

KEY to Fixtures and fittings

- Ⓐ Retractable bollard
- Ⓑ Leader board
- Ⓒ 8 door menu board
- Ⓓ Single arm height restrictor
- Ⓔ directional sign
- Ⓕ Cranked bollard
- Ⓖ Cycle storage
- Ⓗ Ashguards restrictor

Lighting column

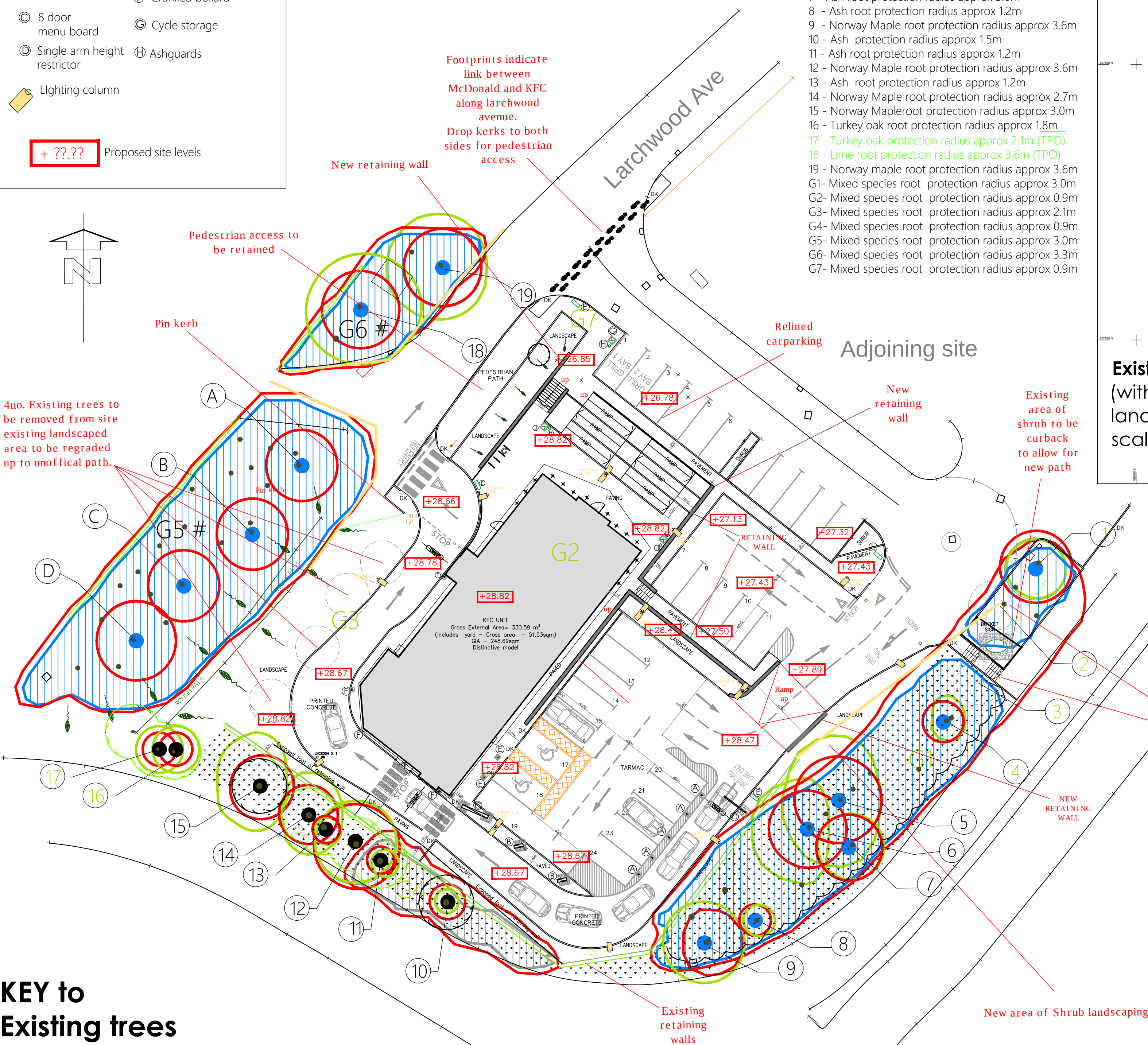
+ ??? Proposed site levels

Notes

Tree Group G2/G3 and G7 are mixed species and are all BS5837 Category C2 self set of trees to be removed to facilitate the new development

KEY

- TPO Trees in Green
- 1 - Lime root protection radius approx 3.3m (TPO)
 - 2 - Lime root protection radius approx 3.3m (TPO)
 - 3 - Lime root protection radius approx 2.4m (TPO)
 - 4 - Lime root protection radius approx 1.8m
 - 5 - Lime root protection radius approx 3.9m
 - 6 - Lime root protection radius approx 3.6m
 - 7 - Ash root protection radius approx 3.0m
 - 8 - Ash root protection radius approx 1.2m
 - 9 - Norway Maple root protection radius approx 3.6m
 - 10 - Ash protection radius approx 1.5m
 - 11 - Ash protection radius approx 1.2m
 - 12 - Norway Maple root protection radius approx 3.6m
 - 13 - Ash root protection radius approx 1.2m
 - 14 - Norway Maple root protection radius approx 2.7m
 - 15 - Norway Maple root protection radius approx 3.0m
 - 16 - Turkey oak root protection radius approx 1.8m
 - 17 - Turkey oak protection radius approx 2.1m (TPO)
 - 18 - Lime root protection radius approx 3.6m (TPO)
 - 19 - Norway maple root protection radius approx 3.6m
 - G1 - Mixed species root protection radius approx 3.0m
 - G2 - Mixed species root protection radius approx 0.9m
 - G3 - Mixed species root protection radius approx 2.1m
 - G4 - Mixed species root protection radius approx 0.9m
 - G5 - Mixed species root protection radius approx 3.0m
 - G6 - Mixed species root protection radius approx 3.3m
 - G7 - Mixed species root protection radius approx 0.9m



KEY to Existing trees and shrubs

- LEGEND
- Category B tree
 - Category C tree
 - ▨ Category B group
 - ▨ Category C group
 - ▨ Category C group to be removed
 - Root Protection
 - Tree Protection Barrier
 - 00 Tree /Tree group under TPO
 - # Requiring pruning works

Drawing to read in conjunction with Landscape plan B215 (indicates information on proposed hard and soft landscaping), The Preliminary Ecological Appraisal (June 2016, Middlemarch environmental) and the Pre-development Arboricultural survey and impact assessment (May 2016, Middlemarch Environmental) and Arboricultural Method statement (June 2016, Middlemarch Environmental)



Existing view B.
Location of proposed pedestrian access link



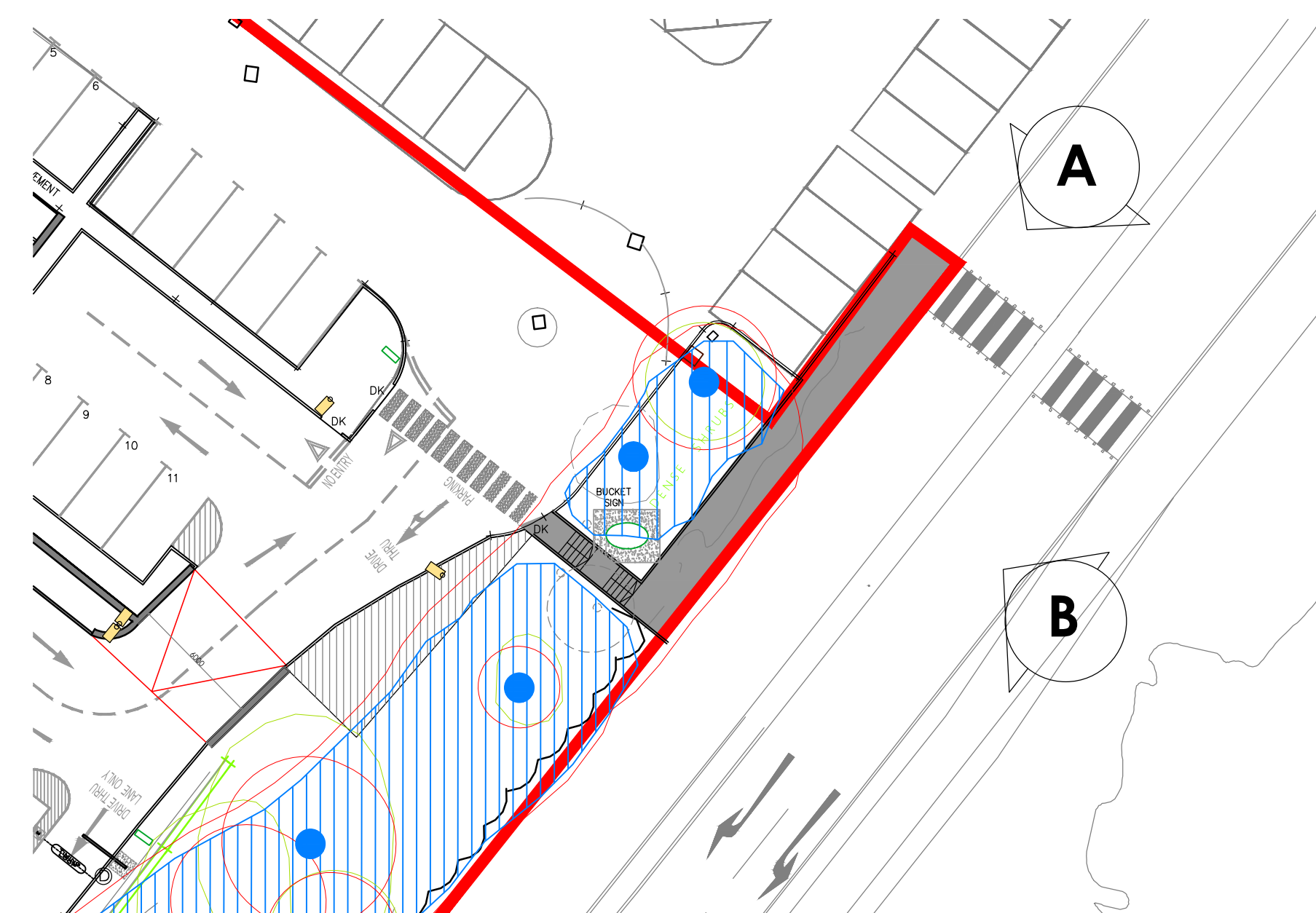
Existing site plan
(with existing landscape/ Tree information)
scale - 1:500 @ A1 1:250 @ A3

Possible Path - Highway . permission to be gained to remove part of the existing dense shrubs/Trees and reform with pedestrian paving (extend to tie up with existing pavement) . 2no.Existing trees to be removed from site . Trees 2 and 3 with TPO's

Form new steps to gain access to KFC site at lower level . (See plan and photographs right and below)



Existing view A.Location of proposed pedestrian access link



proposed new path from pedestrian access (hatched region)
scale - 1:250 @ A1 1:500 @ A3

SITE DESIGN SIGNOFF

Name / Title

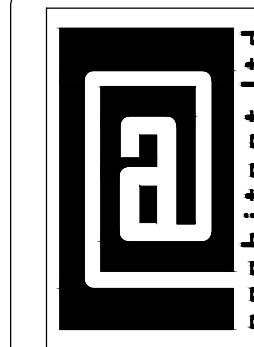
Signature

Date

ALL DIMENSIONS TO BE CHECKED ON SITE.

DO NOT SCALE FROM THIS DRAWING EXCEPT FOR THE PURPOSES OF LOCAL AUTHORITY PLANNING

rev	date	description
K	24.10.16	Disabled carparking spaces relocated as per comments from planning consultant
J	04.10.16	Changes to layout following comments from planning. Changes include Existing trees/ trees removed indicated on drawing, proposed extended ramped access to reduce gradient, omitting patio area to front of unit, 500mm buffer zone between carparking spaces 17-12, Trees 2 and 3 removed to allow for proposed pedestrian link, Retaining wall /landscape area to carparking spaces 7-11 clarified, informal access route for McDonalds unit to Asda superstore maintained (retaining pedestrian access), rear retaining wall footings indicated and DT lane adjusted to allow for delivery access (min 1200mm) to yard area of KFC proposal, lighting columns added (NS)
H	14.07.16	Carparking space numbers corrected and levels added back as requested by LW (NS)
G	12.07.16	Site red line boundary and OS location plan omitted following comments from LW (NS)
F	08.07.16	Additional pedestrian crossing added to aid with access to the rear delivery doors. (NS)
E	23.06.16	DT lane widened for mini bus swept path (NS)
D	21.06.16	Site plan updated to allow for new pedestrian path(and associated clearing works) and omitting retaining wall to DT lane (NS)



ripon house, suite 7
35 station lane
hornchurch
essex, rm12 6jl
tel.: 01708 477899
fax: 0709 223 4930
e.: office@architect.ltd.uk
web.: www.architect.ltd.uk



NEW BUILD.

store address
KFC BEDHAMPTON

Larchwood Avenue
P09 3QW

drawing title
PROPOSED
Site Plan
for Planning

drawn by	checked	date
NS		JUN 2016
store no.	scale	
0000	1:250 / 1:200	

drawing no.	revision
0000/2011/B122/14-0062	K

proposed site plan scale - 1:250 @ A1 1:500 @ A3

Existing tree and landscaping information taken from CTES Topographical survey and Arboricultural survey by Middlemarch Environmental

PLANNING