



APPENDIX 3 TREE PROTECTION PLAN INTERBRIDGES

- Root protection areas of retained trees
- Protective barriers * The position of the fencing will be relocated as per the red line if the yard and parking areas are not constructed first
- CEZ Construction exclusion zone
- No-dig 200mm Cellweb installed under arboricultural supervision

P PARKING BAY

A ACCESS RAMP

SITE BOUNDARY

RAIL NETWORK

ROAD PERIMETER

GASLINE

GASLINE EASEMENT

FOUL DRAINAGE

FOUL DRAINAGE EASEMENT

PROTECTED TREES (TBC)

ROOT PROTECTION AREA (RPA)

RPA TREE TO BE REMOVED

Area (Site Boundary)
Area (Square Meters)
6651 m ²

Parking Bay Schedule	
Family	Count
Car Park Parking1	50

Access Ramp Schedule	
Family	Count
Loading Ramp	14

NOTE
Drawing based on
Topography Information by South Coast Surveys
No. 254BUND/02

Bin Stores	
Name	Count

Cycle Storage Units	
Name	Count
Cycle Shelter	4

P07	For Information	TJ	WB	22/11/20
P06	For Information	TJ	WB	08/11/24
P05	For Information	TJ	WB	06/11/24
P04	For Information	TJ	WB	25/10/24
P03	For Information	TJ	WB	24/10/24
P02	For Information	TJ	WB	09/10/24
P01	For Information	SB	WB	26/07/24
Rev	Description	By	Check	Date

Hyphen

3 Charlotte Meads
Staple Gardens
Winchester, SO23 8SR
+44 1962 835600
info@hyphen.archi

Client
PNH

Project
EMSWORTH BUSINESS PARK

Drawing
SITE PLAN

Scale
As indicated @A0

Date
25/10/24

Author
TJ

Checked
WB

Version
2

Information
PNH-9173-HYP-00-DR-A-000010

P07

1 Site Plan - Option I

SCALE: 1 : 200

Units Schedule Option I				
Name	Level	Comments	Area	
Unit 1	Ground Floor		78.1 m ²	
Unit 1	First Floor	50% of GF Area	40.3 m ²	
Unit 2	Ground Floor		65.4 m ²	
Unit 2	First Floor	50% of GF Area	32.6 m ²	
Unit 3	Ground Floor		123.9 m ²	
Unit 3	First Floor	50% of GF Area	62.2 m ²	
Unit 4	Ground Floor		124.8 m ²	

Units Schedule Option I				
Name	Level	Comments	Area	
Unit 4	First Floor	50% of GF Area	62.2 m ²	
Unit 5	Ground Floor		125.0 m ²	
Unit 5	First Floor	50% of GF Area	62.5 m ²	
Unit 6	Ground Floor		146.2 m ²	
Unit 6	First Floor	50% of GF Area	72.7 m ²	
Unit 7	Ground Floor		145.3 m ²	
Unit 7	First Floor	50% of GF Area	73.2 m ²	

Units Schedule Option I				
Name	Level	Comments	Area	
Unit 8	Ground Floor		118.7 m ²	
Unit 8	First Floor	50% of GF Area	59.4 m ²	
Unit 9	Ground Floor		139.5 m ²	
Unit 9	First Floor	50% of GF Area	69.8 m ²	
Unit 10	Ground Floor		97.0 m ²	
Unit 10	First Floor	50% of GF Area	48.4 m ²	
Unit 11	Ground Floor		96.8 m ²	

Units Schedule Option I				
Name	Level	Comments	Area	
Unit 11	First Floor	50% of GF Area	48.4 m ²	
Unit 12	Ground Floor		95.8 m ²	
Unit 12	First Floor	50% of GF Area	47.9 m ²	
Unit 13	Ground Floor		86.7 m ²	
Unit 13	First Floor	50% of GF Area	42.0 m ²	
Unit 14	Ground Floor		66.2 m ²	
Unit 14	First Floor	50% of GF Area	33.2 m ²	
Total Units			2221.4 m ²	