



PROPOSED ADDITIONAL HGV PARKING AREA

Total Site Area:  
5635m<sup>2</sup> (60,653sq ft approx)

Hard Surface Area:  
4477m<sup>2</sup> (48,190 sq ft approx)

**EXTERNAL WORKS - SURFACES LEGEND**

- BLOCK PAVING**  
Marshalls Piora Permeable Block Paving (or similar) with British Standard Kerb Edging, Colour: Bracken
- FLAG PAVING**  
Marshalls Flag Paving
- BLOCK PAVING**  
Marshalls Piora Permeable Block Paving (or similar) with British Standard Kerb Edging, Colour: Charcoal
- CONCRETE HARDSTANDING**  
Tampere Finish
- SOFT LANDSCAPING**  
Seeded Grass / Shrubs to Landscape Architects Design
- BOUNDARY TREATMENTS**  
Steel Palisade fencing and vehicular entrance gates

**SITE AREA**  
4.32 acres (17,496m<sup>2</sup>)

**PROPOSED VMU GROSS EXTERNAL FLOOR AREA & PARKING ALLOCATION**  
1950m<sup>2</sup> (20,990sq ft approx) 51 parking spaces

Parking allocation based on Bedford Borough Council Parking Standards for Non-Residential B2 use class as noted below.

B2 General Industry  
1 space per 30m<sup>2</sup> below 500m<sup>2</sup> plus 1 space per 100m<sup>2</sup> above 500m<sup>2</sup>

Minimum Parking Calculation:  
Total Office Floor Area: 570m<sup>2</sup> / 30 = 19 Spaces  
Total Workshop Area: 1564m<sup>2</sup> / 100 = 16 Spaces

Minimum Spaces Required = 35 Spaces

|          |  |          |
|----------|--|----------|
| P06      | refuse bins added internally                       | 10.06.21 |
| P05      | notes updated                                      | 10.12.20 |
| P04      | Surface finishes updated and Parking notes revised | 09.12.20 |
| P03      | External Works and Red Line boundary added         | 03.11.20 |
| P02      | Access road widened and parking spaces updated     | 28.10.20 |
| P01      | planning issue                                     | 25.09.20 |
| revision | note   | date     |

client  
Brian Currie Ltd

project title  
New Vehicle Maintenance Unit - Bedford

drawing title  
Proposed Site Plan

drawing status  
Planning

scale  
1:500 @ A1

date  
June 2021

project number  
2548

drawing number  
AP0001

revision  
P06