



GENERAL NOTES

1. This plan has been prepared for the submission and approval under Town and Country Planning only.

2. Any advertisement to be part of a separate application

| SCHEDULE OF AREAS            |                             |
|------------------------------|-----------------------------|
| Application Boundary         | 0.866 Hectares / 2.14 Acres |
| Coffee Drive Thru' GEA       | 185m² / 1990ft²             |
| Coffee Drive Thru' GIA       | 170m² / 1830ft²             |
| Restaurant Drive Thru' 1 GEA | 260m² / 2700ft²             |
| Restaurant Drive Thru' 1 GIA | 250m² / 2690ft²             |
| Restaurant Drive Thru' 2 GEA | 180m² / 1940ft²             |
| Restaurant Drive Thru' 2 GIA | 168m² / 1800ft²             |
| Proposed Customer Parking    | 52 Bays (Inc 4 DDA Bays)    |
| Proposed EVC Bays            | 9 Bays                      |

- LEGEND
- SURFACES FINISHES
- DENOTES SELECTED & APPROVED PAVING STONES
- DENOTES MACADAM ROAD SURFACING AREAS
- DENOTES LANDSCAPING AREAS AS DEP DETAILS (ANY P TO BE DETAILED BY SPECIALISTS)
- DENOTES CONCRETE SURFACING AREAS
- DENOTES PAVING AREAS FOR PICNIC AREA
- BOLLARDS
- B1 TALL BOLLARD OUTDOOR ILLUMINATED 600MM BLACK FINISH
- B2 TALL BOLLARD OUTDOOR NONE ILLUMINATED 600MM BLACK FINISH
- B3 HEAVY DUTY, STAINLESS STEEL ANTIRAM BOLLARD
- DENOTES PEDESTRIAN ROUTE FROM PICNIC AREA
- SERVICES
- DENOTES EXISTING OVERHEAD HV CABLE
- DENOTES PROPOSED UNDERGROUND HV CABLE ROUTE

|   |          |                                                                                                                                    |    |
|---|----------|------------------------------------------------------------------------------------------------------------------------------------|----|
| D | 24.10.23 | New substation added. Proposed overhead HV cable added                                                                             | CW |
| C | 29.06.23 | Pedestrian route updated. Planters adjusted. Speed warning white lining shown on incoming service road.                            | JS |
| B | 28.06.23 | Raised irrigated planters shown. Surfacing changed to increase landscaping. Crossing added. Patio benches shown for each building. | JS |
| A | 27.01.23 | Colour of paving changed, hedges and perimeter fencing added                                                                       | CW |

PRE-PLANNING

PROJECT

Former Horse & Groom Pub  
A505 Baldock Road  
Royston, SG8 9NS

TITLE

Proposed Layout (Option 1)

CLIENT

Westcoast Convenience Ltd

JENNINGS DESIGN

8 Feast Field, Horsforth, Leeds, West Yorkshire, LS18 4TJ  
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Drawn:

CW

Check:

NJJ

Scale:

1:200 @ A1

Date:

November 2022

Plan Number:

190255 - 202 D

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