Retaining wall
Existing boundary wall forms a retaining wall height reduced to maintain 1200mm parapet wall full length

New Buttresses
Allow for 4no. new 500x500mm solid masonry buttresses at 2.0m centres . New Buttresses to be built of new 1.0m x 1.0m (Min) concrete pad bases founded on competent natural ground with a minimun depth to match that of the existing wall formation

Boundary wall Infill
Section of Boundary wall to be infilled with stone masonry to match existing wall. Allow for movement joint between existing wall and new infill

Retaining wall
Existing boundary wall forms a retaining wall height reduced to maintain 1200mm parapet wall full length

Proposed P.C.C Trief kerb

Public Footpath

LP

2000

2000

2000

3000

Tarmac

Grassed area

Service Hatch

Service Counter

FE

DDA 4.0 sqm

WC 2.0 sqm

WC 2.0 sqm

External Yard Plant

Commercial Unit
250 Sqm / 2690 Sqft
GIA

Back of House 58 Sqm

Grab & Go

Window High Bench

Entrance

Entrance

Bin

Bin

Bin

Bin

Tarmac

Grassed area

TOTEM

3000

Public Footpath

Remove existing section of wall and replace withe mesh fence

Menu sign

Speaker post Bollard

Speaker post Bollard

LP

3000

3000

leader board

height restrictor No.1

Existing IC cover may need to be upgraded as located within the DT lane (or resited)

DS

DK

Bin & Ashguard

DK

Paving

Bin

DK

Existing IC cover may need to be upgraded as located within the DT lane (or resites)

3000mm clearance to culvert (1500mm radius)

4038

3000

Tarmac

EXIT LEFT TURN ONLY

NO ENTRY

DS

Bin

LP

DK

Public Footpath

New drive thru lane

DRIVE THRU 1

ONE WAY

Existing IC cover may need to be upgraded as located within the DT lane (or resited)

Delivery bay
Area to be coned off for deliveries

Tarmac

Pedestrian Crossing
New crossing point over DT lane with drop kerb and tactile paving to each end and adjacent lamp post for illumination

Pedestrian Entrrance
New crossing formed in boundary wall with stepped site access from adjacent public footpath

Remove delapidated section of wall

DRIVE THRU 2

Approx location of concrete Culvert

Grassed area

1
2
3
4
5
6
7
8
9
10
11
12

15
16
2500
4800

17

Paving

DS

Public Footpath

Cycle lane

height restrictor No.2

EV

Charger
400

EV

EV

Charger
400

EV

EV

Charger
400

EV

DRIVE THRU

PARKING

EXIT LEFT TURN ONLY

NO ENTRY

3712

ONLY LEFT TURN

Knee Rail:
Knee rail alongside boundary where wall demolished

New directional sign

6000

4800

2500

4800

4800

2500

6000

Tarmac

ONE WAY

6000

3900

3no. Double Charging unit

Remove existing section of wall and replace withe mesh fence

New substation

400

13

14

Existing site access
Access improved with drop kerbs and tactile paving at either end

Existing boundary wall to be removed where no retaining structure required.

Elevated Digital advertsing scree. 3m Clearance

Cycle lane

Schedule

Site Area

Approx 1896.15sqm/20409.98sqft

Commercial Unit

GIA Approx 250sqm/2690sqft
GEA Approx 278sqm/2992sqft

Carparking spaces – 17no.(including 2no, accessible parking spaces)

EVC – 8no. electric charge stations (including 1no accessible charging space)

PLANNING

THIS DRAWING IS DESIGN INTENT, FOR THE PURPOSES OF PLANNING, CLIENT APPROVAL AND COSTING ONLY.

CDM PRINCIPAL DESIGNER TO BE APPOINTED PRIOR TO COMMENCEMENT ON SITE TO CARRY OUT CDM DUTIES IF REQUIRED.

CONTRACTOR TO VERIFY ALL SIZES ON SITE PRIOR TO COMMENCEMENT OF PLACING ANY ORDERS FOR MATERIALS.

ALL DIMENSIONS ARE TO BE CHECKED ON SITE

ALL WORK TO COMPLY WITH ALL CURRENT LEGISLATION AND CARRIED OUT TO ENTIRE SATISFACTION OF BUILDING CONTROL VIA BUILDING CONTROL APPLICATION.

CONTRACTOR TO UNDERTAKE ANY CDM 2015 REQUIREMENTS AS PRINCIPAL CONTRACTOR AND ENSURE PRINCIPAL DESIGNER DUTIES HAVE BEEN FULFILLED IN ADVANCE.

THIS DRAWING IS TO REMAIN CONFIDENTIAL AND NOT TO BE REPRODUCED WITHOUT PRIOR PERMISSION.

ALL BOUNDARIES, DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE BEFORE CONSTRUCTION AND ANY DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT / DESIGNER.

DO NOT SCALE THIS DRAWING.

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- 00.00.00 XXX

PLANNING

SITE PLAN

DRIVE-THROUGH COFFEE SHOP
SPINDLEGATE
LEEDS ROAD
HUDDERSFIELD
HD1 6NJ

01.09.26
SCALE: 1:100 @A1

PROJECT NUMBER: 1031
DRAWING NUMBER: **1031.100.01**
REVISION: **-**

STAGE: APPROVAL