos from site to be obtained.
Risk of collapse	All excavation and retaining work to be carried out by trained persons. Contractor to ensure adequate design of temporary works prior to commencing.
Difference in levels	Provision of appropriate vehicle protection barriers to embankment/ retaining structures where the height difference presents a risk.
Works to highway	All work pertaining to the highway to be carried out by trained persons only and in accordance with a pre-prepared safe working method statement.
Noise, vibration & disturbance to neighbours	All work to be carried out within agreed working hours in order to limit disturbance to neighbours
Plant access	Access to plant to be reviewed once plant requirements are reviewed and confirmed by Mechanical & Electrical Engineer.

CLIENT	Northumberland Estates Developments
PROJECT	Wynyard Retail Park
TITLE	Proposed Site Plan - Phase 2
DRAWING STATUS	Sketch
DRAWN	WF
CHECKED	DC
SCALE	1:1000 @ A1
DATE	October 2024
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DRAWING NO.	SK-02
REV	-