



NOTES

This drawing is the property of Equilibrium Architects and copyright is reserved by them. This drawing is not to be copied or disclosed by or to any unauthorised persons without the prior written consent of Equilibrium Architects.

Do not scale from this drawing.

All dimensions are to be checked on site prior to construction, manufacture of any components and ordering of materials and equipment.

Any discrepancies are to be reported to the architect for clarification.

All materials and workmanship to be in accordance with the current British Standards and codes of practice.

This drawing is to be read in conjunction with all relevant Architectural, Structural Engineers, Mechanical Engineers, Electrical Engineers and Specialists drawings and specifications.

As with all construction projects the CDM 2015 regulations apply and the work on this project may require both the issue of a notification to the HSE (because of the duration of the works on site) and the client may also need to appoint a Principal Designer because there may be more than one contractor working on site.

The Principal Designer will be able to coordinate the pre-construction information and also ensure that all duty holders under CDM comply with their relevant duties.

The building owner is to serve a Party Wall Act Notice as applicable to adjoining property owners as outlined in The Party Wall Act 1996. The Building Contractor is to verify the thickness of the party walls prior to commencement of the proposed works.

NOTE:

Overall the proposal consists of 5 zones:

Zone 1 =	124 Covers
Zone 2 =	65 Covers
Zone 3 =	92 Covers
Zone 4 =	28 Covers
Zone 5 =	106 Covers
Overall (inc Terrace) =	415 Covers
Overall (exc Terrace) =	309 Covers

Retail Area =	239.53m ²	-	2578.27m ²
Cafe Area =	868.74m ²	-	9351.03m ²
Toilets Area =	50.98m ²	-	548.63m ²

Overall Area = 1159.25m² - 12478.06m²

Existing wall to be demolished

New glass porch for terrace access

Proposed exterior wall to be brick finish to match existing, to be confirmed with client and LA

Existing wall to be demolished

Partition walls in slatted timber

Planters to be placed throughout cafe area to integrate the cafe into the rich natural environment of the surrounding garden centre

Existing brick external walls to be retained and repointed

Cafe Kiosk including coffee machines, cake and pastries displays, servery and pickup points

Retail Area

Access for deliveries

Servery route for terrace

Shallow 1:20 ramp to level 75.45 (Approximately)

Staff Access into Cafe

Window opening increased and converted into a double door to allow direct access from the kitchen into the Cafe

Proposed area for Kitchen / Prep area

Install flat roof to small courtyard area

Existing offices retained

Existing window to be blocked up

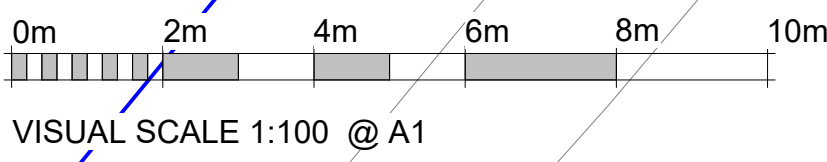
New proposed wall to be in brick finish to match existing, to be confirmed with client and LA

Proposed infill of current courtyard to provide a new cafe facility with total 415 covers. With access to an outdoor patio area and the wider Garden Centre retail facilities.

New wall to be in brick finish to match existing, to be confirmed with client and LA

Existing brick external walls to be retained and repointed

Proposed display area



DRAWING STATUS:			
Rev	Description	Check	Date
D	Covers removed from terrace, annotations added		17.02.2026
E	Amendments to the red and blue line		23.03.2026

CLIENT:

Newbank Garden Centre Radcliffe

PROJECT:

New proposed building at Newbank Garden Centre - Radcliffe

DRAWING:

Proposed Layout Plan

SCALE @ A1:	DATE:	DRAWN:	CHECKED:
1 : 100	08/04/25	KAMS	RS
DRAWING NO:	CAD REFERENCE NO:	REVISION:	
C0636 - 01		E	

