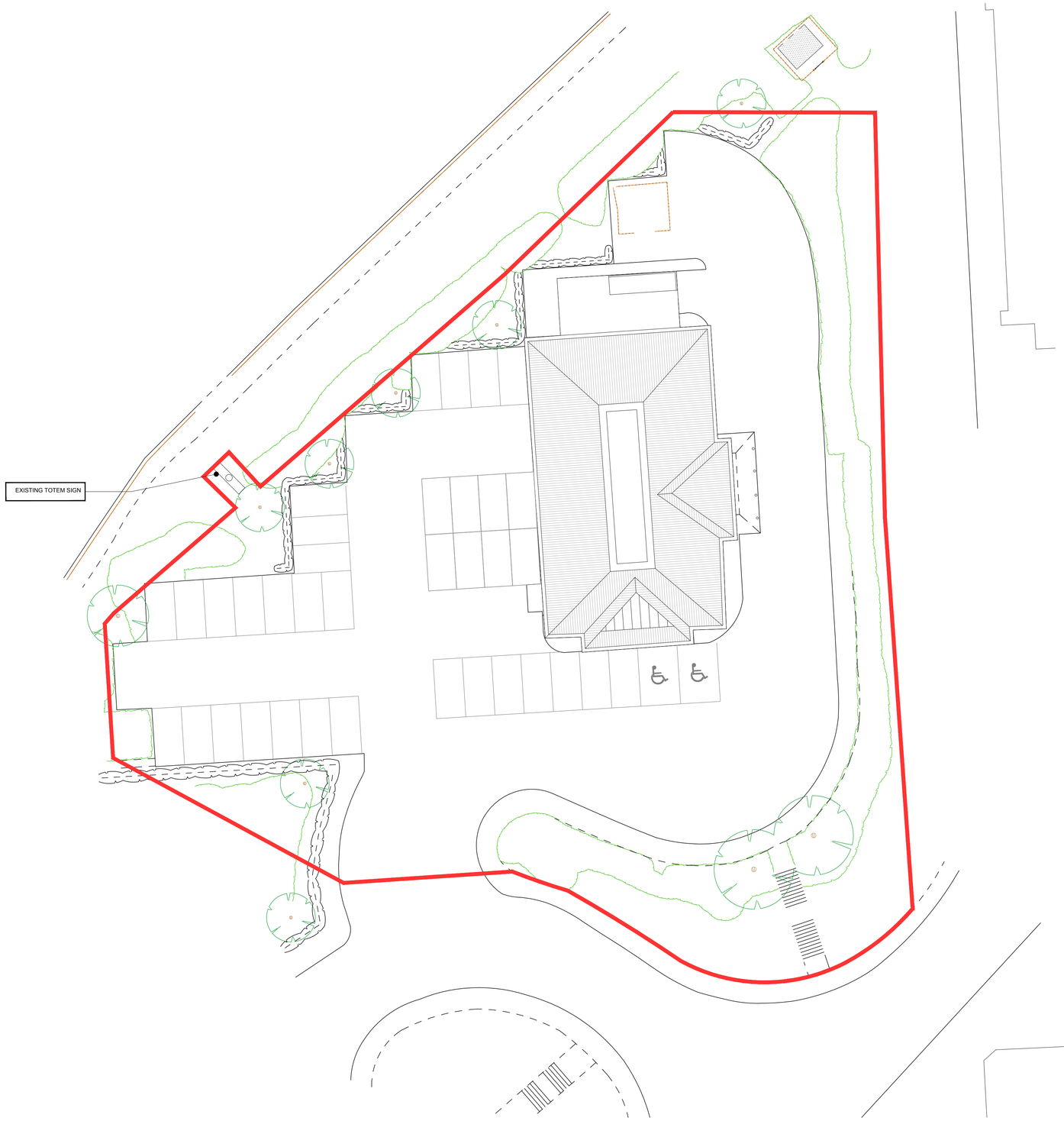


P
PLAN

EXISTING SITE PLAN
SCALE 1:200 @ A1

AREA CALCULATIONS	
SITE AREA =	0.338 Ha
EXISTING BUILDING (GEA / GIA) =	380 / 349 Sqm 4090 / 3756 Sqft
PROPOSED BUILDING (GEA / GIA) =	322 / 295 Sqm 3465 / 3175 Sqft

SITE AREA KEY	
	SITE BOUNDARY

PARKING NUMBERS	
BICYCLE	0
CARS (STANDARD)	36
CARS (ACCESSIBLE)	2
CARS TOTAL	38

N

SCALE BAR 1:200

0 4 20m

IMPORTANT:

ONLY SCALE FOR PLANNING PURPOSES.

ALL DIMENSIONS SHOWN ARE FOR REFERENCE ONLY, AND SHOULD BE VERIFIED ON SITE BY THE PRINCIPLE CONTRACTOR.

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OR PASSED TO ANY THIRD PARTY WITHOUT PRIOR WRITTEN CONSENT.

THE CONTRACTOR TO ADVISE ON ALL DETAILS AND ENSURE STABILITY AND STRENGTH OF CONSTRUCTION. THE CONTRACTOR TO PROVIDE SETTING OUT AND ROD DRAWINGS FOR APPROVAL PRIOR TO CONSTRUCTION.

THE CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE AND RELATE TO THESE DRAWINGS. THE CONTRACTOR TO REPORT ANY DISCREPANCIES TO DESIGNERS PRIOR TO CONSTRUCTION.

ALL SERVICES TO LOCAL AUTHORITIES, BCO AND ENVIRONMENTAL HEALTH REQUIREMENTS, AND TO SERVICE ENGINEER'S DETAILS. ALL STRUCTURE TO STRUCTURAL ENGINEER'S DETAILS AND LOCAL AUTHORITIES AND BCO REQUIREMENTS.

ALL CONSTRUCTION AND MATERIALS TO COMPLY WITH CURRENT BUILDING AND FIRE REGULATIONS.

THE CONTRACTOR SHALL COMPLY WITH:
THE CDM REGULATIONS; FIRE PRECAUTIONS; CODE OF PRACTICE FOR THE PREVENTION OF FIRES ON CONSTRUCTION SITES AND BUILDINGS UNDERGOING REFURBISHMENT; HEALTH & SAFETY AT WORK REGULATIONS 1974.

CODE OF WELFARE CONDITIONS AS OUTLINED IN THE NATIONAL WORKING RULE AGREEMENT FOR THE BUILDING INDUSTRY AND ANY STATUTORY RULES AND ORDERS RELATING TO THE PROVISION AND MAINTENANCE OF WELFARE AND SAFETY MEASURES AND AMENITIES FOR ALL WORK PEOPLE EMPLOYED ON SITE.

CONTRACTOR TO ENSURE, WHERE APPLICABLE, THAT ALL LANDLORDS GUIDELINES/REQUIREMENTS ARE MET.

WHERE DRAWING HAVE BEEN ISSUED AS DXF, DWG OR OTHER ELECTRONIC MEANS, THE DESIGNERS CANNOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE DATA WITHIN
YOUR CAD SYSTEM AFTER TRANSFORMATION. THE RECIPIENT IS ADVISED TO USE THE TRANSLATED DATA ONLY AS BACKGROUND FOR DRAWING PURPOSES.

REV	DATE	DESCRIPTION	NAME
A	12/03/2021	PARKING Nos UPDATED, EXISTING ACCESSIBLE PARKING BAYS SHOWN	MC

Status: PLANNING

Beyond LONDON
4a KING STREET STUDIOS, LONDON, W6 0QA
WWW.BEYONDLONDON.COM
TEL: 020 8846 3880

Client: Tim Hortons

Project Name: LEEDS BATLEY

Format: NON-STANDARD DRIVE-THRU

Title: EXISTING SITE PLAN

Site Address:
CENTRE 27 BUSINESS PARK
GELDERD ROAD
BATLEY
WF17 9TB

Drawing No:	Rev:
7330-PL-01.2	A
Date: 04/03/2021	Scale: @A1
Drawn by: MC	Checked: *DB*