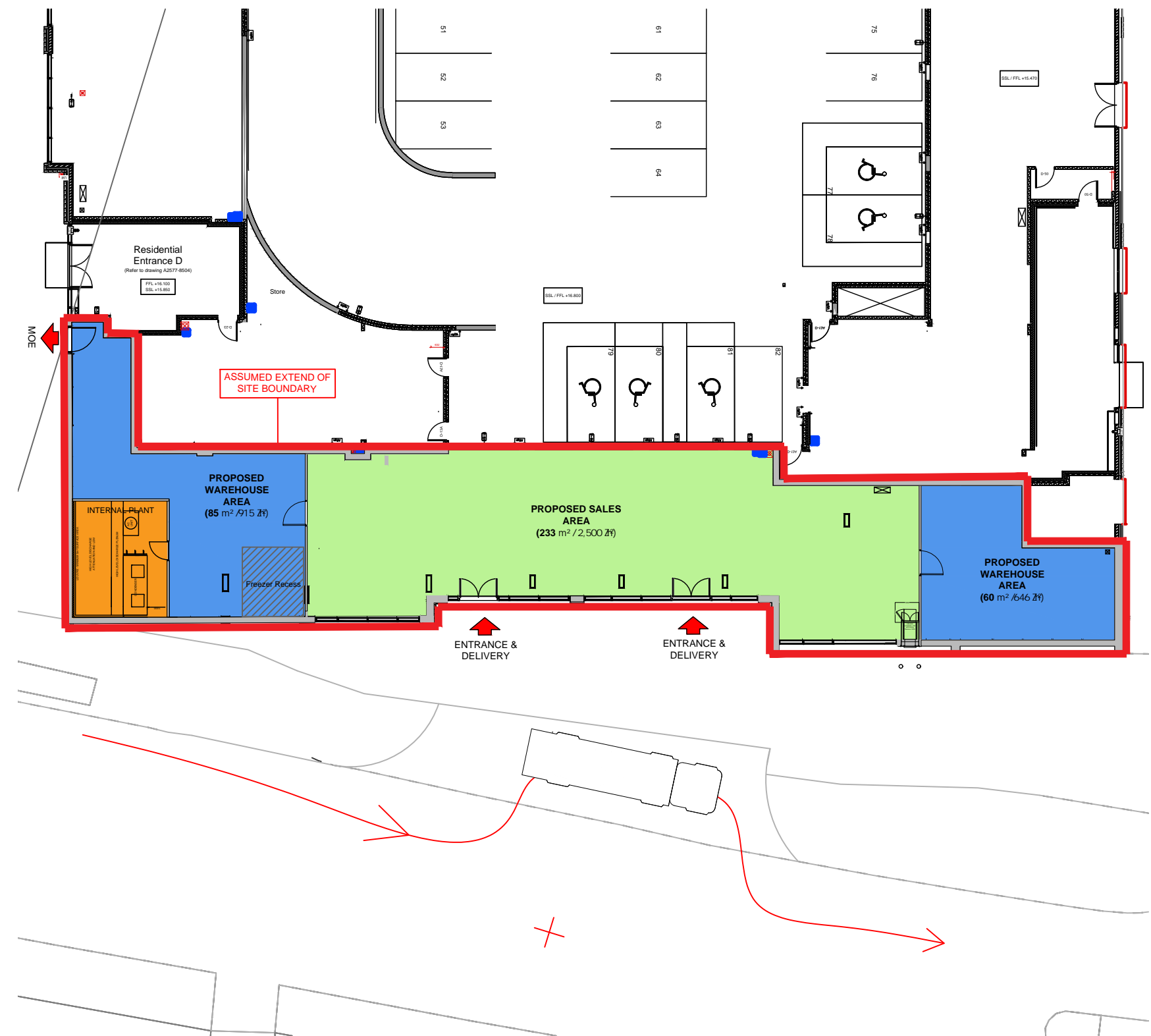


NOTE:
THIS DRAWING IS INTENDED FOR FEASIBILITY PURPOSES ONLY AND GIVES AN INDICATION OF THE POSSIBLE
INTERNAL AND SITE LAYOUT. PROPOSALS ARE SUBJECT TO THE FOLLOWING:
- DETAILED BUILDING SURVEY INCLUDING STRUCTURAL SURVEY TO DETERMINE EXACT COLUMN POSITIONS AND
- SIZE
- HIGHWAY COMMENTS AND APPROVAL OF ANY SERVICING REQUIREMENTS INCLUDING VEHICLE TRACKING
- HIGHWAYS COMMENTS AND APPROVAL OF ANY NEW OR AMENDED ACCESS
- CONFIRMATION OF PLANT POSITION AND SPECIFICATION
- CONFIRMATION OF INTERNAL & EXTERNAL FLOOR LEVELS
- PLANNING & BUILDING REGULATIONS APPROVAL



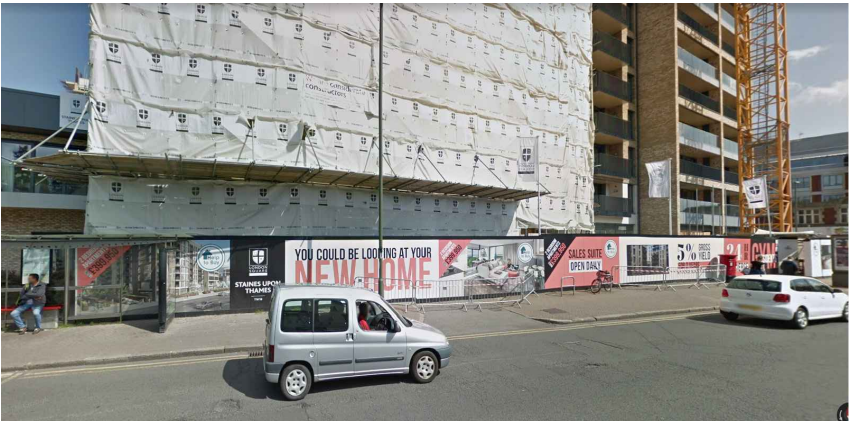
PROPOSED GROUND FLOOR PLAN 1:250 @ A3



Drawing based on
OS MAP and PDF
information



AERIAL VIEW OF SITE



VIEW FROM LONDON ROAD LOOKING NORTH EAST

NOTES:

Ventilation Apertures:
Indicated on external wall in BOH area, 2no. 300 x300mm and 1no. 100x100mm shown.

BOH Wall:
70x44mm timber stud partition at 600mm centres up to 3000mm high, 9mm ply to BOH area where timber stud is visible. 12mm MDF laminated frieze panel (800mm) fixed to sales side.

Room Partitions:
70x44mm timber stud partition at 600mm centres up to 3000mm high, faced both sides with 12mm MDF laminated boards.

Appendix A1

	Revision	Date	By	Chk.
--	First Revision	10.10.19	SB	PT

STAGE	=	STAGE 01
ISSUED TO RPM	=	03.10.2019
SITE AREA	=	4,402 sqft
BUILD TYPE	=	NEW BUILD DEVELOPERS SHELL PUB CONVERSION FIT OUT
PROJECT POSTCODE	=	TW18 4PA
PROPOSED DELIVERY PULL DISTANCE	=	5 m
LENGTH OF SHOPFRONT	=	18 m
STORE TYPE	=	POP-IN ON THE GO EVERYDAY CONVENIENCE EVERYDAY CONVENIENCE +
TYPE OF DEVELOPMENT	=	STANDALONE MIXED WITH OTHER RETAIL MIXED USE WITH OFFICE MIXED USE WITH RESIDENTIAL
LOCALE	=	INDUSTRIAL COMMERCIAL RESIDENTIAL
SALES AREA	=	2,500 Sq.ft
BACK OF HOUSE AREA EXC. PLANT	=	1,560 Sq.ft
TOTAL GROSS INT. AREA	=	4,402 Sq.ft
SALES / BACK OF HOUSE (% OF GIA)	=	57% 43%
EXPECTED FORMAT SALES - BOH	=	2/3 - 1/3
STANDARD PARKING SPACES	=	-
PARENT & CHILD SPACES	=	-
ACCESSIBLE SPACES	=	-
TOTAL SPACES	=	-
CYCLE SPACES	=	-

	CO-OPERATIVE SALES FLOOR AREA
	CO-OPERATIVE BACK OF HOUSE AREA
	PROPOSED PLANT AREA

RISK RATING:	
DELIVERIES:	
ON-SITE DELIVERY SOLUTION PROVIDED WHICH WILL REQUIRE THE MANAGEMENT OF SPACES. SUBJECT TO COMMENTS FROM DELIVERY RISK ASSESSOR / ACCEPTABILITY OF SOLUTION TBC BY ICG LOGISTICS	
PLANT SOLUTION:	
INTERNAL PLANT-ROOM PROVIDED. WILL REQUIRE FULL HEIGHT LOUVRE VENT. SUBJECT TO ENGINEERING, PLANNING & ACOUSTIC REQUIREMENTS	
MEANS OF ESCAPE:	
ADEQUATE MOE PROVIDED.	
PLANNING:	
- Consent required for:	
BUILD	
USE CLASS	
SHOP FRONT	
SIGNAGE	
SATELLITE	
ATM	
PLANT	
DEVELOPER HAS SECURED PLANNING CONSENT AT APPEAL FOR MIXED DEVELOPMENT. TCG TO SUBMIT MINOR WORKS.	
STRUCTURE:	
SUBJECT TO SURVEY	

REFER TO ABNORMAL CHECKLIST PRODUCED BY THE PROJECT MANAGER.

Do not scale from this drawing - stated dimensions refer. contractors shall be responsible for the checking of all stated dimensions, with any anomalies being identified to the originator prior to any construction or fabrication works commencing.

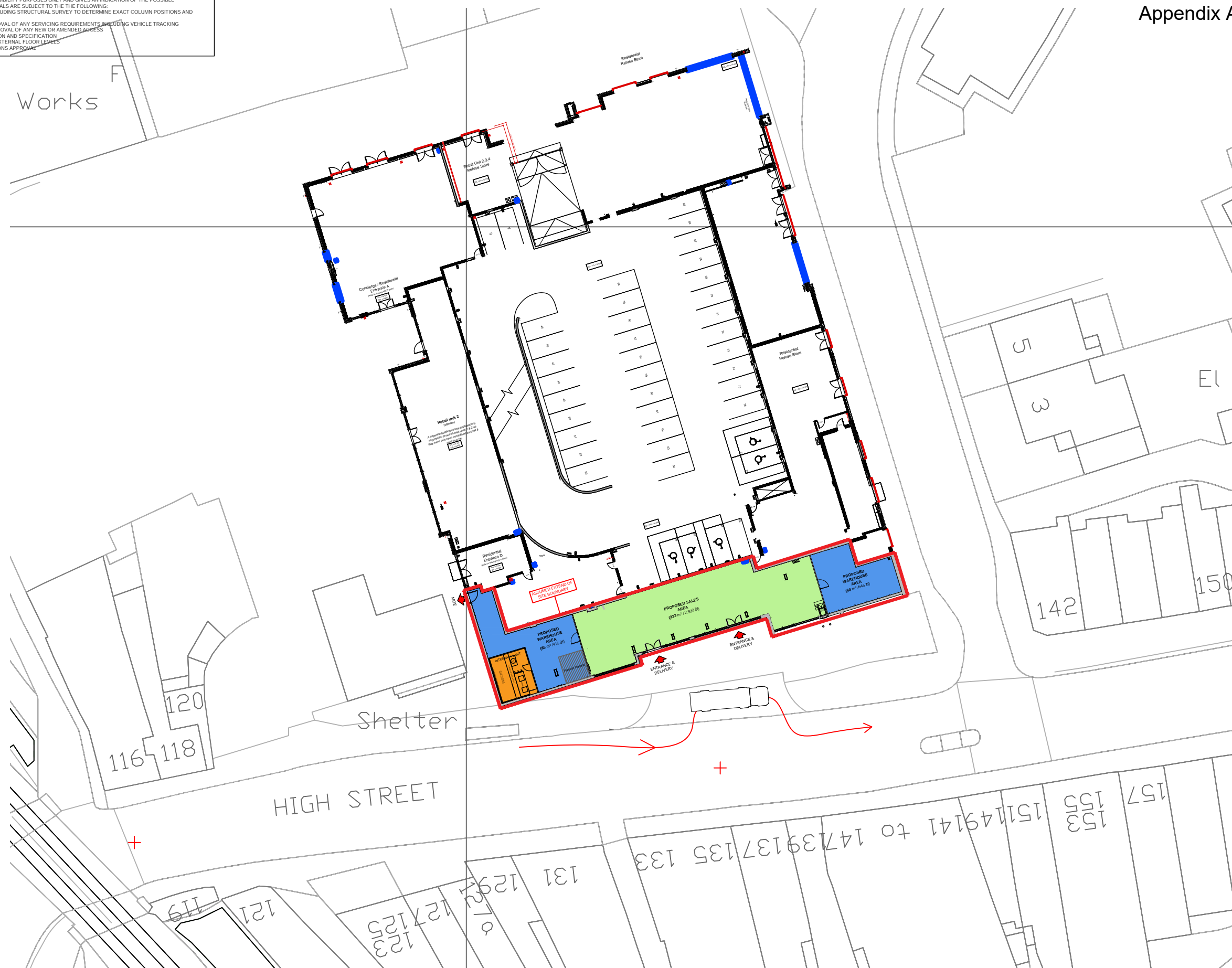
Drawn by	Checked by	Date	Scale
SB	-	10.10.2019	As Specified
Job			
LONDON SQUARE, STAINES, TW18 4PA			
Drawing			
STAGE 1 PROPOSED LAYOUT			
Co-operative Proj No.	RPM Job No.	Drawing No.	Rev.
TBC	CO 1368	101	-
CAD Ref: CO-1368-101.dwg			

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- CONFIRMATION OF INTERNAL & EXTERNAL FLOOR LEVELS
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Appendix A1

	Revision	Date	By	Chk
--	First Revision	10.10.19	SB	PT



PROPOSED GROUND FLOOR PLAN 1:500 @ A3



REFER TO ABNORMAL CHECKLIST PRODUCED BY THE PROJECT MANAGER.

Do not scale from this drawing - stated dimensions refer. contractors shall be responsible for the checking of all stated dimensions, with any anomalies being identified to the originator prior to any construction or fabrication works commencing.



Drawn by	Checked by	Date	Scale
SB	-	10.10.2019	As Specified

Job
LONDON SQUARE,
STAINES,
TW18 4PA

Drawing
STAGE 1
PROPOSED LAYOUT

Co-operative Proj No.	RPM Job No.	Drawing No.	Rev.
TBC	CO 1368	100	-

CAD Ref: CQ-1368-100.dwg