



NORTH

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

1. This plan has been prepared for the submission for planning approval only.
2. Fuel installation to be fully compliant with all relevant current Licensing and Environmental Standard and Regulations.
3. 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.	J5
B	03.09.21	Existing entrance door on front elevation replaced with window to match others.	KJA
A	31.08.21	Brickwork/window colour amended. Plant compound shape altered. Bollards shown on elevations.	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 SITE PLAN		
CLIENT Northhold Group		



JENNINGS DESIGN LIMITED

8 Feast Field, Horsforth,
Leeds, West Yorkshire, LS18 4TJ
TEL: 01274 395422
E-mail: office@jennings-design.com

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

PLAN NO.	210528-PLG-04-C
SCALE - METRES - 1:100	

PROPOSED GROUND FLOOR PLAN
Scale 1:100

A1
ORIGINAL
PLOT SIZE