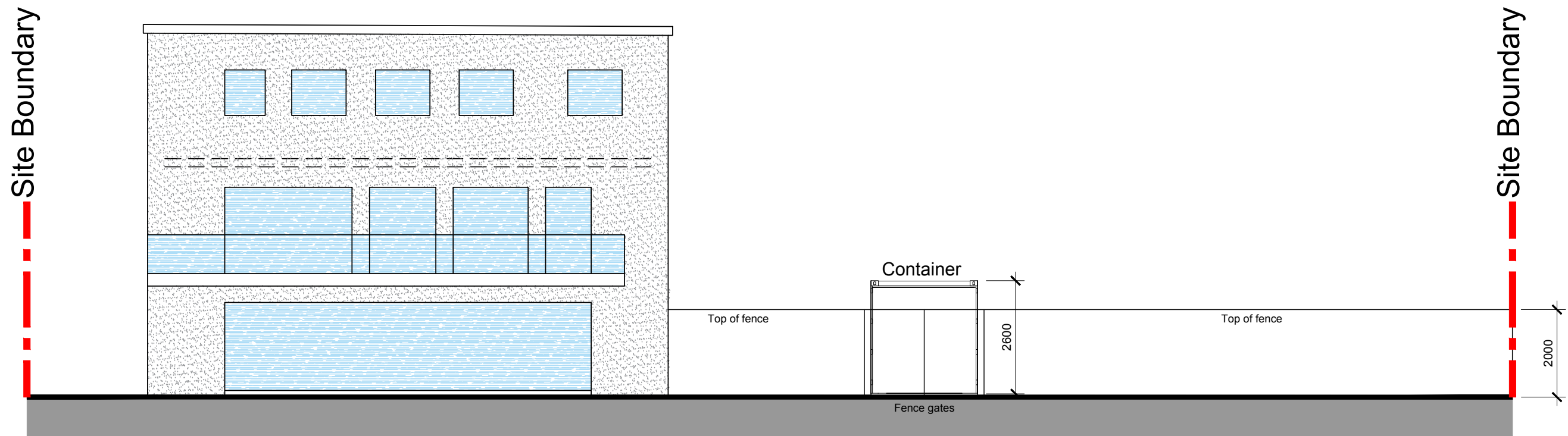
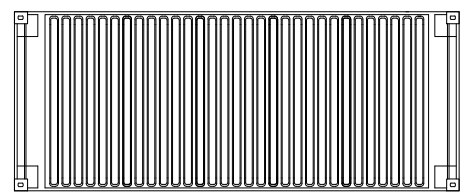
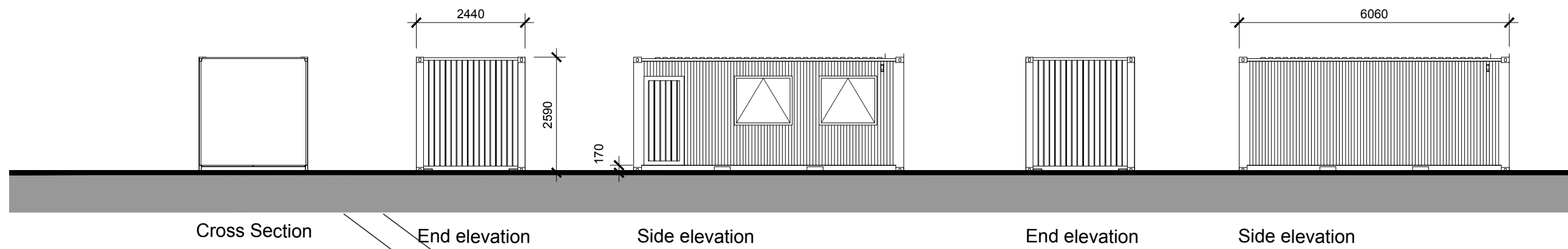
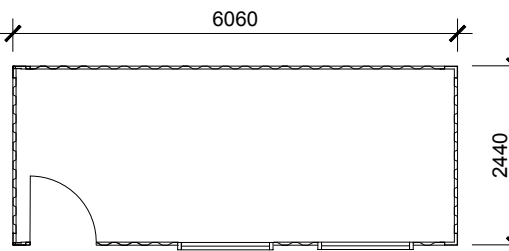




East Elevation

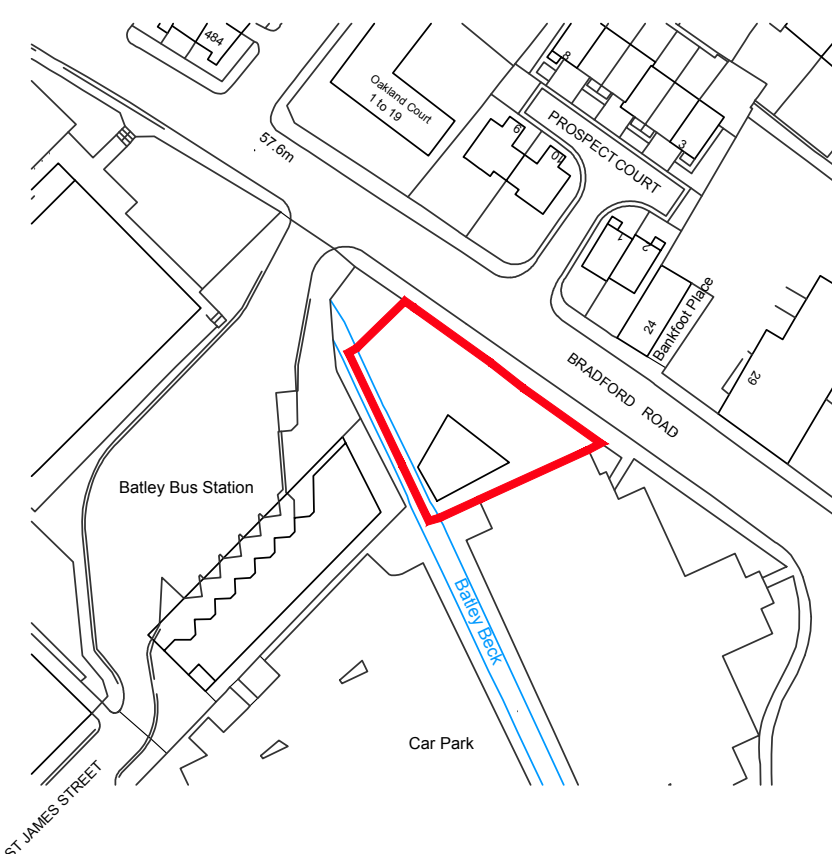


Roof plan

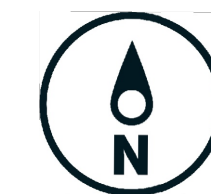


Floor plan

Container Plans



Location Plan 1:1250



General Drawing Notes

This drawing has been prepared for planning purposes.

Do not scale for construction purposes. For planning assessment, use the stated scale and scale bar for each view at the original sheet size.

All dimensions are in millimetres unless stated otherwise. Site levels and finished floor levels are in metres Above Ordnance Datum.

Container dimensions are external unless specifically identified as internal. Internal floor areas shall be established from the proposed internal dimensions, allowing for linings and finishes.

Read this drawing in conjunction with the application form, supporting statements and other drawings forming the same planning submission.

Existing and proposed elements shall be clearly distinguished. Plans, elevations, sections and supporting documents shall describe the same proposed development.

Any discrepancy between the drawing, supporting information or surveyed site conditions shall be referred to Stoddart Architecture for coordination before the affected information is issued or used.

Planning drawings do not constitute construction details. Verify dimensions and levels against the site survey before preparing construction information.

Proposed development

Use of land for the siting of one 20-foot ISO shipping container to provide office accommodation ancillary to the existing Bison Steak House restaurant at 457 Bradford Road, including support pads, anchoring and roof-water management. The office will not be separately or independently occupied.

Planning Notes

Use and occupancy:
The office will accommodate up to 3 people, with typical operating hours of 08:00 to 18:00. It will serve the existing restaurant business and will not operate as a separate office premises.

Dimensions and appearance:
The container measures approximately 6,060 mm long x 2,440 mm wide x 2,590 mm high externally. These dimensions exclude supports and external access arrangements.

The container will have a uniform matt dark-grey finish. Proposed doors, windows, ventilation openings and any external equipment shall be shown consistently on the plans and elevations.

Access and parking:
The existing vehicular access from Bradford Road will remain unaltered.

The container, entrance doors, access arrangements and associated equipment shall not obstruct retained parking spaces, pedestrian routes, gates or vehicle manoeuvring areas.

Supports and flood resilience:
The container shall be raised above existing ground on discrete support pads or piers. No continuous concrete or hardcore plinth shall be formed beneath the container.

The container and its supports shall be anchored to resist flotation, sliding and overturning, with the design informed by the flood levels established in the Flood Risk and Drainage Strategy Statement.

Existing ground levels, the proposed finished floor level and access levels shall be identified in metres Above Ordnance Datum. The floor level and access arrangements shall be coordinated with the Flood Risk and Drainage Strategy Statement.

Drainage:
Roof-water collection, storage and overflow arrangements shall be coordinated with the Flood Risk and Drainage Strategy Statement and identified on the site and roof plans.

No new direct discharge to Batley Beck is proposed.

Public sewer:
The container, supports, anchors, access arrangements, drainage equipment and service routes shall remain outside the verified public-sewer maintenance corridor. Installation works shall preserve access to the sewer and associated manholes.

Watercourse and habitat protection:
No works, storage, excavation or vegetation clearance shall take place within the bank of Batley Beck or its associated linear habitat.

The assessment of habitat affected by the proposal shall include access works, supports, drainage, service routes and installation activities, as well as the container footprint.

Supporting information:
Read this drawing alongside the Planning and Design Statement and the Flood Risk and Drainage Strategy Statement submitted for the ancillary office proposal.

Proposed Site/Block Plan 1:100

