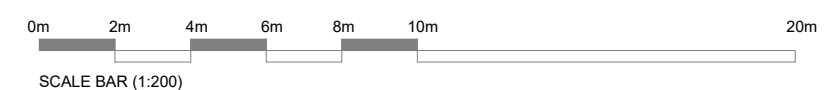


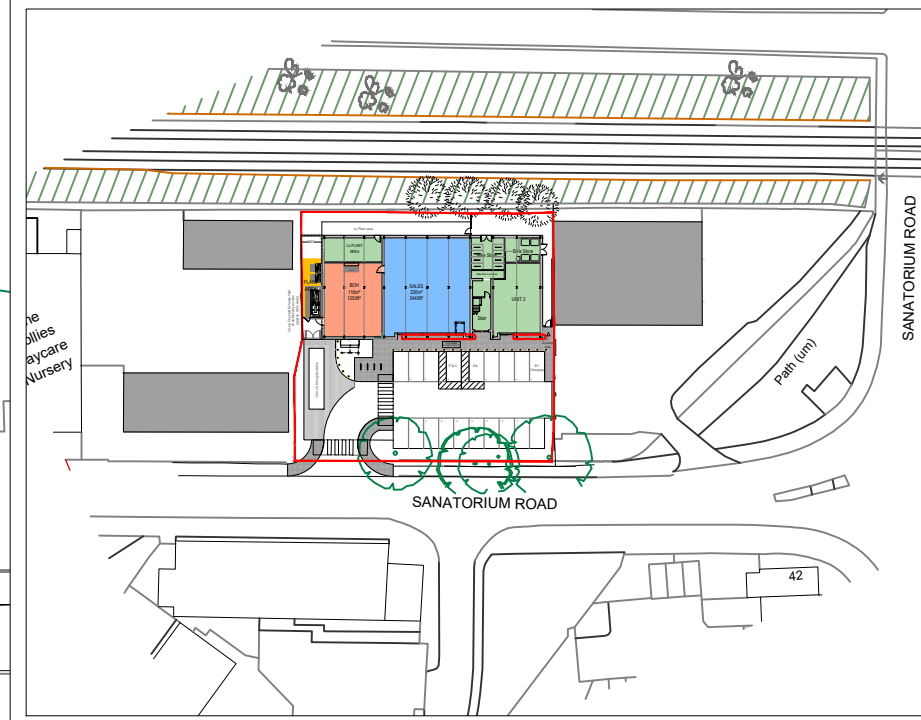


**1** Ground Floor Plan  
1:200

# STAGE 1



**2** Site Plan  
1:1250



## STAGE 1

**NOTES**

VENTILATION APERTURES:

M&E TO REVIEW AND PROVIDE PROPOSALS FOR:

- INSTORE BAKERY - 2 NO. 350x350mm
- MANAGER'S OFFICE - 1 NO. 150x150mm
- COLLEAGUES REST AREA - 1 NO. 100x100mm
- DDA WC - 1 NO. 100x100mm

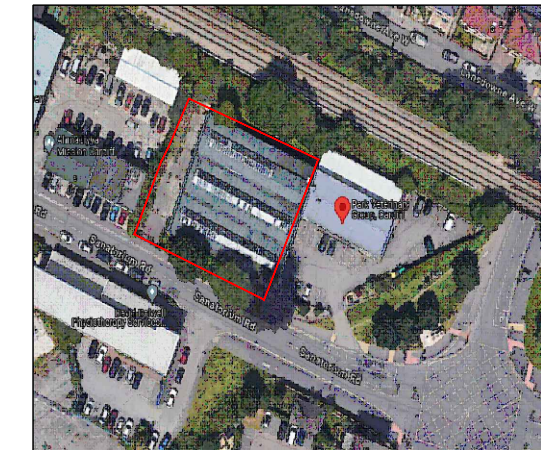
BACK OF HOUSE WALL:

- IF ANCILLARY AREA IS MORE THAN 280m² AND OVER 1/3 OF OVERALL BUILDING FOOTPRINT, THE BOH WALL MUST BE FIRE RATED. IN THIS INSTANCE THIS IS NOT REQUIRED

ROOM PARTITIONS:

- TO ACHIEVE 30 MINUTES FIRE RATING

NEW STEELWORK PLAN TO BE ISSUED BASED ON NEW LAYOUT



AERIAL VIEW OF SITE

NOTES DB3 GROUP

- ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE.
- ANY DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT.
- THIS DRAWING SHALL NOT BE SCALED TO ASCERTAIN ANY DIMENSIONS. WORK TO FIGURED DIMENSIONS ONLY.
- THIS DRAWING SHALL NOT BE REPRODUCED WITHOUT EXPRESS WRITTEN PERMISSION FROM DB3 GROUP.
- TITLE OVERLAY DRAWINGS AND OWNERSHIP BOUNDARIES ARE PRODUCED USING ALL REASONABLE ENDEAVORS. DB3 GROUP CANNOT BE RESPONSIBLE FOR THE ACCURACY OR SCALE DISCREPANCY OF BASE PLANS SUPPLIED TO THEM.
- ALL WORKS ARE TO BE UNDERTAKEN IN ACCORDANCE WITH BUILDING REGULATIONS AND THE LATEST BRITISH STANDARDS.
- ALL PROPRIETARY MATERIALS AND PRODUCTS ARE TO BE USED STRICTLY IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS.

STAGE	= Stage 01	
ISSUED TO DB3	= 06.02.24	
SITE AREA APPROX	= APPROX. 0.43 ACRES	
BUILD TYPE	= NEW BUILD	<input checked="" type="checkbox"/>
	= DEVELOPERS SHELL	<input type="checkbox"/>
	= PUB CONVERSION	<input type="checkbox"/>
	= FIT OUT	<input checked="" type="checkbox"/>
PROJECT POSTCODE	= CF11 8DG	
PROPOSED DELIVERY PULL DISTANCE	= 15m	
LENGTH OF SHOPFRONT	= 25m	
STORE TYPE	= POP-IN	<input type="checkbox"/>
	= ON THE GO	<input type="checkbox"/>
	= EVERYDAY CONVENIENCE	<input checked="" type="checkbox"/>
	= EVERYDAY CONVENIENCE +	<input type="checkbox"/>
TYPE OF DEVELOPMENT	= STANDALONE	<input type="checkbox"/>
	= MIXED WITH OTHER RETAIL	<input checked="" type="checkbox"/>
	= MIXED USE WITH OFFICE	<input type="checkbox"/>
	= MIXED USE WITH RESIDENTIAL	<input type="checkbox"/>
LOCALE	= INDUSTRIAL	<input type="checkbox"/>
	= COMMERCIAL	<input checked="" type="checkbox"/>
	= RESIDENTIAL	<input type="checkbox"/>

SALES AREA	= 2,440 Sq.ft
BACK OF HOUSE AREA EXC. PLANT	= 1,367 Sq.ft
TOTAL GROSS INT. AREA	= 3,747 Sq.ft
SALES / BACK OF HOUSE (% OF GIA)	= 64% 36%
EXPECTED FORMAT SALES / BOH	= 2,500 Sq.ft / 1,250 Sq.ft
STANDARD PARKING SPACES	= 17
PARENT & CHILD SPACES	= 1
ACCESSIBLE SPACES	= 1
TOTAL SPACES	= 19
CYCLE SPACES	= 0

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

**RISK RATING:**

DELIVERIES:  
12.2m RIGID VEHICLE DRAWN WITH AGREED TRACK SOLUTION FOLLOWING SPECIALIST INPUT. ADL TO FOLLOW WITH CONFIRMED TRACK, AND TCG RISK ASSESSOR TO COMMENT ON SOLUTION.

PLANT SOLUTION:  
AB GROUP CR3 LAYOUT INCORPORATED, PNG ISSUED SUBJECT TO NIA.

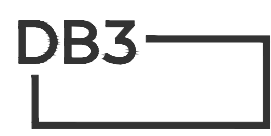
MEANS OF ESCAPE:  
ADEQUATE MOE PROVIDED

PLANNING:	BUILD	<input checked="" type="checkbox"/>
- Consent required for:	USE CLASS	<input checked="" type="checkbox"/>
	SHOP FRONT	<input checked="" type="checkbox"/>
	SIGNAGE	<input checked="" type="checkbox"/>
	SATELLITE	<input checked="" type="checkbox"/>
	ATM	<input checked="" type="checkbox"/>
	PLANT	<input checked="" type="checkbox"/>

DEVELOPER TO SUBMIT FULL PLANNING PERMISSION TCG TO SUBMIT ANY MINOR WORKS APPLICATIONS AS REQUIRED.

STRUCTURE:  
DEVELOPER NEW BUILD SHELL.

G	26.01.26	Building amended to developer changes	SN	-
F	21.01.26	Updated as per latest asset plan changes and new plant layout	SN	-
E	11.12.25	Building & site layout amended to developer changes	SN	-
D	05.12.25	Building & site layout amended to developer changes	KW	-
C	17.12.24	ATM added, BOH door relocated	KW	-
B	22.03	PARKING No. SCHEDULE AMENDED	KW	-
A	DATE	ATM REMOVED/ INCOMING SERVICES RELOCATED	KW	-
REV	DATE	DESCRIPTION	DR	CH



**PRELIMINARY**

**LEEDS**

4th Floor, 10 South Parade, Leeds, LS1 5QS.  
T: 0113 244 6931 www.darntonb3.com

CLIENT  
The Co-operative Group

PROJECT  
Printwors, Santaorium Road, Cardiff

TITLE  
Proposed site layout

CREATION DATE  
FEB 2024

SCALE @ A3  
1:200

DRN  
KW

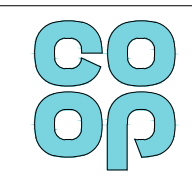
CHK  
SN

STATUS  
S1

SHEET NO.  
**18557 -DB3- 00 -00- DR- A - 001**

REVISION  
G

PROJECT No | ORIGINATOR | ZONE | LEVEL | TYPE | ROLE | NUMBER



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ANY DISCREPANCIES MUST BE REPORTED TO DARNTONB3 IMMEDIATELY.  
THE DRAWING OR INFORMATION MUST NOT BE USED FOR CONSTRUCTION UNLESS EXPRESSLY ISSUED FOR CONSTRUCTION.

DO NOT SCALE FROM THIS DRAWING. USE DISPLAYED DIMENSIONS.