NORTH

1 : 250

Industrial Estate

Retain Existing Building/Boundary Wall
Approx. 4.80m high

Retain Existing Building/Boundary Wall
Approx. 3.45m high

Retain Existing Palisade
Fence & Cladding
Approx. 2.50m high

Provide new 2.5m high acoustic timber fence to rear of existing fence within the development site.
All as Acoustic Consultants details and report.

Retain existing Bwk boundary wall ranging between 1.5 & 2m high.
Provide new 3m high acoustic timber fence to rear of existing boundary wall within the development site.
All as Acoustic Consultants details and report.

All as Acoustic Consultants details and report.

New Glavanised metal service yard gates

Low level landscaping/planting

Entrance Gates

Delivery Entrance/Exit

Entrance/ Exit

New Totem/Retail Park Signage
Refer to drawing 18/1704/106

2 No. Covarad Cycle Shelters
Brewer New Sheffield or similar
12 Cycles per shelter
24 cycles in total.

Bins / Refuse Area formed from 2m high timber close boarded fencing with hedged and braced gates.

bins / refuse

3 No. Cycle Stands (6 Bikes)

Service Yard

Yellow Cross Hatching and Service Yard Only Signage

Gas Main

Plant

Service Yard
HGV Turning Area

3 staff spaces

5

Unit A
765sq.m
(8,230sq.ft)

Unit D
558sq.m
(6,000sq.ft)

Unit E
372sq.m
(4,004sq.ft)

Unit F
348sq.m
(3,750sq.ft)

Unit G
345sq.m
(3,713sq.ft)

Unit H
220sq.m
(2,368sq.ft)

Unit J
419sq.m
(4,510sq.ft)

FFL 15.100

Unit K
170sq.m
(1,830sq.ft)

Unit L
140sq.m
(1,500sq.ft)
FFL 15.100

Unit 2
Tyre Centre
186sq.m
(2,000sq.ft)
FFL 15.000

Car Wash Lane

Car Wash Canopy

GRP Housing by Others

'Drop Off' Only Bays

Retain Existing Palisade Fencing to entire Western Boundary

Total 111 Spaces

5 No Cycle Stands (10 Bikes)

Motorcycles

NG Plant

Existing NG Plant enclosure fence maintained as

Remove existing palisade fencing to entire Eastern Boundary and replace with new boundary treatment as schedule

Menu Boards

Bins

FFL 14.750
Unit 1
A3 & A5
167 sq.m
(1800 sq.ft)

STARBUCKS COFFEE

WAITING BAYS

New Metal Railings with Bulk Piers

Low level landscaping/planting

Old Road

Retain Existing Walling & Palisade Fencing to Southern section of Site Boundary

electricity sub-station

Bollards

Pedestrian Link within development site

'Pedestrian Link' within development site

New timber 'Trip Rail' fence

Totem Sign

Remove existing concrete posts & chain link fence to Southern Boundary and replace with new knee high timber 'Trip Rail' fence.

Remove existing concrete posts & chain link fence to Southern Boundary and replace with new knee high timber 'Trip Rail' fence.

Ex Bushes/Planting

Remove existing fencing and replace with new boundary treatment as schedule

Remove existing trees shown dotted

Electricity Distribution Site

NO PARKING

NO ENTRY

NO EXIT

56

48

42

40

b&m home store

next

carpetright.

halfords

Iceland

MORRISONS

rev.	date		drawn	chk'd
Rev K	28.04.21	Units H, J & K updated.	DB	
Rev J	26.04.21	Units H, J & K combined	DB	
Rev I	06.04.21	Units updated to clients requirements	JH	
Rev H	12.03.21	Units K, L & M updated.	DB	
Rev G	10.02.21	Gym Stairs removed and Units Units K, L & M Updated	DB	
Rev F	21.10.20	Units K, L & M Updated	DB	

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number: 18-1704/6004K

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

Proposed Site / Block Plan - Tenants

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