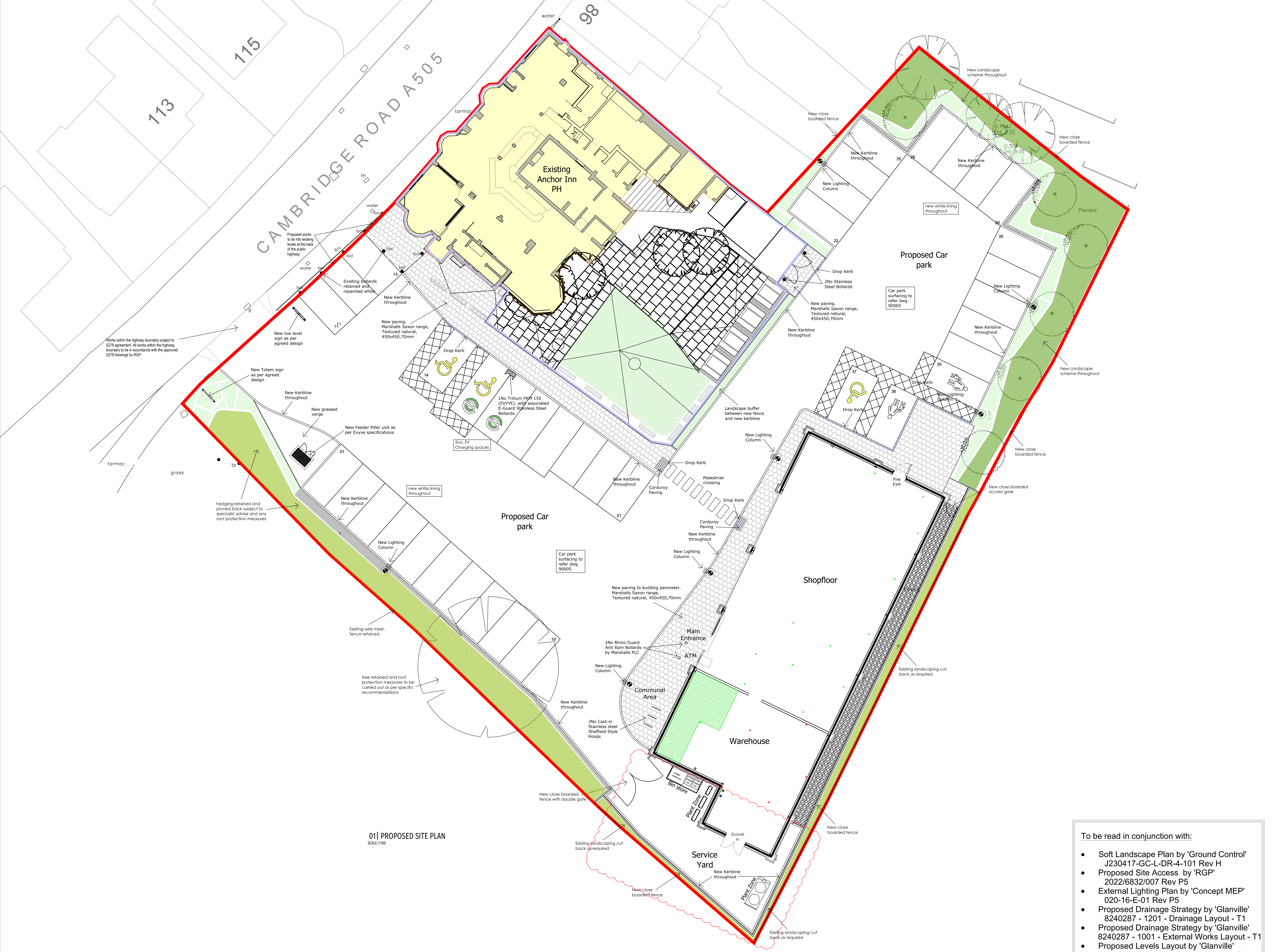
CAMBRIDGE ROAD A505
113
115
98
water
tarmac
fh
water
bol
lp
g
grass
tp
Existing Anchor Inn PH
Proposed works to tie into existing levels at the back of the public highway.
Works within the highway boundary subject to S278 agreement. All works within the highway boundary to be in accordance with the approved S278 drawings by RGP.
Existing bollards retained and repainted white
New low level sign as per agreed design
New Kerbline throughout
New paving. Marshalls Saxon range, Textured natural, 450x450,70mm
Drop Kerb
New Totem sign as per agreed design
New grassed verge
New Feeder Piller unit as per Evyve specifications
1No Tritium PKM 150 (EVYYE), with associated E-Guard Stainless Steel Bollards
2no. EV Charging spaces
new white lining throughout
hedging retained and pruned back subject to specialist advise and any root protection measures
New Lighting Column
Proposed Car park
Car park surfacing to refer dwg 90005
Existing wire mesh fence retained
tree retained and root protection measures to be carried out as per specific recommendations
Landscape buffer between new fence and new kerbline
Pedestrian crossing
Corduroy Paving
New paving to building perimeter. Marshalls Saxon range, Textured natural, 450x450,70mm
2No Rhino Guard Anti Ram Bollards by Marshalls PLC
Main Entrance
ATM
Communal Area
3No Cast-in Stainless steel Sheffield Style Hoops
New close boarded fence with double gate
Existing landscaping cut back as required
New close boarded fence
Shopfloor
Warehouse
Bin store
1100ltr waste bin
240ltr waste bin
240ltr waste bin
Plant Zone
Goods in
Service Yard
Fire Exit
New close boarded access gate
New Landscape scheme throughout
New close boarded fence
0.15ø (ht 8.0)
0.30ø (ht 9.0)
Planted
2No Stainless Steel Bollards
01
10
11
13
14
21
22
25
26
29
30
35
36
37

01| PROPOSED SITE PLAN
SCALE: 1:100

To be read in conjunction with:

- Soft Landscape Plan by 'Ground Control' J230417-GC-L-DR-4-101 Rev H
- Proposed Site Access by 'RGP' 2022/6832/007 Rev P5
- External Lighting Plan by 'Concept MEP' 020-16-E-01 Rev P5
- Proposed Drainage Strategy by 'Glanville' 8240287 - 1201 - Drainage Layout - T1
- Proposed Drainage Strategy by 'Glanville' 8240287 - 1001 - External Works Layout - T1
- Proposed Levels Layout by 'Glanville' 8240287 - 1101 - Levels Layout - T1

SCALE BAR
0 1000 2000 5000
SCALE: 1:100

NORTH POINT

GENERAL NOTES

OVERALL SITE AREA = 3,280 m2, 0.81 acres

DEVELOPMENT SITE = 2,635 m2, 0.65 acres

PROPOSED GIA = 395 m2, 4,250 sqft

REV	DATE	DESCRIPTION	DR	CH
G	07.04.25	Bins shown in bin store	KW	KW
F	04.04.25	Plant and bin store shown in service yard	RS	RS
E	12.02.25	EV provision adjusted to a single dual charget due to power provision. Protection bollards to ATM reconfigured as requested	RS	RS
D	04.11.24	Paving to rear of new unit omitted in lieu of gravel. Minor reconfiguration to lighting columns so they sit between parking spaces where applicable, and min 500mm set back from kerblines	RS	RS
C	04.11.24	Service yard reduced in size to suit corrected demise line Additional area of concrete hardstanding extended along rear of unit. Fence closure panel move to suit.	RS	RS
B	30.09.24	General update: Feeder Piller for EV's confirmed in size and location. New building footprint added with reconfigured entrance and ATM	RS	RS
A	02.09.24	Construction Issue	RS	RS

CONSTRUCTION

DB3
LEEDS
4th Floor, 10 South Parade, Leeds LS1 5QS.
T: 0113 244 6931 www.db3group.com

CLIENT
GREENE KING

PROJECT
Anchor Inn - Redevelopment
84 Cambridge Road, Hitchin. SG4 0JH

TITLE
Proposed Site Plan

CREATION DATE	SCALE @ A0	DRN	CHK	APP	SUIT
March 2024	1:100	rs			

SHEET NO.
16835 - DB3 - B01 - 00 - DR - A - 90-002
PROJECT NO \| ORIGINATOR \| ZONE \| LEVEL \| TYPE \| ROLE \| NUMBER

REVISION
G

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