

CREATING COMMUNITIES



HELLENS

GREAT PLACES TO LIVE & WORK



DATA CENTRE DEVELOPMENT OPPORTUNITIES

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QUEENS MEADOW, HARTLEPOOL, UK

20 MVA power available by 2028



Site size: 40.65 acres with additional land available
Local Authority: Hartlepool Borough Council

PLANNING STATUS

Hybrid planning consent approved for:

1. Outline planning permission (with all matters reserved) for the erection of up to 677,250 sq ft. of employment floorspace Use Class (B2/B8) with associated infrastructure, access and landscaping.
2. Full planning permission erection of 14 no. employment buildings (Use Class B2/B8) with associated infrastructure, access and landscaping.

AI GROWTH ZONE

We are collaboratively working with the Department of Science, Innovation and Technology on AI Growth Zone Status across this site and Burtree Garden Village, Darlington.



POWER AVAILABILITY

Power available on current network capacity - 20 MVA dual circuit by December 2028. Power subject to existing modification and application with National Energy System Operator - 150 MVA dual circuit subject to NESO mod-app response.



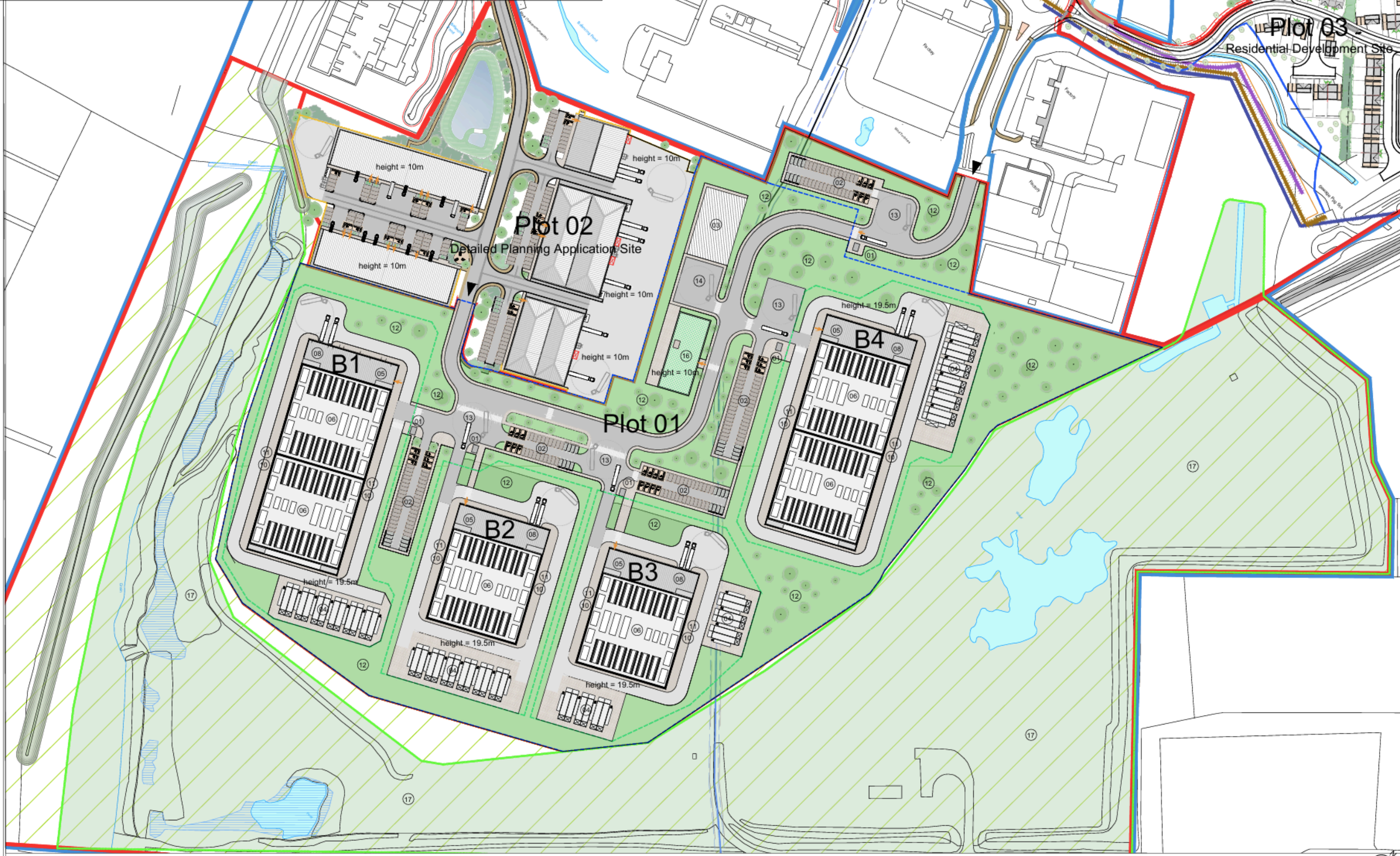
QUEENS MEADOW, HARTLEPOOL, UK

Indicative Site Layout



Accommodation Schedule

IT LOAD MW	GEA						GIA							
	GF	sqm	sqf	LVL1	sqm	sqf	Sub Total	GF	sqm	sqf	LVL1	sqm	sqf	Sub Total
B1	32	8,450	90,955	8,450	90,955	16,900	181,910	8,210	88,372	8,240	88,695	16,450	177,066	
B2	16	4,590	49,406	4,540	48,868	9,130	98,275	4,450	47,899	4,415	47,523	8,865	95,422	
B3	16	4,590	49,406	4,540	48,868	9,130	98,275	4,450	47,899	4,415	47,523	8,865	95,422	
B4	32	8,450	90,955	8,450	90,955	16,900	181,910	8,210	88,372	8,240	88,695	16,450	177,066	
Total	96	26,080	280,723	25,980	279,646	52,060	560,369	25,320	272,542	25,310	272,435	50,630	544,977	
Office Hub		1,050	11,302	1,050	11,302	2,100	22,604	975	10,495	975	10,495	1,950	20,990	
MVA		1,500	16,146			1,500	16,146							
Substation 1	150													
		Total Incl. Off Hub 54,160 582,973						Total Incl. Off Hub 52,580 565,966						



- Disclaimer:
Subject to survey
- Notes:
- Approximate Site Boundary Plot 1 = (127,735sqm / 31.5 acres)
 - Security Fence Line
 - Security Fence Line
 - Gate / Campus Access Point
 - 01 Security Lodge
 - 02 Campus Car Park
 - 03 Substation (size TBD)
 - 04 Standby Generators on Plinths
 - 05 Office
 - 06 Roof Plant
 - 07 Data Hall
 - 08 Loading Bay + Ancillary Accommodation
 - 09 Service Entrance
 - 10 Transformers
 - 11 External Plant
 - 12 Existing/Proposed Landscaped Buffer Zone
 - 13 Vehicle Rejection
 - 14 Service Yard
 - 15 Attenuation Pond
 - 16 Office Hub
 - 17 Local Wildlife Zone

Summary:

B1
IT Load = 32MW
Ground = MEP+Ancillary
First = 4no BMW Data Halls

B2
IT Load = 16MW
Ground = MEP+Ancillary
First = 2no BMW Data Halls

B3
Total IT Load = 16MW
Ground = MEP+Ancillary
First = 2no BMW Data Halls

B4
IT Load = 32MW
Ground = MEP+Ancillary
First = 4no BMW Data Halls

Total IT Load = 96 MW

P02 Revised Layout	27.08.2025	IG	PH
P01 First Issue	30.07.2025	IG	PH
Rev: Notes:	Date:	Drawn:	Iss:

Subsidiary Code:
SKETCH

Client:
Hellens Group

hale
ARCHITECTURE
22c Leathermarket Street, London, SE1 1HP

Project:
Queens Meadow, Hartlepool

Drawing Title:
Proposed Masterplan



QUEENS MEADOW, HARTLEPOOL, UK

Site Location Plan





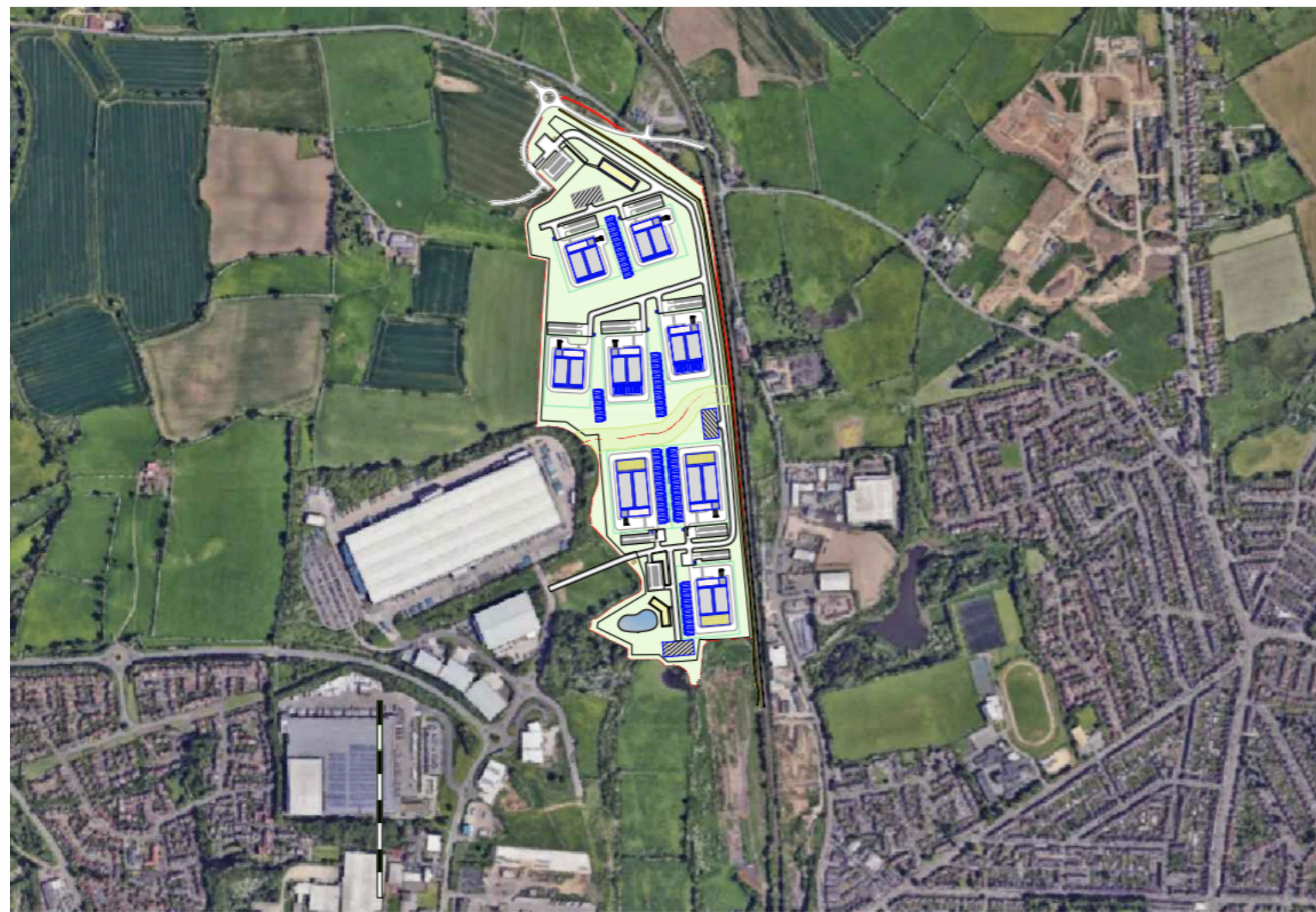
BURTREE GARDEN VILLAGE, DARLINGTON, UK

100 MVA power available by 2028



Site size: 48 Acres

Local Authority: Darlington Borough Council



POWER AVAILABILITY

- Power available on current network capacity – 100 MVA dual circuit by December 2028
- Power subject to existing modification application with National Energy System Operator – 300 MVA dual circuit subject to NESO mod-app response

AI GROWTH ZONE

We are collaboratively working with the Department of Science, Innovation and Technology on AI Growth Zone Status across this site and Burtree Garden Village, Darlington.

PLANNING STATUS

Pre-application stage with Local Authority – site is **allocated employment land** within the adopted Local Plan.



BURTREE GARDEN VILLAGE, DARLINGTON, UK

Indicative Site Layout



Accommodation Schedule

IT LOAD MW	GEA GP	LVL1		LVL2		Sub Total		GIA GP	LVL1		LVL2		Sub Total	
		sqm	sqft	sqm	sqft	sqm	sqft		sqm	sqft	sqm	sqft	sqm	sqft
B1	16	4,375	47,092	4,375	47,092	8,750	94,184	4,250	45,747	4,250	45,747	8,500	91,494	
B2	16	4,375	47,092	4,375	47,092	8,750	94,184	4,250	45,747	4,250	45,747	8,500	91,494	
B3	32	5,615	60,439	4,375	47,092	4,375	47,092	5,485	58,717	4,250	45,747	4,240	45,639	
B4	32	5,615	60,439	4,375	47,092	4,375	47,092	5,485	58,717	4,250	45,747	4,240	45,639	
B5	16	4,375	47,092	4,375	47,092	8,750	94,184	4,250	45,747	4,250	45,747	8,500	91,494	
B6	32	5,615	60,439	4,375	47,092	4,375	47,092	5,485	58,717	4,250	45,747	4,240	45,639	
B7	32	5,615	60,439	4,375	47,092	4,375	47,092	5,485	58,717	4,250	45,747	4,240	45,639	
B8	32	5,615	60,439	4,375	47,092	4,375	47,092	5,485	58,717	4,250	45,747	4,240	45,639	
Total	208	41,200	443,472	35,000	374,757	21,675	230,461	40,025	430,826	34,000	365,973	21,200	228,516	
Office Hub		175	1,854	1,875	20,182	2,050	22,066	1,770	18,992	1,770	18,992	3,540	38,104	
MVA		1,500	16,146			1,500	16,146							
Substation 1	150	1,500	16,146			1,500	16,146							
Substation 2	150	1,500	16,146			1,500	16,146							
Substation 3	150	1,500	16,146			1,500	16,146							



Disclaimer:
Subject to survey.

Notes:

- Approximate Site Boundary Plot 1 = 200,152sqm / 49.5 Acres
- Approximate Site Boundary Plot 2 = 128,213sqm / 31.7 Acres
- Security Fence Line
- Security Fence Line
- Assumed Campus Access Point

- 01 Security Lodge
- 02 Car Park
- 03 Vehicle Rejection
- 04 Substation (size TBD)
- 05 Office / Campus hub
- 06 Data Hall
- 07 Office
- 08 Circulation + Ancillary
- 09 Loading Bay + Ancillary Accommodation
- 10 Service Yard
- 11 Gantry
- 12 Standby Generators on Plinths
- 13 Transformers
- 14 External Plant
- 15 Existing/ Proposed Landscaped Buffer Zone
- 16 Attenuation Pond

Plot 1

- B1 IT Load = 16MW
Ground = MEP+Ancillary
First = 2no 8MW Data Halls
- B2 IT Load = 16MW
Ground = MEP+Ancillary
First = 2no 8MW Data Halls

Plot 2

- B3 IT Load = 32MW
Ground = MEP+Ancillary
First = 2no 8MW Data Halls
Second = 2no 8MW Data Halls
- B4 IT Load = 32MW
Ground = MEP+Ancillary
First = 2no 8MW Data Halls
Second = 2no 8MW Data Halls
- B5 IT Load = 16MW
Ground = MEP+Ancillary
First = 2no 8MW Data Halls
- B6 IT Load = 32MW
Ground = MEP+Ancillary
First = 2no 8MW Data Halls
Second = 2no 8MW Data Halls
- B7 IT Load = 32MW
Ground = MEP+Ancillary
First = 2no 8MW Data Halls
Second = 2no 8MW Data Halls
- B8 IT Load = 32MW
Ground = MEP+Ancillary
First = 2no 8MW Data Halls
Second = 2no 8MW Data Halls

Total IT Load = 208MW

PO1 First Issue 29.07.2025 IG PH
Rev: Notes Date: Dwn: Iss:
Suitability Code:

SKETCH

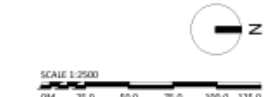
Client:
Hellens Group

hale
ARCHITECTURE
22: Leathermarket Street, London, SE1 3HP
Project:
Burtree Garden Village, Darlington

Drawing Title:
Proposed Masterplan

Project No: 25075 Scale @ A1/A3 Revision: P01
Drawing No: 25075-HAL-XX-XX-SK-A-DAR002

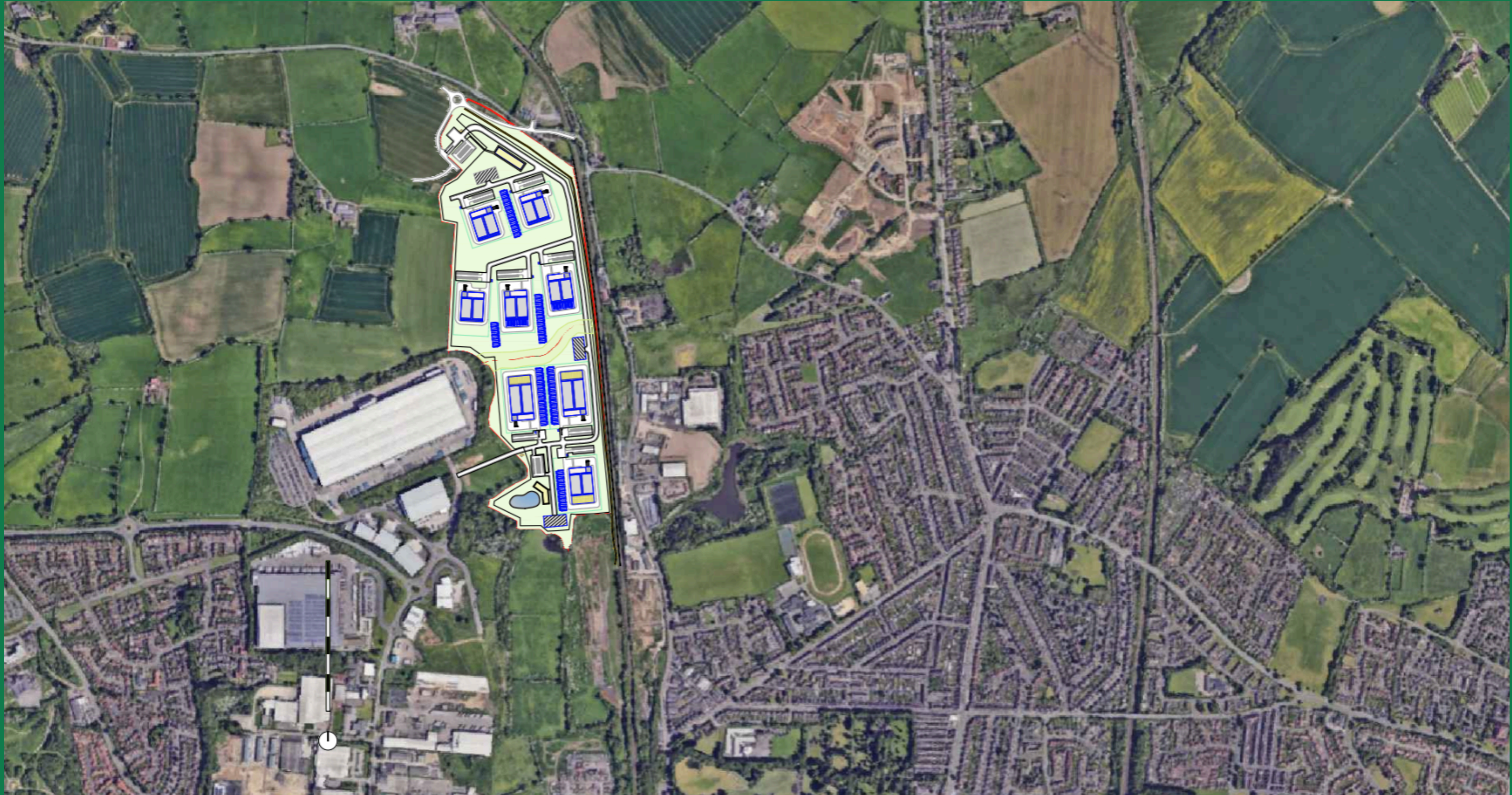
01 Proposed Masterplan
1:2500 @ A1





BURTREE GARDEN VILLAGE, DARLINGTON, UK

Site Location Plan



LOCATION OF DEVELOPMENTS

North East of England



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