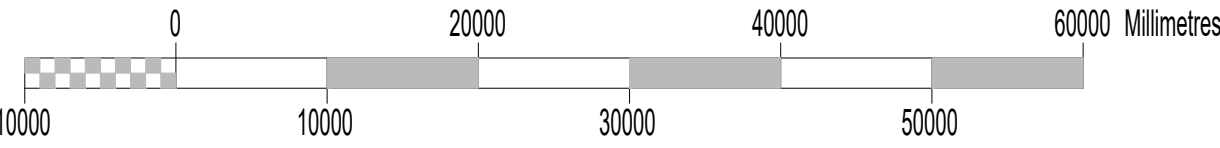


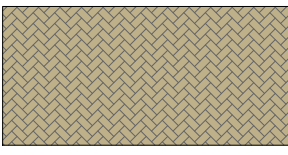
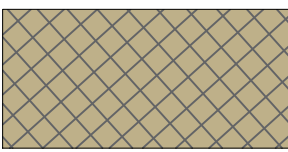
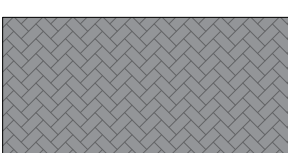
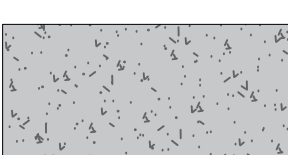
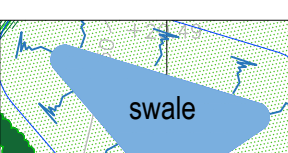
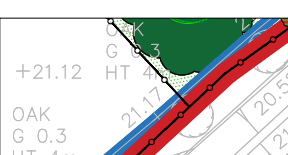
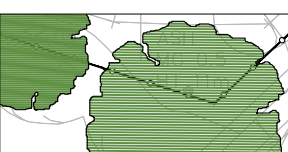
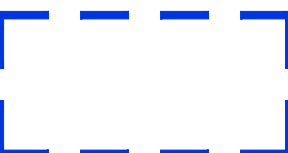


SITE PLAN AS PROPOSED - 1:500



SCALE 1:500

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**
Tampored Finish
 -  **SOFT LANDSCAPING**
Seeded Grass / Shrubs to Landscape Architects Design
 -  **BOUNDARY TREATMENTS**
Steel Pallsade fencing and vehicular entrance gates
 -  **EXISTING LANDSCAPING**
Existing Mature Trees and Hedging to be retained
-  **PREVIOUS BUILDING FOOTPRINT**
Line of building footprint from previous application

SITE AREA

4.32 acres (17,496m²)

PROPOSED VMU GROSS EXTERNAL FLOOR AREA & PARKING ALLOCATION

985m² (10,600sq ft approx) 31 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 30m² below 500m² plus 1 space per 100m² above 500m²

Minimum Parking Calculation:
Total Office Floor Area: 372m² / 30 = 13 Spaces
Total Workshop Area: 728m² / 100 = 8 Spaces

Minimum Spaces Required = 21 Spaces

P04	building areas updated	09.05.22
P03	line of previous building design added	28.04.22
P02	swales added to PCE design	30.03.22
P01	first issue	10.02.22

revision	note	date
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client

Brian Currie Ltd

project title

New Vehicle Maintenance Unit - Bedford

drawing title

Proposed Site Plan

drawing status

Planning

scale	date
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1:500 @ A1	January 2022
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project number	drawing number	revision
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2548	AP0101	P04
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