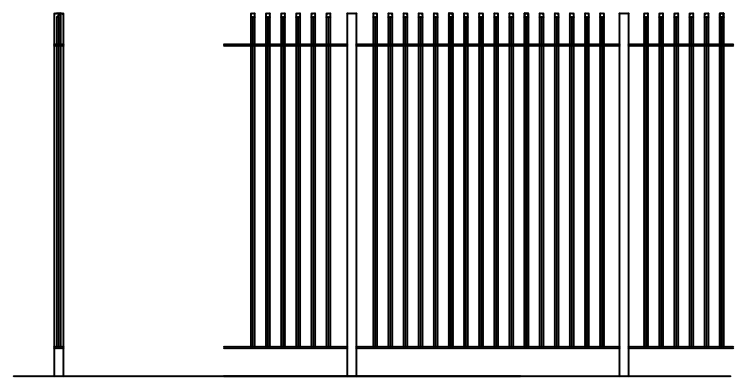


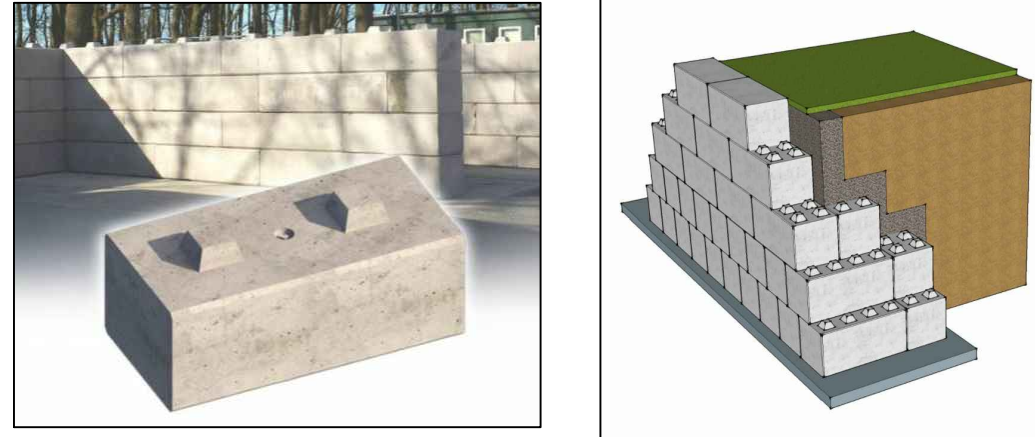
LEVELS KEY;
126.70+ **DENOTES EXISTING LEVEL**
130.20+ **DENOTES PROPOSED LEVEL**

- Materials;
- Roof - Profiled metal insulated composite cladding panels - Goosewing Grey BS 10A05 -incorporating double skin translucent walksafe rooflights at the rate of 10% of floor area - fire rated where required
 - Walls - Profiled metal insulated composite cladding panels finished in Goosewing Grey BS 10a05 -vertically and horizontally fixed as shown- Cappings, trims, drips and gutters finished in Sargasso Blue ral 5003.
 - Entrance doors and glazed panels - aluminum frames and double glazed units finished in Anthracite - RAL 7016 - powder coating
 - Gutters - pressed metal external gutters finished in Anthracite - RAL 7016
 - Roller Shutter Doors - steel sectional roller shutter doors finished in Anthracite - RAL 7016

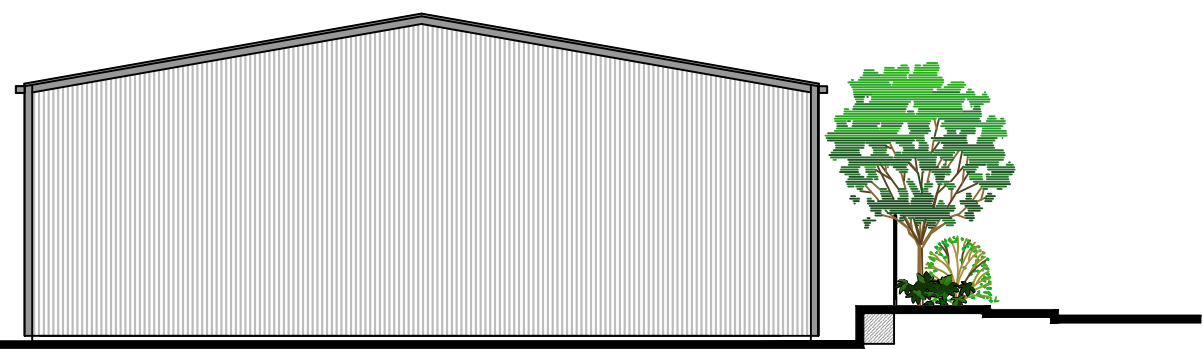
- DENOTES AREAS OF LANDSCAPING -
Landscaping proposals in accordance with scheme and specification prepared by Margaret Twigg - Chartered Landscape Architect.
- Denotes areas of hardstanding comprising concrete finish - other areas of hardstanding, circulation and parking areas to be finished in tarmac to match existing
- Denotes existing palisade fence and gates to be retained
- Denotes concrete block retaining structures - to detail - heights indicated on layout
- Denotes black finished purpose made fencing to detail to Spotland Road/Primrose Street.
- Denotes green powder coated palisade fence



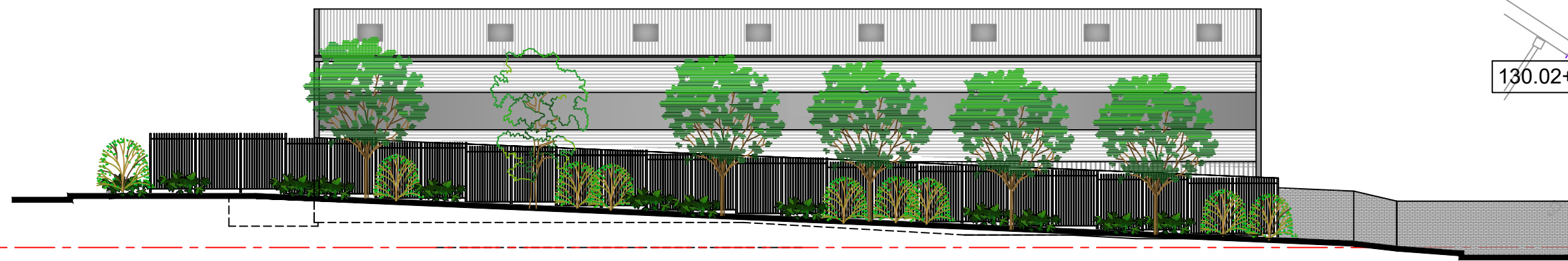
Proposed fencing detail - Spotland Road and Primrose street



Proposed retaining structures comprising interlocking concrete blocks to engineer design to heights indicated on layout



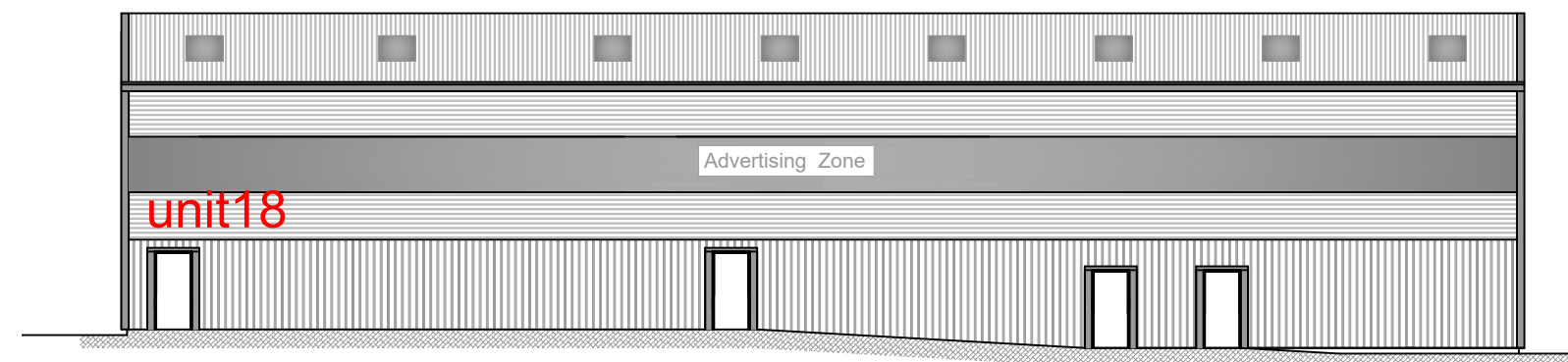
Side Elevation



Street scene along Spotland Road

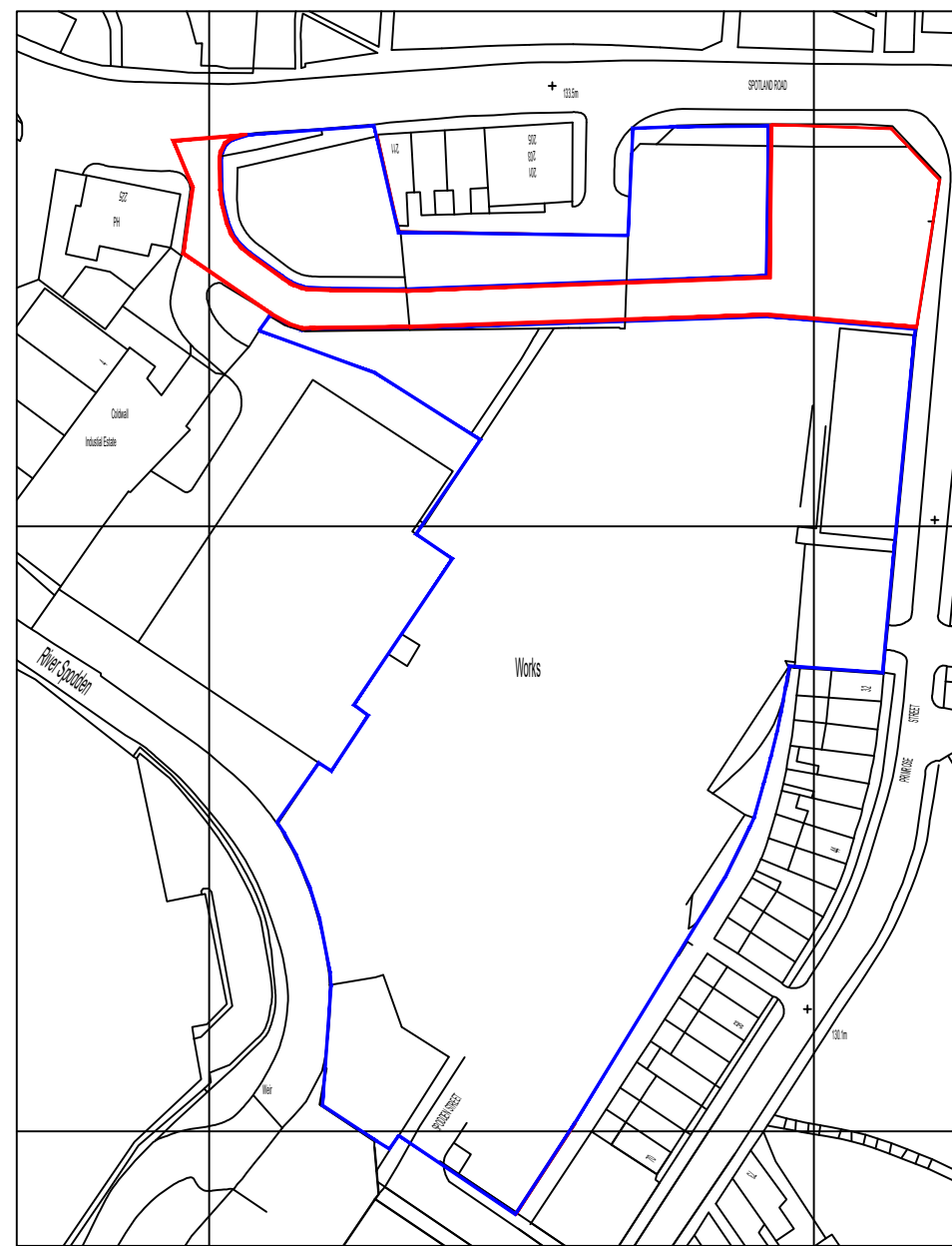
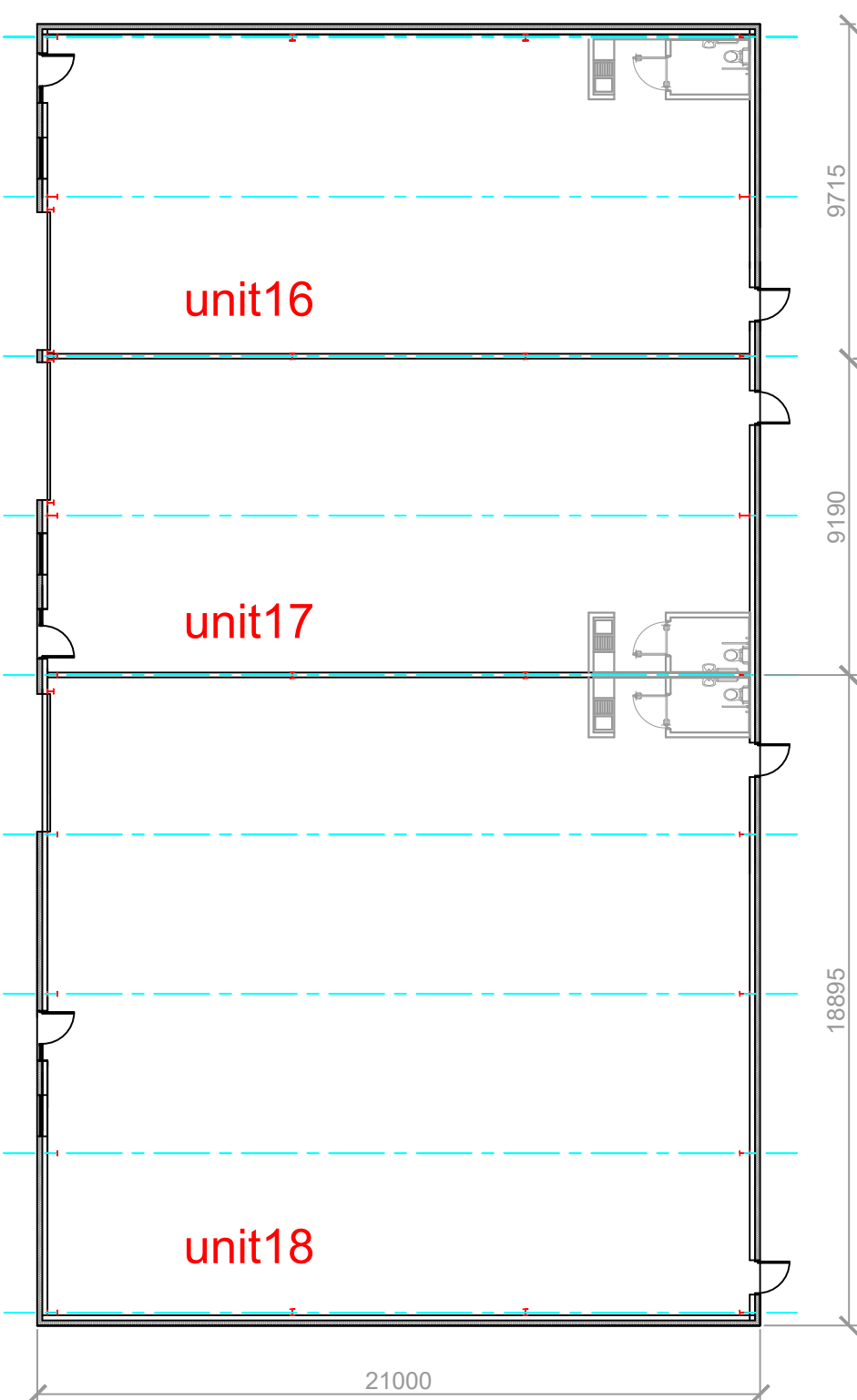


Elevation to service yard

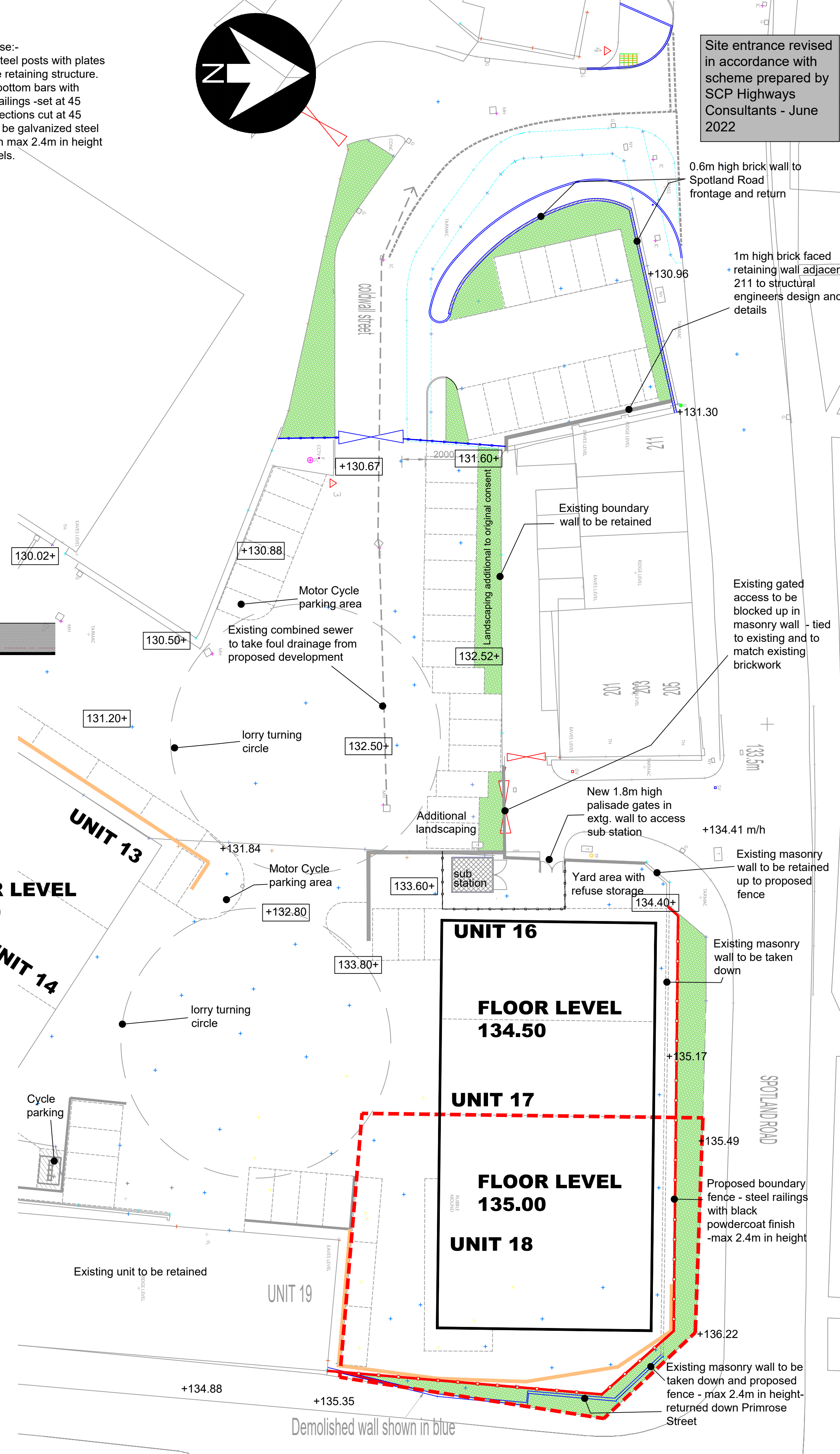


Elevation to Spotland Road

Floor plans units 16-18



Location Plan 1:1250



Site entrance revised in accordance with scheme prepared by SCP Highways Consultants - June 2022

0.6m high brick wall to Spotland Road frontage and return

1m high brick faced retaining wall adjacent 211 to structural engineers design and details

Existing boundary wall to be retained

Existing gated access to be blocked up in masonry wall - tied to existing and to match existing brickwork

New 1.8m high palisade gates in extg. wall to access sub-station

Existing masonry wall to be retained up to proposed fence

Existing masonry wall to be taken down

Proposed boundary fence - steel railings with black powdercoat finish -max 2.4m in height

Existing masonry wall to be taken down and proposed fence - max 2.4m in height -returned down Primrose Street

rev	date	description
 New Century House 176 Drake Street Rochdale OL16 1UP Tel: 01706 764880 Fax: 01706 764881 www.alcockerassociates.co.uk mail@alcockerassociates.co.uk  the mark of property professionalism worldwide		
Project: Proposed redevelopment of former Dexine Rubber site - Spotland		
REVISED PROPOSAL UNIT 18		
Client: Hallmark Developments		Dwg. Nr. H332/210

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