

# NOTES

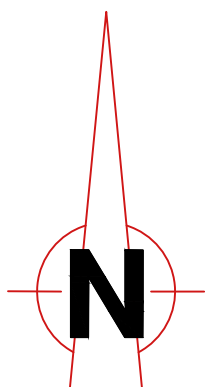
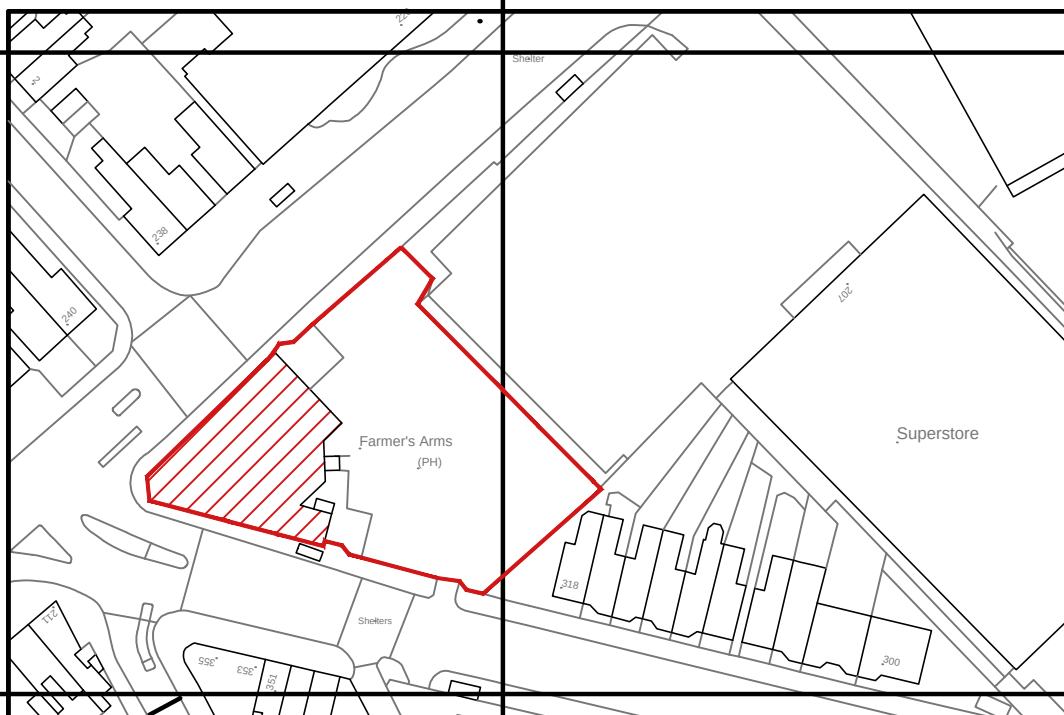
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Do not scale off this drawing.

REVISIONS

DATE



DRAWING DESCRIPTION

LOCATION PLAN

JOB TITLE

PROPOSED GREGG'S DRIVE THRU  
209 STOCKPORT ROAD  
STOCKPORT SK3 0LX

CLIENT

GREENE KING

## LOCATION

DRAWN BY JAA

SCALE 1:1250 @ A4

DATE JUL 2022

DRAWING NO.

2125 - 00

REVISION

CHECKED

John Dixon & Associates Limited,  
Unit 211,  
Chambers Business Centre,  
Chapel Road  
Oldham,  
OL8 4QQ.  
TEL : 0161 682 0964  
FAX : 0161 683 4106  
E-MAIL : info@johndixon.co.uk  
WEB : www.jda-design.com









GENERAL NOTES :-

THIS DRAWING HAS BEEN PRODUCED WITH A PLOT SCALE ACCURACY OF 1:200

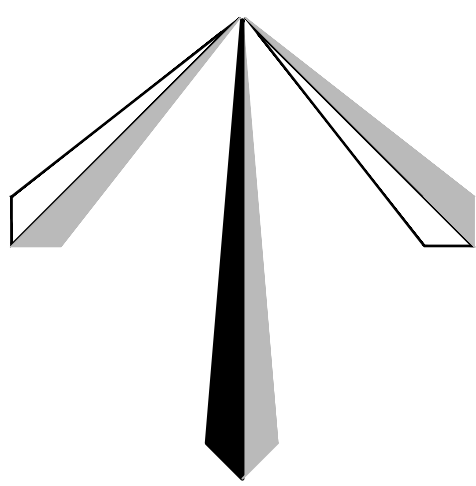
TREE SPECIES SHOULD BE CONFIRMED BY TREE SPECIALIST IF CRITICAL.

SERVICE COVERS LOCATED UNDER PARKED VEHICLES/MOBILE STRUCTURES MAYBE OMITTED.  
BURIED SERVICE COVERS WILL NOT BE INDICATED.

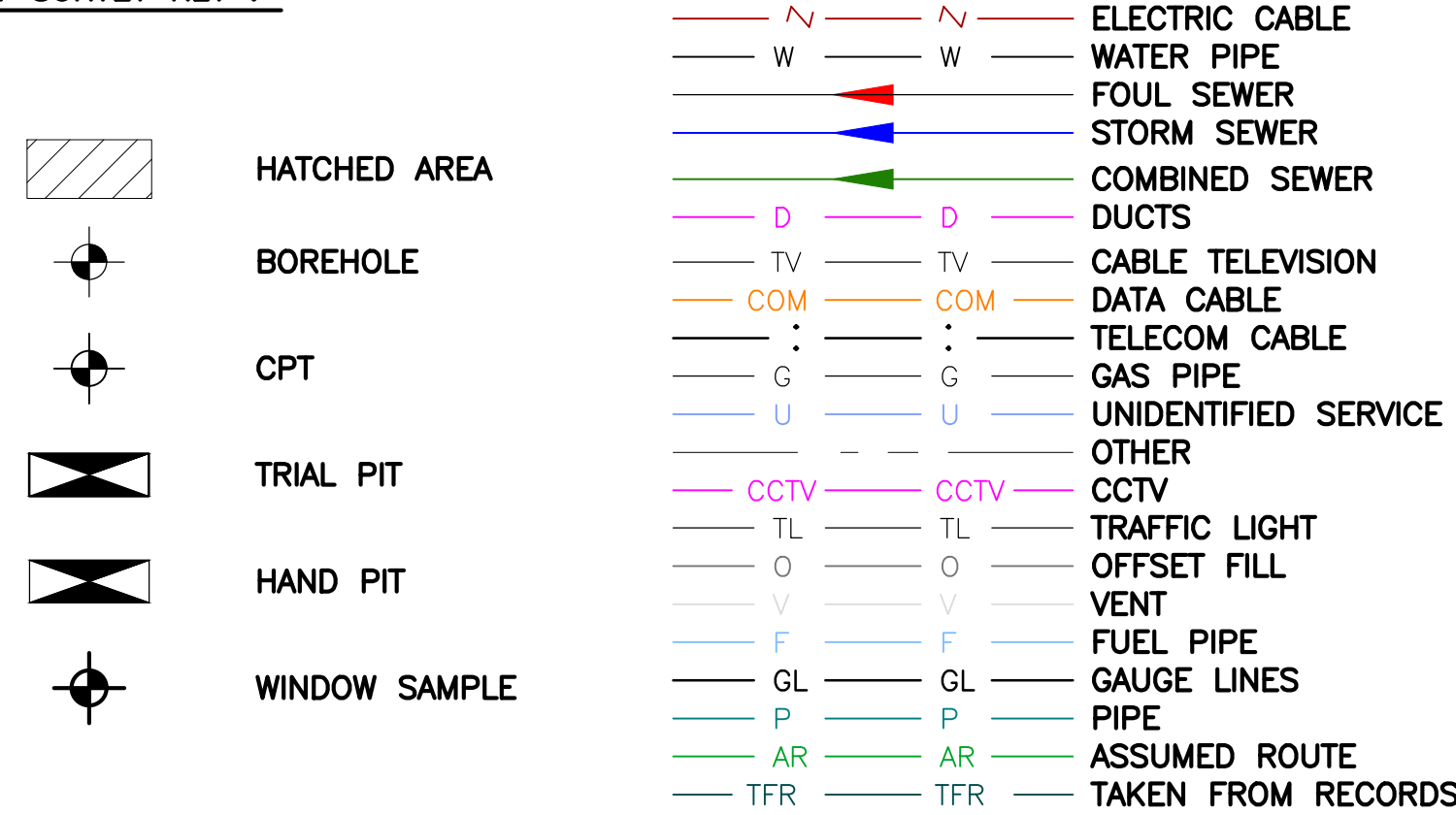
TOPOGRAPHICAL SURVEY/UTILITY KEY :-

mh – manhole cover  
mkr – marker  
o/h – over head  
ol – off let  
osa – off survey area  
OSB – ordinance survey bench mark  
p & r fence – post & rail fence  
re – ridding eye  
ret wall – retaining wall  
rs – road sign  
rwp – rain water pipe  
s/birch – silver birch  
s/p – safety paving  
sap – sapling  
sec fence – security fence  
sfc – soil filled chamber  
sl – spot light  
sp – soil pipe  
st – stop tap  
sv – stop valve  
svp – soil vent pipe  
swr – storm water sewer  
TBM – temporary bench mark  
tfr – taken from records  
tl – threshold level  
toc – top of cap  
top – top of pipe  
tot – top of tank  
tp – telecom pole  
tr – traffic signal  
u/s – underside  
utl – unable to lift  
utr – unable to rod  
uts – unable to survey  
utt – unable to trace  
vp – vent pipe  
wfc – water filled chamber  
wl – water level  
wm – water meter  
wp – waste pipe  
wr – water riser

**SURVEY CONTROL :-**

NORTH

UTILITY SURVEY KEY :-



**DISCLAIMER :-**

This method of survey does not differentiate between live and dead services, and as such all services should be treated as live. This drawing may not include the location of all public services that may cross the site, therefore the relevant service drawings should be obtained from the appropriate utility company and used in conjunction with this drawing.

Additional below ground structures or obstructions not shown on this drawing may be present. Reference should be made to historical plans and as-built drawings. Excavations in the vicinity of services should be carried out with due diligence ref: HSG47 document avoiding dangers from underground services

## UTILITY NOTES

#### DRAWING DESCRIPTION

JOB TITLE

CUENT

GREENE KING

DRAWN BY M. Taylor

DATE: MAR 2005

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John Dixon &amp; Associates Ltd,

Chambers Business Centre,

Oldham  
 0161 275 1111

TEL : 0161 682 0964

E-MAIL : [info@johndixon.co.uk](mailto:info@johndixon.co.uk)

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project management

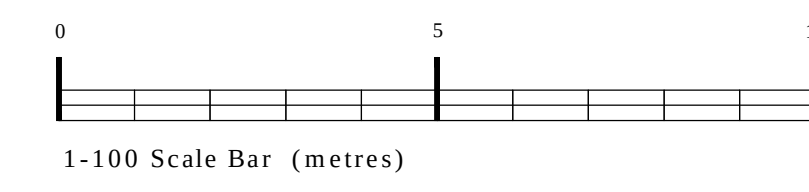




NOTES  
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| REVISIONS                                                                                                                                                                                                                                        | DATE     | MT  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|-----|
| REV A - Drive thru lane amended to increase patio area and suit tracking. Building position adjusted to increase patio. Landscaped island added to entrance to suit tracking. EV positions amended. Bin Store relocated. Lamp columns indicated. | 11/02/22 | MT  |
| REV B - Cycle stands repositioned and additional bench seating shown. Knee rail fence added.                                                                                                                                                     | 18/02/22 | MT  |
| REV C - Drive thru signage, order points and toilet signs updated as Greggs requirements.                                                                                                                                                        | 28/02/22 | MT  |
| REV D - Updated as requested by planning consultant.                                                                                                                                                                                             | 14/03/22 | MT  |
| REV E - Parking spaces updated to 4.8 x 2.4m as agreed with client. 2nd. EV spaces shown.                                                                                                                                                        | 21/06/22 | MT  |
| REV F - 2nd. EV spaces repositioned.                                                                                                                                                                                                             | 14/07/22 | MT  |
| REV G - Lamp columns updated as specialist drawing.                                                                                                                                                                                              | 21/07/22 | MT  |
| REV H - 2 additional EV spaces added and feeder pillar shown.                                                                                                                                                                                    | 24/08/22 | MT  |
| REV J - Highways future alterations to junction indicated, building, drive thru lane and totem sign adjusted. EV Bays adjusted.                                                                                                                  | 03/01/23 | MT  |
| REV K - Additional tree planting indicated as requested by Planning Consultant.                                                                                                                                                                  | 27/03/23 | MT  |
| REV L - Trees reconfigured to Greggs comments.                                                                                                                                                                                                   | 05/04/23 | ML  |
| REV L - Trees reconfigured to Greggs comments.                                                                                                                                                                                                   | 05/04/23 | ML  |
| REV M - Yard area and condenser area amended.                                                                                                                                                                                                    | 23/04/23 | JAA |
| REV N - Yard area and condenser area amended along with lighting columns.                                                                                                                                                                        | 17/05/23 | MTL |

PLAN TAKEN FROM MIDLAND  
SURVEYS DRAWING 39510  
DATED JULY 2021



## PLANNING

DRAWING DESCRIPTION  
PROPOSED SITE PLAN

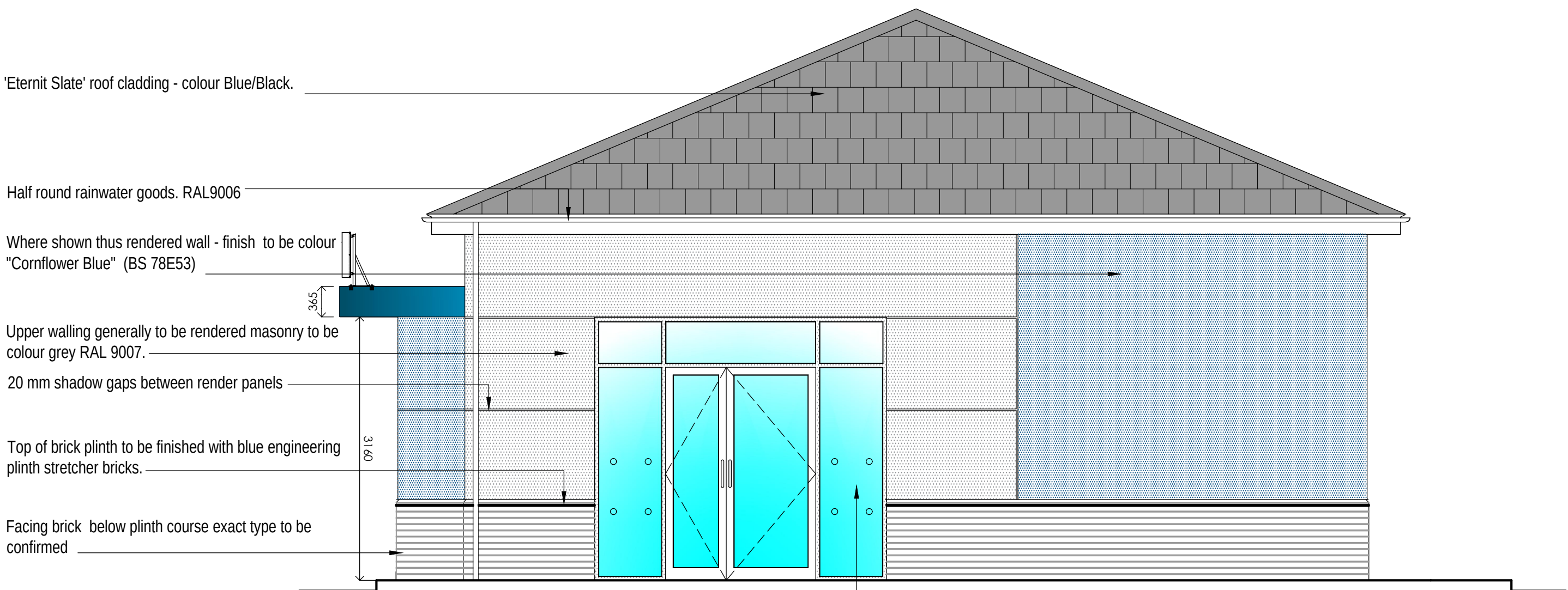
JOB TITLE  
PROPOSED GREGGS DRIVE THRU  
209 STOCKPORT ROAD  
STOCKPORT SK3 0LX  
CLIENT  
GREENE KING

|          |           |             |           |
|----------|-----------|-------------|-----------|
| DRAWN BY | M. Taylor | SCALE       | 1:100@A0  |
| DATE     | JAN 2022  | DRAWING NO. | 2125 - 06 |
| CHECKED  |           | REVISION    | N         |

John Dixon & Associates Ltd.  
Unit 211  
Chambers Business Centre,  
Chapel Road,  
Oldham  
OL8 4QQ  
TEL : 0161 682 0904  
FAX : 0161 683 4106  
E-MAIL : info@johndixon.co.uk  
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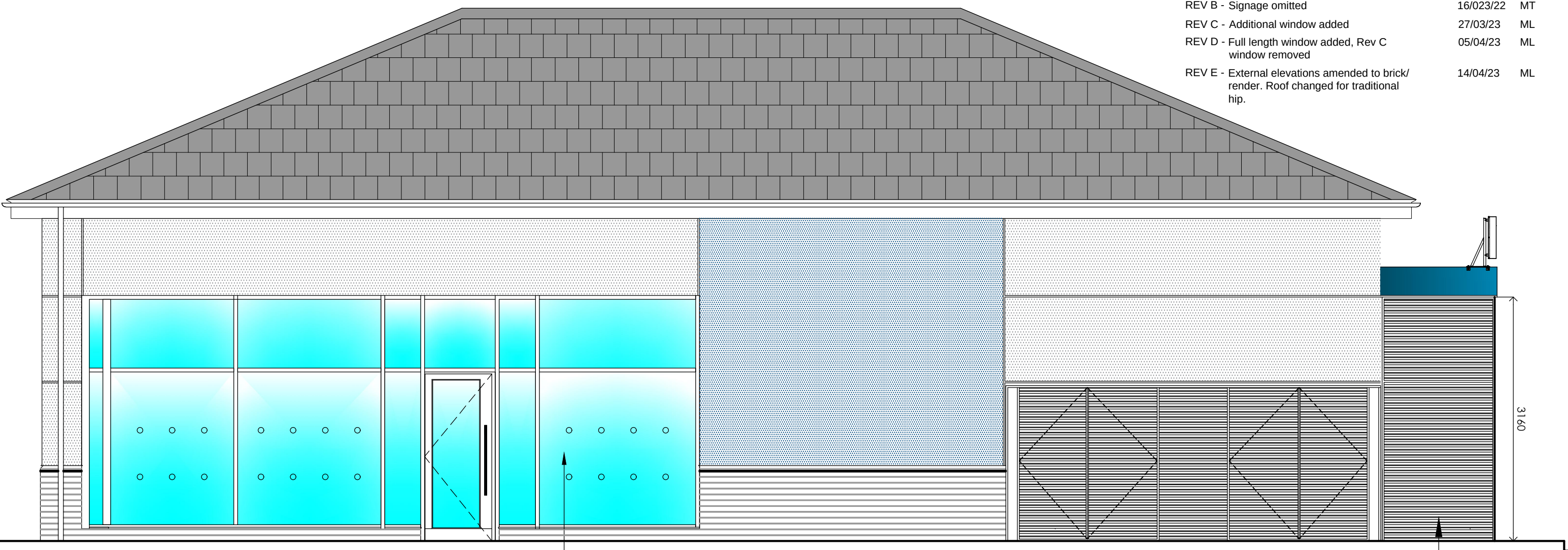
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FRONT ELEVATION

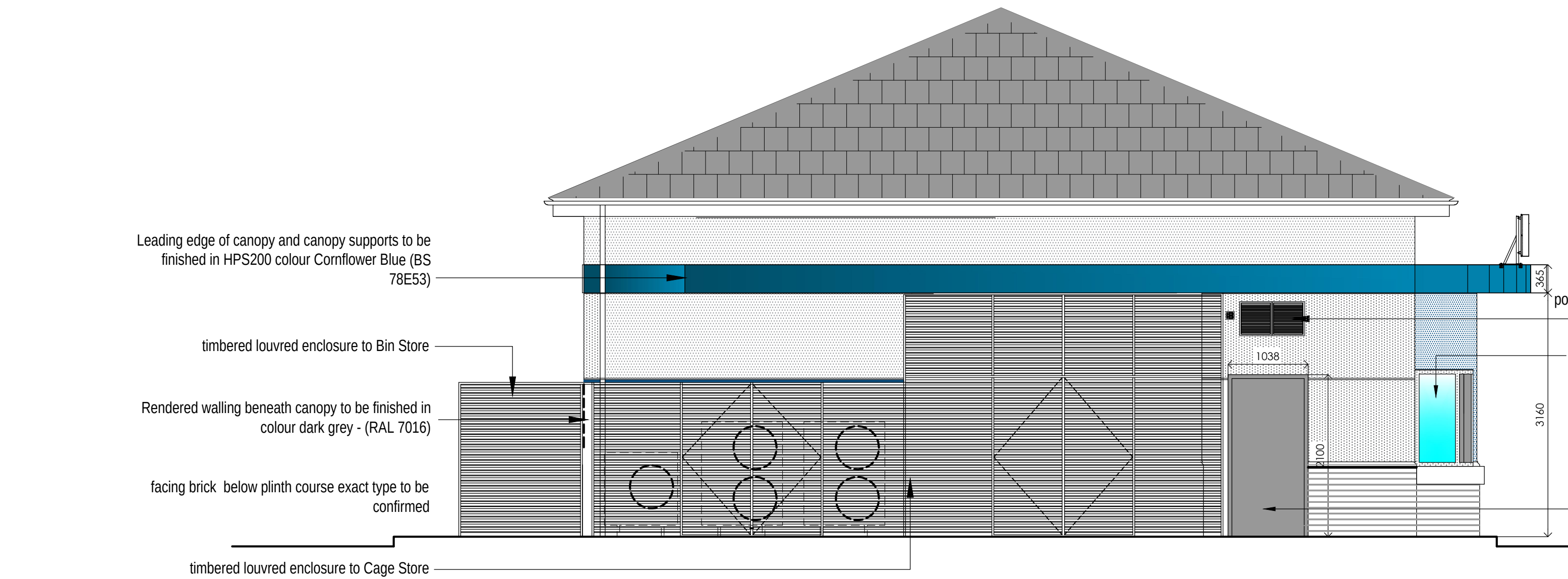
aluminum shop front window system. Frame colour to be Anthracite grey. RAL 7016 to match main wall cladding panels. Screens to receive standard dot manifestation as indicated on elevations in accordance to building regulations.



SIDE ELEVATION

aluminum shop front window system. Frame colour to be Anthracite grey. RAL 7016 to match main wall cladding panels. Screens to receive standard dot manifestation as indicated on elevations in accordance to building regulations.

| NOTES                                                                                                                                                  |                                                                                 |             |
|--------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------|-------------|
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| Do not scale off this drawing.                                                                                                                         |                                                                                 |             |
| REVISIONS                                                                                                                                              |                                                                                 | DATE        |
| REV A                                                                                                                                                  | Bin Store relocated. canopy roof extended                                       | 11/02/22 MT |
| REV B                                                                                                                                                  | Signage omitted                                                                 | 16/02/22 MT |
| REV C                                                                                                                                                  | Additional window added                                                         | 27/03/23 ML |
| REV D                                                                                                                                                  | Full length window added, Rev C window removed                                  | 05/04/23 ML |
| REV E                                                                                                                                                  | External elevations amended to brick/ render. Roof changed for traditional hip. | 14/04/23 ML |

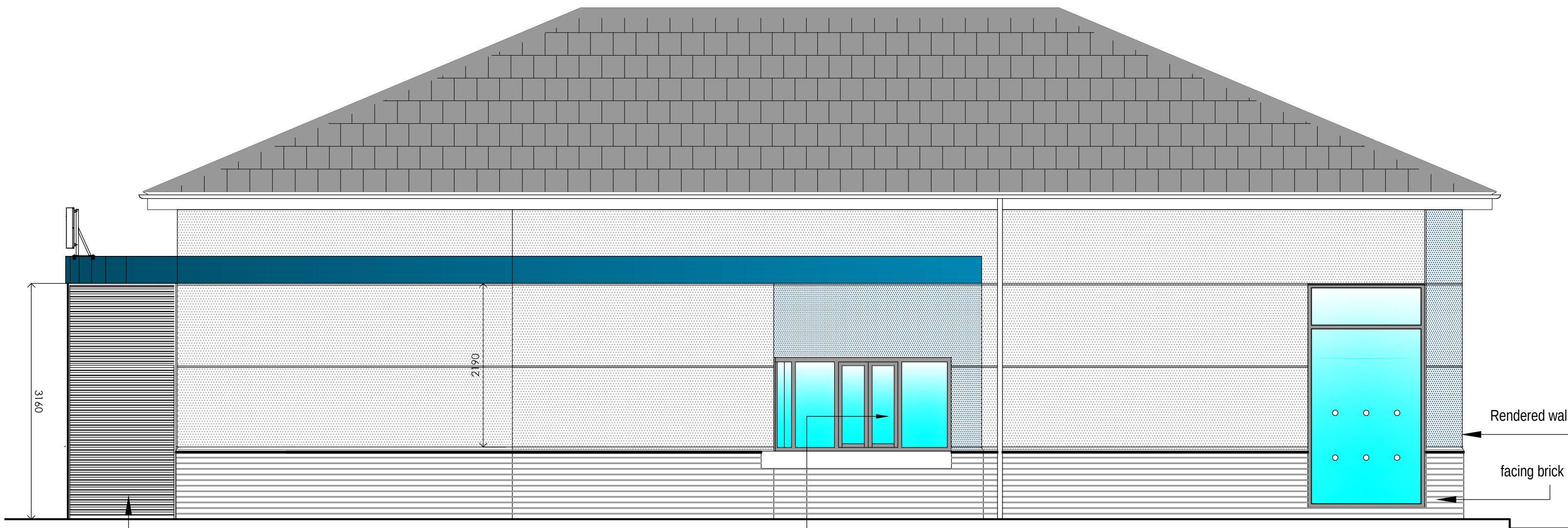


REAR ELEVATION

810 x 405mm powder coated aluminium ventilation grille

Drive Thru windows by specialist to be supplied by main developer. Finish RAL 7016.

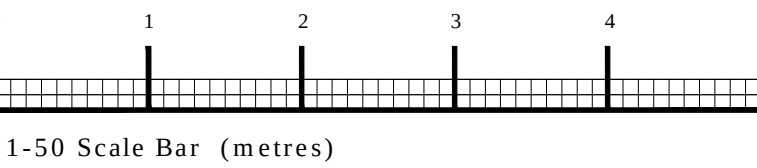
MOE Door- Factory finished powder coated steel door and frames by specialist. RAL 7016 to match main wall panel finish.



DRIVE THRU SIDE ELEVATION

Drive Thru windows by specialist to be supplied by main developer. Finish RAL 7016.

|       |                                                                      |          |        |
|-------|----------------------------------------------------------------------|----------|--------|
| REV F | Additional signs added ,yard/bin store amended to new spec layout    | 19/04/23 | JAA/ML |
| REV G | Additional signs position ,yard/bin store amended to new spec layout | 21/04/23 | JAA    |
| REV H | Signs position omitted                                               | 21/04/23 | JAA    |



1:50 Scale Bar (metres)

## PLANNING

DRAWING DESCRIPTION  
PROPOSED ELEVATIONS  
(PLANNING)  
OPTION 1 RENDER

JOB TITLE  
PROPOSED GREGGS DRIVE THRU  
209 STOCKPORT ROAD  
STOCKPORT SK3 0LX

CLIENT  
GREENE KING

|          |          |             |           |
|----------|----------|-------------|-----------|
| DRAWN BY | M.Taylor | SCALE       | 1:50@A1   |
| DATE     | FEB 2022 | DRAWING NO. | 2125 - 08 |
| CHECKED  |          | REVISION    | H         |

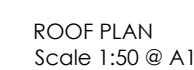
John Dixon & Associates Ltd,  
Unit 211  
Chambers Business Centre,  
Chapel Road,  
Oldham  
OL8 4QQ  
TEL : 0161 682 0964  
FAX : 0161 683 4106  
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WEB : www.jda-design.com





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| REVISONS                                               | DATE     |    |
|--------------------------------------------------------|----------|----|
| REV A - Bin Store relocated. canopy roof extended      | 11/02/22 | MT |
| REV B - Grindlines & Signage omitted                   | 16/03/22 | MT |
| REV C - Greggs Internal Seating added                  | 10/12/22 | MT |
| REV D - Additional window added                        | 27/03/23 | ML |
| REV E - Full length window added, Rev D window removed | 05/04/23 | ML |
| REV F - Roof redesigned & amended.                     | 16/05/23 | ML |



## PLANNING

GREENE KING

## REVISION

jda  
architecture  
interior design  
project management



# PLANTING NOTES:

1. PLANTING DENSITY 3N° PLANTS PER M<sup>2</sup>.
2. BED SIZE/PLANT HEIGHT/POT SIZE AND PLANT NUMBERS SHOWN ON PLAN.
3. TOPSOIL - 400MM DEPTH REQUIRED FOR BEDS.
4. BARK MULCH ALL BEDS, 50MM TOTAL DEPTH.

HERDGE -

TOTAL LENGTH - 65M  
TOTAL PLANTED WIDTH 1M. 4N° PER LINEAR METRE, IN A DOUBLE ROW.  
AS REQUIRED. KEEP TO 1M TALL WHEN ESTABLISHED.

THE PLANNERS HAVE REQUESTED A EVERGREEN HERDGE, TO PROTECT THE CLARE OF CAR HEADLIGHTS. WE PROPOSE TO USE PRUNUS LUSITANICA, PLANTED IN A STAGGERED DOUBLE ROW, WHICH WHEN ESTABLISHED WILL BE KEPT AT 1M HIGH.

PRUNUS LUSITANICA 40-60CM 2L POT  
TOTAL PLANTS 260N°

PROPOSED NEW GRASS SEEDING AREA REQUESTED BY HIGHWAYS.

PROPOSED NATIVE HERDGE

BED 5m<sup>2</sup>. PRUNUS LUSITANICA.  
30-50CM/3L/15N°

GRASS AREA

BED 7m<sup>2</sup>. YIBURNUM EYE PRICE.  
30-40CM/2L/21N°

GRASS SEEDING AREA

110M<sup>2</sup> IN TOTAL.  
DEPTH OF SOIL REQUIRED 150MM.  
OVERSEED AREA AFTER 12 WEEKS

## TREES:

POT GROWN 10-12CM, 25L POTS, SINGLE STAKE & TIE.

- BETULA PENDULA 4N°
- ▲ PRUNUS SPINOSA 4N°
- MALUS SYLVESTRIS 5N°
- ⊗ CRATAEGUS MONOGYMA 2N°
- QUERCUS ROBUR 1N°

PROPOSED 1.2M WIDE, KEPT 1M HIGH WHEN ESTABLISHED

HERDGE TO

BED 16m<sup>2</sup>. CORNUS SIBIRICA.  
40-60CM/3L/48N°

BED 18m<sup>2</sup>. COTONEASTER HORIZONTALIS.  
20-40CM/2L/54N°

BED 16m<sup>2</sup>. LONICERA NITIDA.  
30-40CM/2L/48N°

BED 25m<sup>2</sup>. ROSA CANINA.  
20-30CM/3L/75N°

BED 16m<sup>2</sup>. CEANOTHUS CASCADE.  
30-40CM/3L/48N°

BED 3m<sup>2</sup>. SPIRAEA GOLDFLAME.  
30-40CM/2L/9N°

BED 16m<sup>2</sup>. EUONYMUS JAPONICUS.  
30-40CM/3L/48N°

BED 11m<sup>2</sup>. CEANOTHUS BLUE MOUND.  
20-40CM/3L/33N°

BED 12m<sup>2</sup>. CHOLISIA SUNDANCE.  
30-40CM/3L/36N°

CUSTOMER PARKING 24N°

BED 25m<sup>2</sup>. SENECIO SUNSHINE.  
30-40CM/2L/75N°

BED 18m<sup>2</sup>. ESCALLONIA RED HEDGER.  
30-50CM/2L/55N°. BED 80CM WIDE.

BED 12m<sup>2</sup>. HEBE RED EDGE.  
30-40CM/3L/36N°

BED 16m<sup>2</sup>. POTENTILLA ELIZABETH.  
20-30CM/2L/48N°

BED 15m<sup>2</sup>. SPIRAEA GOLDFLAME.  
20-40CM/2L/45N°

KNEE RAIL FENCE.

BED 20m<sup>2</sup>. PRUNUS OTTO LUYKEN.  
20-30CM/2L/60N°

BED 20m<sup>2</sup>. LONICERA BAGGESONS GOLD.  
20-40CM/2L/60N°

## DETAILED PLANTING NOTES:

PREPARED BY BRANCHING OUT TWO LTD.

All tree, shrub planting and turfing to be carried out in accordance with British Standards 3838 and 4428.

Soil: Use imported and screened topsoil, it should be free from weed and builders rubble, larger than 50mm in any direction. Topsoil areas to be cultivated prior to planting. Compaction by machine is not acceptable.

Specified Depths:  
+ 450mm Ornamental Planting  
+ 300mm Structure Shrub beds.  
+ 150mm for Turf and seeded area.  
+ 900mm Tree Planting

Shrub Planting: All pot grown shrubs to be planted in a 300x300mm prepared pit or one large enough to take the plant's roots without damaging them. Unless specified use pot grown stock, 2-3 litre pot size. Plants to be firmed in well after planting, water well and remove any dead or damaged branches.

Tree Planting: All standard trees to be planted in a 900x900mm pit, unless specified. Single or double staked as required. NOTE: Larger trees to be double staked and double tied. Tree pits to be backfilled with tree and shrub compost and imported topsoil. Firm in and water well.

## Bare Rooted Shrub / Tree planting.

Plant bare rooted stock between November - March depending on local conditions and availability. Shrub size to be specified by landscape Architect. Silt plant shrubs with a slow release fertiliser. Firm in well after planting. Cane if required.

Turfing: Prepare with cultivator, area that is to be turfed, remove any stones, debris. Hand rake and firm soil prior to laying. Use only a seed grown, amenity turf, to be laid with broken joints, plank during and after laying. Water within 24 hours of laying. First cut when grass has reached 50-60mm. All cuttings should be removed from site. The maximum height the grass should be left after that before cutting is 100mm / 125mm. Cut grass every 2 weeks during the growing season.

Mulching: All planted areas to be covered with an Ornamental dark mulch or similar, to an overall depth of 75mm unless specified otherwise. Water shrubs prior to mulching, care must be taken when covering low ground cover shrubs. Rake even over beds at end.

Maintenance: All areas of tree and shrub planting are to be subject to a 12 months defect liability period. At the end of this period any losses are to be replaced with a stock of similar size and quality. Water trees, shrubs and grass during drought periods for the first 12 months, this must be done by the tenant / landlord. Keep beds free from weeds, by hand cultivation or use of an approved contact weed killer. Number of visits for weeding in 12 month period - 4 / 5 no. Check trees and shrubs for wind rock, check stakes and ties. Remove any dead or damaged branches, prune if required. Hand remove any litter that has collected in beds and take away from site. During periods of extreme drought, extra watering visits may be required. This will be charged to the client at a pre-agreed rate, so would extra grass cutting visits. At end of 12 month period a site visit must be made to check condition of site, replace any trees, shrubs. Top up bark mulch in any places, to the previous depth of 50mm, unless specified.

NOTE: The defects liability period may be requested to be extended but this will depend on location and site requirement

REV C ADDITIONAL TREES.  
ALTER WARD AREAS MAY 23  
REV B JAN 23. ADDITIONAL HERDGE & GRASS AREA

**Branching Out TWO LTD**  
SUNRISE HOUSE, HULLEY ROAD, MACCLESFIELD, CHESHIRE, SK10 2LP

CONTRACT LANDSCAPE LAYOUT,  
CLIENT GREGGS STOCKPORT ROAD.  
SCALE 1:150 & 1:42 DRAWN PAUL DATE JAN 23

TEL: 01625 505919 FAX: 01625 626208 branchingout@btinternet.com www.branchingouttwo.co.uk  
Registered Office at above. Registered in England Number 02947955 VAT Registration Number 811 7728 64

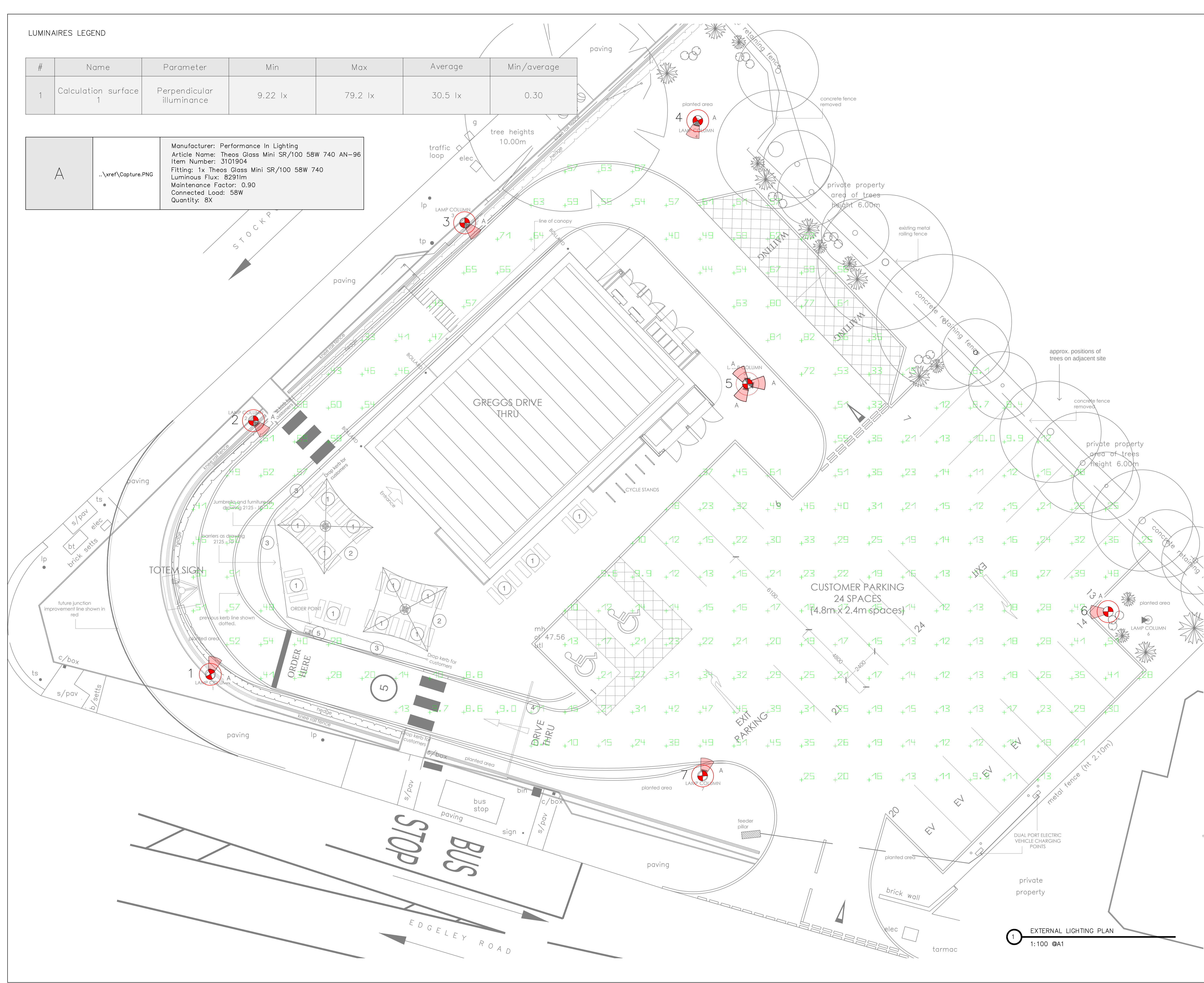
LANDSCAPE ARCHITECTS • PROJECT MANAGERS • COMMERCIAL & PRIVATE LANDSCAPING



LUMINAIRES LEGEND

| # | Name                  | Parameter                 | Min     | Max     | Average | Min/average |
|---|-----------------------|---------------------------|---------|---------|---------|-------------|
| 1 | Calculation surface 1 | Perpendicular illuminance | 9.22 lx | 79.2 lx | 30.5 lx | 0.30        |

|   |                        |                                                                                                                                                                                                                                                                 |
|---|------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| A | ...\\xref\\Capture.PNG | Manufacturer: Performance In Lighting<br>Article Name: Theos Glass Mini SR/100 58W 740 AN-96<br>Item Number: 3101904<br>Fitting: 1x Theos Glass Mini SR/100 58W 740<br>Luminous Flux: 8291lm<br>Maintenance Factor: 0.90<br>Connected Load: 58W<br>Quantity: 8X |
|---|------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|



- NOTES
1. ALL DIMENSIONS IN MILLIMETERS UNLESS STATED OTHERWISE.
  2. THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS AND SPECIFICATIONS.
  3. ANY DISCREPANCY BETWEEN THIS DRAWING AND OTHER DRAWINGS AND SPECIFICATIONS TO BE REFERRED TO THE ENGINEER.
  4. THIS INSTALLATION TO BE CO-ORDINATED WITH ALL OTHER TRADES AND THEIR SERVICES AND ALL EXISTING INSTALLATIONS.
  5. ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCING WORKS.
  6. WHERE THIS DRAWING RELATES TO EXISTING BUILDINGS OR COMPLETE CONSTRUCTION THE SITE ENGINEER IS TO CHECK THERE ARE NO CONFLICTS BETWEEN ACTUAL BUILDINGS AND THIS DRAWING.
  7. ALL DUCTWORK AND PIPEWORK RUNS SHOWN AS INDICATIVE AND INSTALLER TO CO-ORDINATE WITH OTHER SERVICES AND RESTRICTIONS AND ALLOW FOR ANY ADAPTATIONS AS REQUIRED.
  8. THIS DRAWING IS NOT TO BE SCALED.
  9. EXTERNAL LIGHTING SHALL BE PROVIDED TO ROADS AND CAR PARKS IN THE FORM OF FREESTANDING GALVANISED PROPRIETARY LIGHTING COLUMNS, MINIMUM 6 METRES HIGH, COMPLETE WITH LAMPS, WHICH ARE TO BE OF A DOWNWARD PROJECTION TYPE, AS AGAINST GLOBE TYPE. ALL EXTERNAL LIGHTING TO BE TAKEN FROM LANDLORDS SUPPLY. REFER TO STANDARD EXTERNAL WORKS LAYOUT FOR MORE INFORMATION.
  10. EXTERNAL LIGHTING SHALL BE PROVIDED TO THE DRIVE THRU LANE AND BIN STORE AREA.
  11. CARPARK AREAS, ROADS AND DRIVE THRU' LANE SHALL BE ILLUMINATED TO AN AVERAGE OF 30 LUX.

THEOS GLASS MINI SR/100 58W 740 DETAIL

...\\XREF\\THEOS GLASS MINI NEMA\_DT.jpg

| REVISIONS                 |              |                                    |                      |
|---------------------------|--------------|------------------------------------|----------------------|
| T5                        | 17/05/2023SA | EXTERNAL LUMINAIRE 06 REPOSITIONED |                      |
| T4                        | 06/01/2023SA | REVISED TO SUIT NEW LAYOUT         |                      |
| T3                        | 21/07/2022QH | EXTERNAL LUMINAIRE 04 REPOSITIONED |                      |
| T2                        | 15/07/2022QH | TENDER ISSUE 02                    |                      |
| T1                        | 07/02/2022QH | TENDER ISSUE 01                    |                      |
| REV                       | DATE         | DRAWN BY                           | REVISION DESCRIPTION |
| CLIENT                    |              |                                    |                      |
| ...\\xref\\Capture 02.JPG |              |                                    |                      |

PROJECT

GREGGS STOCKPORT  
FARMERS ARMS  
CHEADLE HEATH  
SK3 0LX

TITLE

EXTERNAL SITE PLAN  
LIGHTING LAYOUT  
ELECTRICAL INSTALLATION

CONCEPT MEP  
Engineering Consultants

CONCEPT MEP LIMITED, PINNACLE HOUSE, NEWARK RD, PETERBOROUGH, PE1 5YD  
www.concept-mep.co.uk | info@concept-mep.co.uk | 01733 857 565

|            |            |                |            |
|------------|------------|----------------|------------|
| DRAWN BY   | DATE       | SCALE          | SHEET SIZE |
| QH         | 07/02/2022 | 1:100          | A1         |
| CHECKED BY | DATE       | DRAWING STATUS |            |
| SA         | 07/02/2022 | TENDER         |            |

PROJECT / DRAWING NUMBER

020-05-E-01

REVISION

T5

COLLABORATE — INNOVATE — MODERATE



NOTES

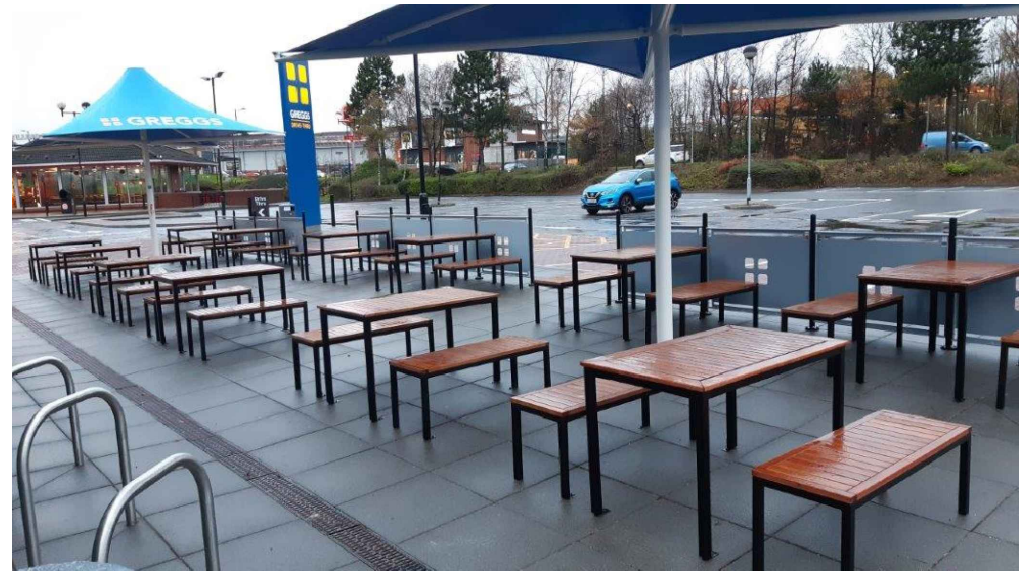
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TYPICAL FURNITURE



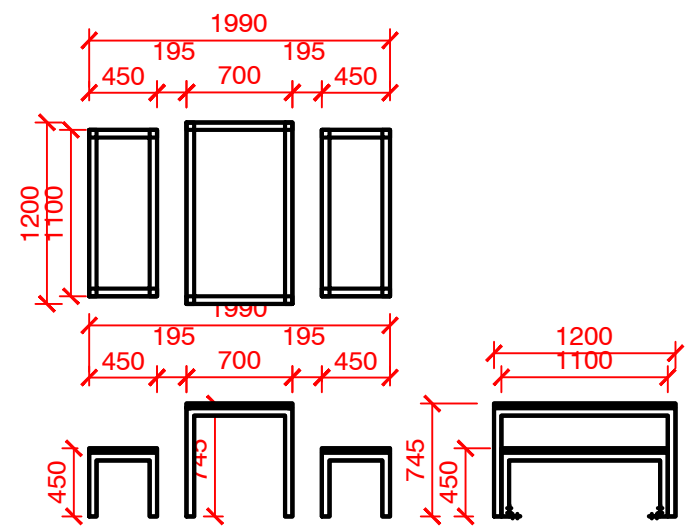
TYPICAL JUMBRELLA AND BARRIERS



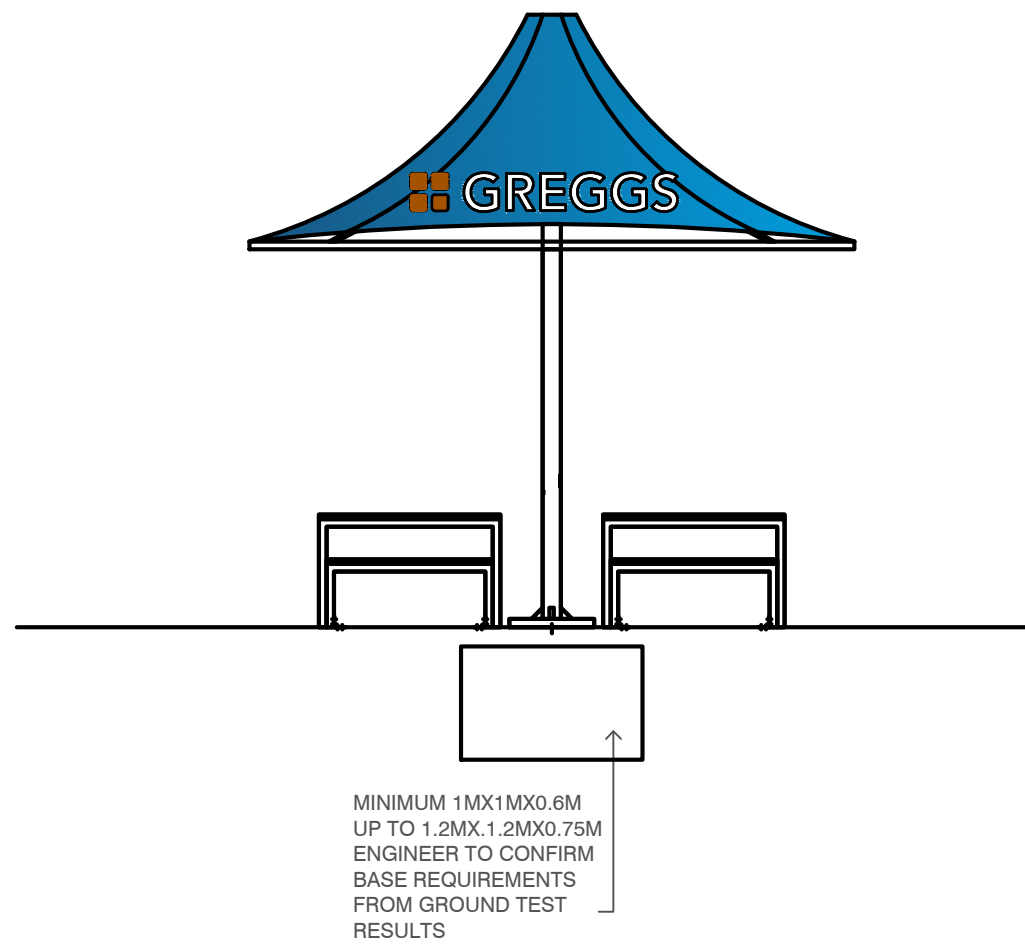
TYPICAL BUILDING APPEARANCE 1



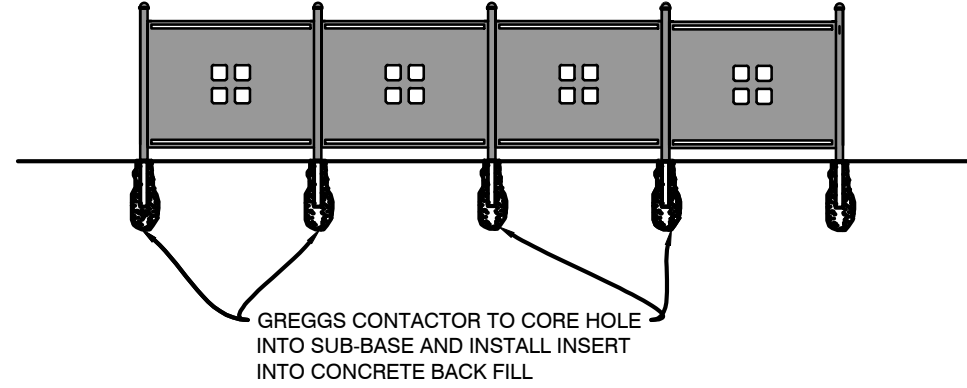
TYPICAL BUILDING APPEARANCE 2



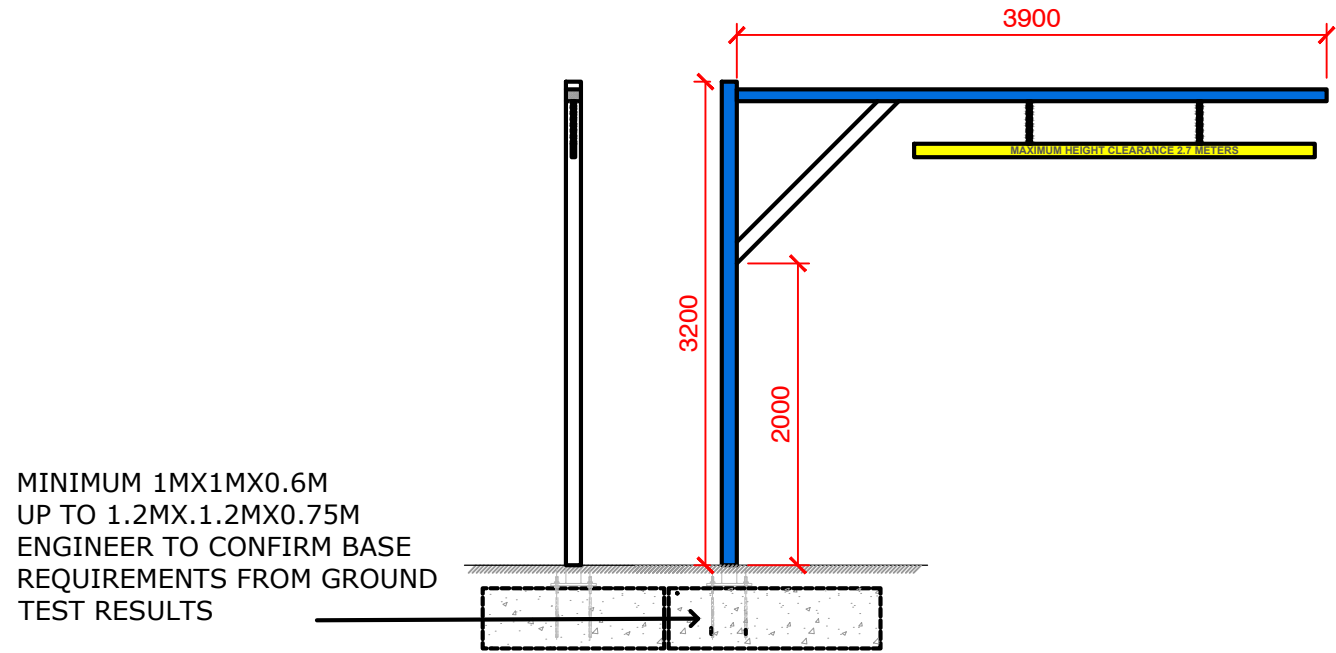
1 EXTERNAL FURNITURE



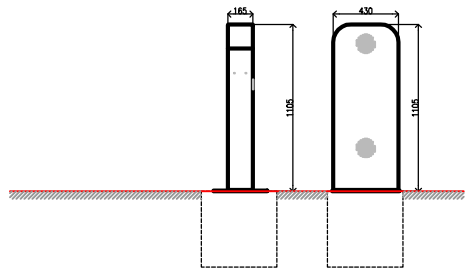
2 TYPICAL JUMBRELLA  
Scale 1:50@A1



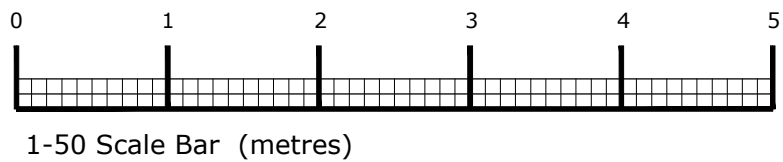
3 TYPICAL BARRIERS  
Scale 1:50@A1



4 DRIVE THRU BARRIER  
Scale 1:50@A1



5 SPEAKER POST  
Scale 1:50@A1



## PLANNING

DRAWING DESCRIPTION

PROPOSED EXTERNAL TREATMENTS

JOB TITLE

PROPOSED GREGGS DRIVE THRU  
209 STOCKPORT ROAD  
STOCKPORT SK3 0LX

CLIENT

GREENE KING

DRAWN BY M.Taylor

SCALE AS SHOWN @A1

DATE FEB 2022

DRAWING NO. 2125 - 10

CHECKED

REVISION

John Dixon & Associates Ltd,  
Unit 211  
Chambers Business Centre,  
Chapel Road,  
Oldham  
OL8 4QQ

TEL : 0161 682 0964  
FAX : 0161 683 4106  
E-MAIL : info@johndixon.co.uk  
WEB : www.jda-design.com

jda  
architecture  
interior design  
project management