



Schedule of Areas (GIA):

- Unit B/C - 768sq.m (8,266 sq.ft)
- Unit D - 558sq.m (6,000 sq.ft)
- Unit E - 372sq.m (4,004 sq.ft)
- Unit F - 348sq.m (3,750 sq.ft)
- Unit G - 345sq.m (3,713 sq.ft)
- Unit H - 220sq.m (2,368 sq.ft)
- Unit J - 419sq.m (4,510 sq.ft)
- Unit K - 170sq.m (1,830 sq.ft)
- Unit M - 140sq.m (1,500 sq.ft)
- Unit P - 167sq.m (1,800 sq.ft)
- Tyre Centre - 186sq.m (2,000 sq.ft)
- TOTAL = 3693sq.m - 39,751sq.ft**

- Site Area Approx. - 2.77acres (1.12ha)
- Car Parking - 113 Spaces (inc. 14 Dis)
- Parking Spaces = 2.5 x 5m

EXTERNAL MATERIALS/FINISHES:

- SMA / TARMAC ACCESS ROADS
- SMA / TARMAC PARKING SPACES
Thermoplastic white lining to Car Park Spaces
- IMPRINTED CONCRETE DRIVE THRU LANE
Colour Charcoal
- SLIP RESISTANT CONCRETE PAVING TO FOOTPATHS - Tobermore Braemar premium concrete paving flags.
450x450x50mm - Colour Silver, Ground finish, Stretcher bond
- SLIP RESISTANT BLOCK PAVING TO FOOTPATHS - Marshalls Keyblok
200x100x60mm - Colour Charcoal, Herringbone pattern.
- CONCRETE SERVICE YARD
- PLANTING/LANDSCAPING AREAS

BOUNDARY TREATMENTS:

- Low level metal railings with Bwk Piers
To Site Frontage/Old Road
Low level facing brick wall with 4.0x225mm facing brick piers at 4.5m centres, landscaping/Planting to rear of wall, 100mm high metal railings, colour black, between piers. Refer to elevation on drawing 18-1704/207
- Timber Acoustic Fence
ALSO REFER TO ACOUSTIC CONSULTANTS DETAILS & REPORTS
Timber close boarded fence to BS 1722-5. Fence to be 3.0m high with 125x190mm concrete posts at 1.8m centres, 3 No. 50mm rails and 200x25mm thick gravel board at base. Continuous 35mm capping rail to all featheredge boards.
Fence to be free from perforations with a minimum superficial mass of 5.5kg/m²
- Timber 'Trip Rail' fence
Wooden post and rail fencing - diamond 'trip rail'
Height 450mm above ground
100x100 Posts at max. 1350mm c/s
75x75mm Diamond Trip Rail
Galvanised strap to secure rails to posts
- SECURITY METAL FENCING & GATES TO SERVICE YARD
Palladin metal fencing or similar approved
Height 2.7m with double swing vehicle access gate
Double Gate Width 8m +/-
Finish: Factory Colour coated - Black
Refer to drawing 18-1704/207 for details and elevations of new Service Yard Gates

EXTERNAL FITTINGS:

- BOLLARDS TO RETAIL & TRADE PUBLIC AREAS
Autopa Ltd or similar approved
100mm o/d stainless steel bollard
10m height above ground
- PROTECTION BOLLARDS TO SERVICE YARD AREAS
200mm diameter Circular Hollow Section mild steel painted black and yellow bands
2.0m height above ground
- CYCLE STANDS
Autopa Ltd - Veropa Sheffield Stands or similar approved. 30x brushed Stainless Steel.
Public Cycles - 12 No. stands provided for parking of 24 cycles.
- Staff Cycles - Covered Cycle Shelter.
Broxap New Sheffield or similar for 12 Cycles.
5 No. stands for parking of 10 cycles.
122 Staff Cycles in Total
- Cycle Parking in accordance with Essex Standards
- A3 Drive Thru Height Restrictor
PPC black 150mm dia circular hollow section steel
"Goal Post" height restrictor with warning bar suspended on chains. With panel above to read "Maximum Height 2.7m / 8' 10" White text on green background. O/A size = 7650mm wide x 3200mm high

Planning Drawing

| rev. | date | description | by |
|-------|----------|---|----|
| Rev D | 01.07.21 | Unit D shopfronts & shutters updated + Totem Sign 2 removed | DB |
| Rev C | 29.06.21 | Unit J shopfronts updated and parking amended | DB |
| Rev B | 16.06.21 | Schedule & Unit Name/Letter updated | DB |
| Rev A | 08.05.21 | Parking Updated | DB |

Gould Singleton Architects
Earls Way, Halesowen, West Midlands, B63 3HR

hawkstone
PROPERTIES PLC

Proposed Retail & Trade Development
Old Gas Works Site
Old Road
Clacton On Sea

Proposed Site / Block Plan

18-1704/201d

number drawn: DB
date: May 2021
checked: GSA

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