



GROUND FLOOR PLAN
 CAFE: 121.9 sqm
 PHARMACY: 155.8 sqm
 O/A GF : 189.3 sqm & 155.8 sqm

KEY PLAN



GENERAL NOTES

DO NOT SCALE FROM DRAWINGS. WORK TO FIGURED DIMENSIONS ONLY. ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES.
 THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL ARCHITECTS DRAWINGS, SPECIFICATIONS CONSULTANT'S DESIGN TEAM DRAWINGS AND SPECIFICATIONS.

NOTES ON FINISHES:

- ROOF : TO BE FINISHED IN CONCRETE ROOF TILES IN SELECTED COLOUR.
- WALLS : SELECTED CLAY BRICKWORK WHERE INDICATED OTHERWISE PAINTED SAND / CEMENT RENDER OR SELF COLOURED RENDER. EXPRESSED BANDS AROUND EXTERNAL OPENS/ EXPRESSED LINTOLS OVER EXTERNAL OPES WHERE INDICATED TO BE RENDER
- JOINERY : ALL WINDOWS AND DOORS, FRAMES AND LEAVES, TO BE uPVC. OBSCURE GLAZING WHERE INDICATED TO SENSITIVE WINDOWS.
- RAINWATER GOODS : GUTTERS, DOWNPIPES, AND FIXINGS TO BE uPVC OR TO SELECTED COLOUR TO MATCH ROOF COLOUR

MATERIALS:

1. BUFF BRICK
2. RENDER
3. uPVC WINDOWS/DOORS TO SELECTED RAL
4. CONCRETE RIDGE



REV	DATE	DESCRIPTION	ISSUED BY

PLANNING

CLIENT: Birchwell Developments Ltd
 PROJECT TITLE: Broomfield LRD
 DRAWING TITLE: Proposed GP, Café, Pharmacy & Yoga Studio Sheet 1
 DRN BY: MH | CHK BY: OK | SCALE: 1:100@A1 | DATE: FEB '26 | REVISION: - | JOB NO: 18034.4
 DRAWING NUMBER: BBR-1-LZZ-DR-MCORM-AR-1010 | STATUS CODE: P3

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 ARCHITECTURE AND URBAN DESIGN

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PHARMACY	155.8 SQM	CAFE	121.9 SQM	YOGA	152.1 SQM	GP SURGERY	175.8 SQM
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