



A canopy design gated on two decisions

The Design Pack develops the brief into a pre-tender design. For the Ashfield Park canopy, Aldon Project Consultants prepared it with its agreed BuiltAI skills. Sprinklers and foundations are the two headline decisions; all required design information and the four gating RFIs must be resolved before design closure. This pack does not authorise works.

PREPARED BY
Aldon Project Consultants

END CLIENT
Northgate Logistics Group

SITE
Unit 12, Ashfield Park, Meadow Lane, Northgate

STAGE
Pre-tender, RIBA Stage 3 equivalent

REFERENCE
BTO-NLG-DSP-001

STATUS
● Out for review

Illustrative example: fictional project and parties.

18
Design risks, 3 critical

25
Open RFIs on the pack

10
Decisions pending

16 wk
Programme to completion

01

OVERVIEW

The scheme, and where it stands

The works are a new steel-framed lean-to canopy, 36.6 m by 7.0 m projection, at a 5-degree mono-pitch on a 6.3 m haunch, carried on seven columns at 6.1 m centres, to give weatherproof HGV loading and unloading of archive boxes. The pack is at pre-tender design development, issued on 27 April 2026 and out for client and design-team review, with practical completion targeted for 30 October 2026.

CANOPY FOOTPRINT Projection, 7 columns 36.6 by 7.0 m	HAUNCH HEIGHT Revised from 6.0 m 6.3 m	PRACTICAL COMPLETION Subject to the decision gates 30 Oct
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WHERE THE PACK SITS

This is a design-development pack, not a construction issue. It sets the scheme, quantifies the risk, and lists the decisions and information needed to move to tender. The two headline decisions, sprinklers and foundations, are set out next.

02

THE TWO GATES

Sprinklers, and foundations

The first gate is sprinklers. A four-test fire framework fails on two of its four tests, on transient combustibles and on fire spread to the existing building through a thermal bridge, so significant scope hangs on a single yes or no from Northgate Logistics under RFI-A4-01. The current assessment puts the probability that sprinklers are required at about 60%. A layout is at peer review: 27 heads on a 3 by 9 grid, to be confirmed by the sprinkler designer against the BS EN 12845 spacing limits.

The second gate is foundations. The proposed two-stage pour uses shear reinforcement at a designed cold joint, with an early first stage and a later bolt cage. The scenario assumes about three weeks of programme benefit; the relevant ground, load and connection information, competent design review and necessary authorisation must be confirmed first. The corner foundation's pile-cap fallback remains for design review if the sheet-piling assessment shows section loss over 30%.

DECISION SOUGHT

Confirm the sprinkler requirement under RFI-A4-01 and review the two-stage foundation strategy. The proposed pour target of the week commencing 13 July 2026 remains conditional on the relevant information, competent design review and necessary authorisation; endorsement alone is not permission to start.

03

RFIS & RISKS

What gates the pack, and what threatens it

Twenty-five RFIs are open and eighteen design risks are logged, three of them critical, five high and ten medium. Four RFIs gate the design; until they return, the work downstream cannot be fixed.

RFI	SUBJECT	WHAT IT GATES
RFI - A4-01	Sprinkler requirement, to Northgate Logistics	The full sprinkler design and affected scope
RFI - 013	Roof insulation specification	Roof load and the foundation calculation
RFI - 006	Ground investigation clarification	The foundation strategy
RFI - 002	The 2,500 mm connection dimension	Rafter design, set-out and cladding scope
RISK	DESCRIPTION	SCORE
DR - 13	Corner foundation undermines corroded sheet piling	15
DR - 01	Sprinkler RFI not returned in time to hold the programme	12
DR - 04	Buried services struck during foundation excavation	12

04

PROGRAMME & NEXT

The programme, and what closes it out

The illustrative programme targets practical completion on 30 October 2026, with a 16-week programme and a proposed early-foundation pour in the week commencing 13 July 2026. A sprinkler answer alone does not close the design. The four gating RFIs and required decisions must be resolved; any early pour needs its relevant information, competent design review and necessary authorisation. A delayed RFI does not authorise works.

ELEMENT	POSITION
Early-foundation pour	Proposed week commencing 13 July 2026, subject to information, design review and authorisation
Practical completion	30 October 2026, subject to the decision gates clearing
Drainage	Three eaves downpipes to a new manhole on the existing 300 mm storm drain
Sprinkler layout	27 heads on a 3 by 9 grid, at peer review against BS EN 12845

WHAT THIS STAGE HANDS ON

Tender readiness depends on all required design information, the four gating RFIs, the relevant decisions and design review. Until these are resolved, the pack is a design-development position for review, with risks and missing information visible. It is not a construction issue or permission to begin work.

Reference BTO-NLG-DSP-001 Issued 27 April 2026 Completion 30 October 2026