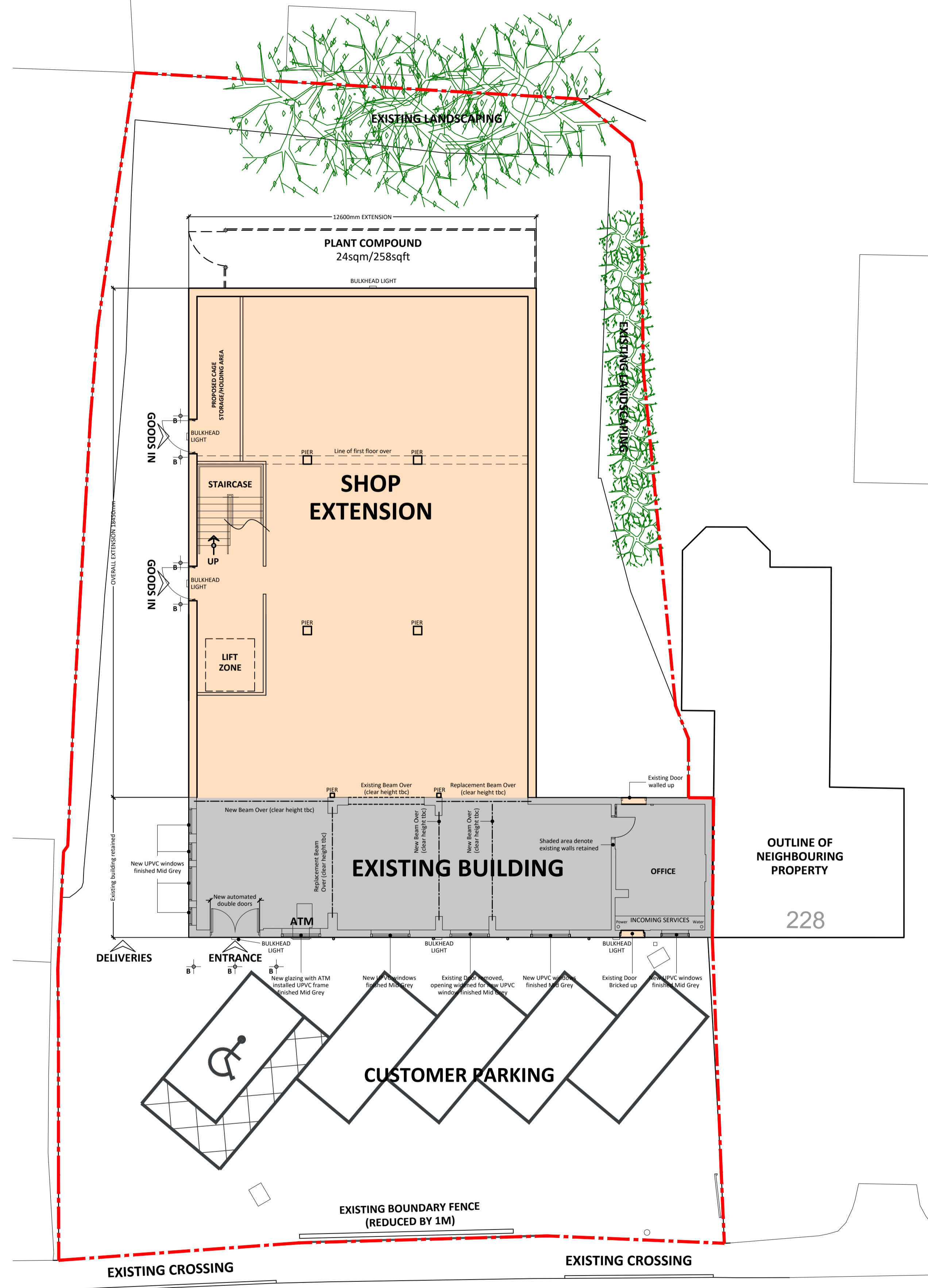




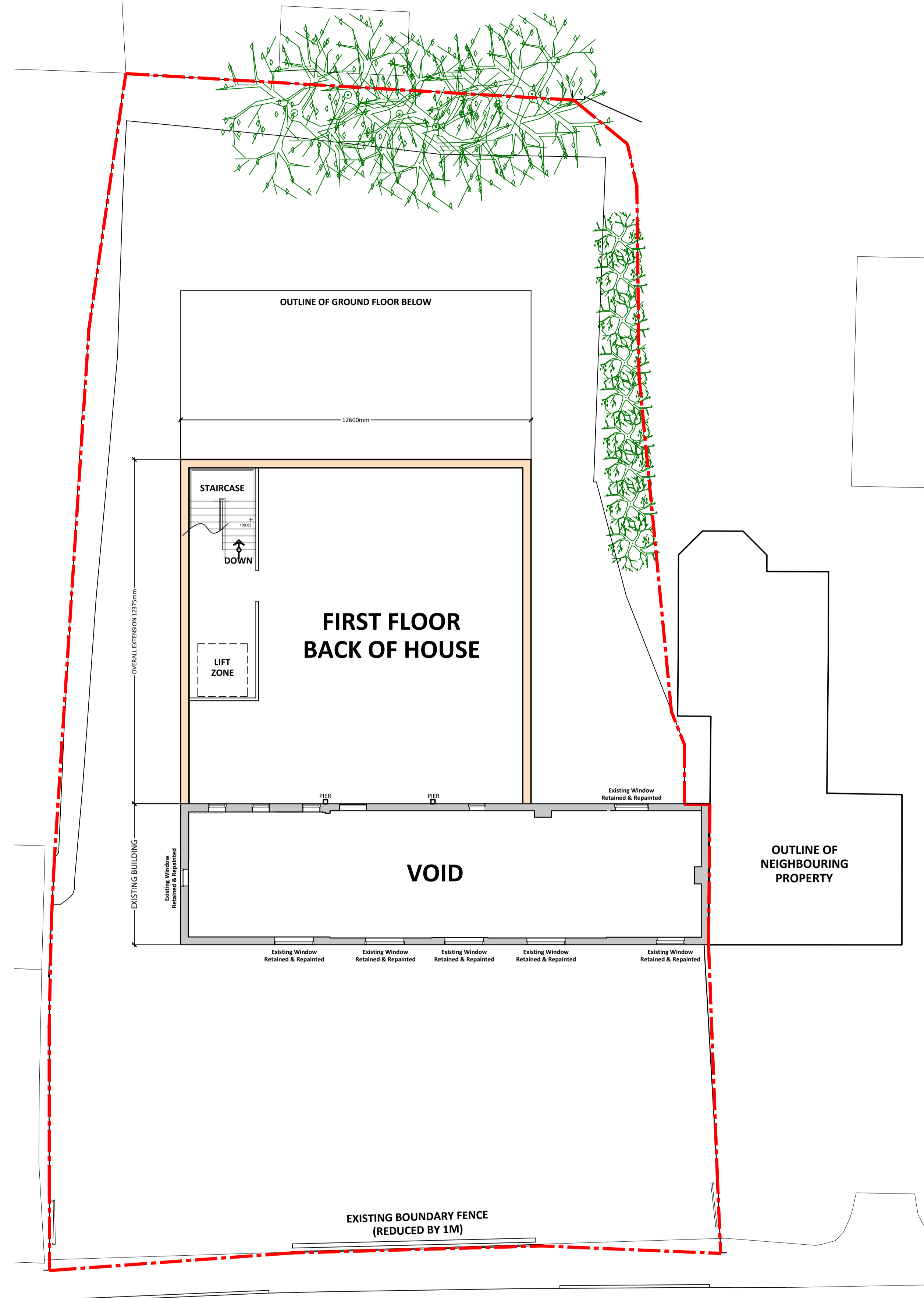
NORTH



HEATH ROAD

PROPOSED GROUND FLOOR LAYOUT
Scale - 1:100

A1
ORIGINAL
PLOT SIZE



HEATH ROAD

PROPOSED FIRST FLOOR LAYOUT
Scale - 1:100

SCHEDULE OF AREAS	
Application Boundary	0.08 Hectares / 0.22 Acres
Existing Building Footprint (GEA)	200m ² / 2152ft ²
Proposed Building Footprint (GEA)	329m ² / 3540ft ²
Proposed Gross Internal Area Ground Floor (GIA)	305m ² / 3283ft ²
Proposed Gross Internal Area First Floor (GIA)	145m ² / 1560ft ²
Proposed Total Gross Internal Area (GIA)	450m ² / 4844ft ²
Car Parking	5 Bays (Inc 1no. DDA Bay)

- GENERAL NOTES**
- This plan has been prepared for the submission for planning approval only.
 - Any advertisement shown is subject to a separate application.
- DEMOLITION**
Partial building demolition & strip to enable 2 storey extension.
- BUILDING MATERIALS**
See elevation drawing for breakdown of all various building materials.
- BOUNDARY**
Boundary walls/fences are to be retained and repaired where necessary.
- CROSSINGS**
Both the entry and exit crossings to the site are to remain as existing.
- BIN / PLANT COMPOUND**
2.5m Palisade fence with single access gate.

C	08.09.21	Boundary fence by exit point reduced in length by 1m to suit the transport assessment.	JS
B	03.09.21	Existing entrance door on front elevation replaced with window to match others.	KJA
A	31.08.21	Plant compound altered.	KJA
Rev	Date	Comments	
STATUS PLANNING			
PROPOSAL Redevelopment of Existing Public House to a C-Store			
SITE LOCATION 230 Heath Road Leighton Buzzard LU7 3AY			
TITLE PROPOSED BUILDING LAYOUTS			
CLIENT Northhold Group			



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E-mail: office@jennings-design.com

Drawn by:	KJA	Checked by:	JHJ
Date:	August '21	Scales:	1:100 @ A1

PLAN NO. 210528-PLG-05-C

