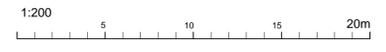


DO NOT SCALE FROM THIS DRAWING
ALL DIMENSIONS TO BE VERIFIED BY THE CONTRACTOR ON SITE



El Sub Sta

Materials Key

- Coarse gravel surface
- Porous tarmac surface
- Concrete pavements
- Laid to lawn / landscaping

Visibility Splay - 24 x 45 metres

Tree 1 to be removed and replaced as recommended by arboriculturalist

Tactile paving and drop kerbs in accordance with highways requirements

New site entrance with 2x2 m pedestrian visibility splays

Carriageway width to be reduced to 5.5m at narrowest point

Tactile paving and drop kerbs in accordance with highways requirements

Existing Wall retained and altered to accommodate new entrance

Existing pavement extended past site entrance to improve pedestrian safety

Large vehicle turning area

Defensible space at ground floor formed by landscaped frontages

Red dashed circles indicate paving exclusion / protection zone around trunks

Existing TPO Pine trees retained along site frontage

Enhanced Landscaping and planting around site perimeter

Visibility Splay - 2.0 x 4.3m to nearest point of oncoming carriageway

Shared communal gardens maintained by management company

Existing TPO trees to be retained

Existing building retained and enhanced

Existing vehicular entrance blocked up

Existing trees and screen planting outside southern boundary of site

Indicative extent of existing tree canopy - for full details refer to Tree Survey Report

Private garden for semi-detached house conversion

HENGIST ROAD

dense planting and landscaping - outside site

Track

Indicative extent of existing tree canopy - for full details refer to Tree Survey Report

New pedestrian footpath and crossing point

Existing Yew Trees with TPO's retained and protected

Shared outdoor amenity space - Landscaped gardens

Covered secure cycle storage for plots 2, 3, 5, 6 and 7

Existing tree on eastern boundary retained

Temporary refuse collection point for plots 1, 4 and 8

Existing brick wall surrounding site to be retained

Existing tree on eastern boundary retained

Proposed new vehicle parking in line with KCC standards

Shared entrance driveway

Landscaped private front gardens

New tree to enhance screening to eastern boundary

Cycle storage to garden sheds

Dense tree and shrub planting area outside of site boundary

New tree planting to enhance screening to eastern boundary

Enhanced screen planting to boundary

Outline of existing building dashed purple

Private gardens to mews cottages

New tree to enhance screening to eastern boundary

Birchington Golf Course

Indicative extent of existing tree canopy - for full details refer to Tree Survey Report

Enhanced screen planting to eastern boundary

New building line set 9.8m further back from boundary

Covered bin storage for plots 2, 3, 5, 6 and 7

B	Reduced by 1 unit, layout updated	24.05.2017	ARJ	
A	Minor amendments following highways pre-app	03.05.2017	ARJ	
REV	DESCRIPTION	DATE	BY	CHKD

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client details
Sunningdale House Developments

project details
**Former Springfield Nursing Home, Hengist Rd
Westgate-on-Sea**

drawing title
Proposed Site Layout

date scale drawn by checked by
July'16 1:200@A1 ARJ

project no.	drawing no.	revision
1356	005	B