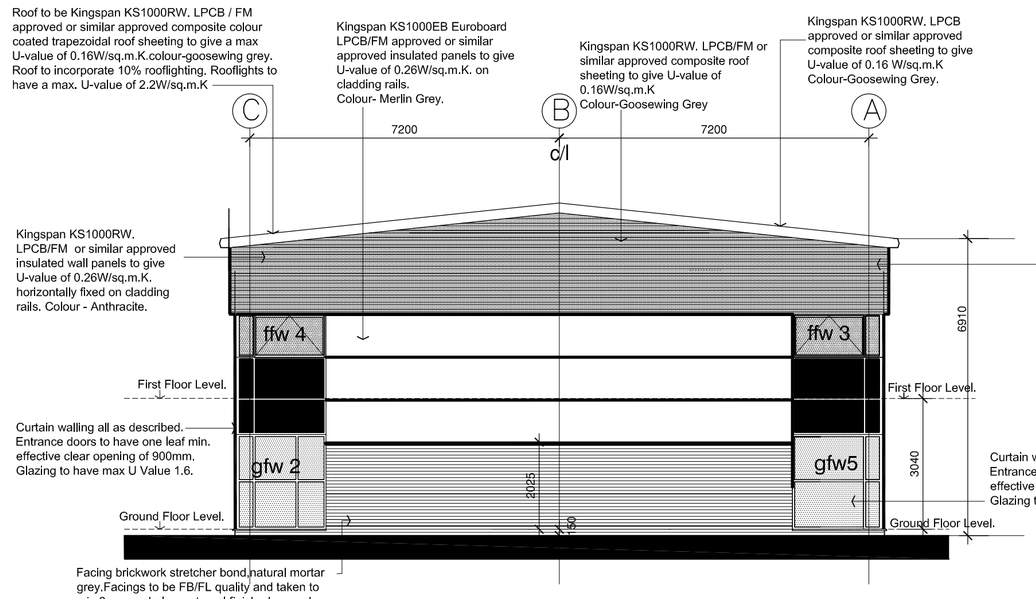
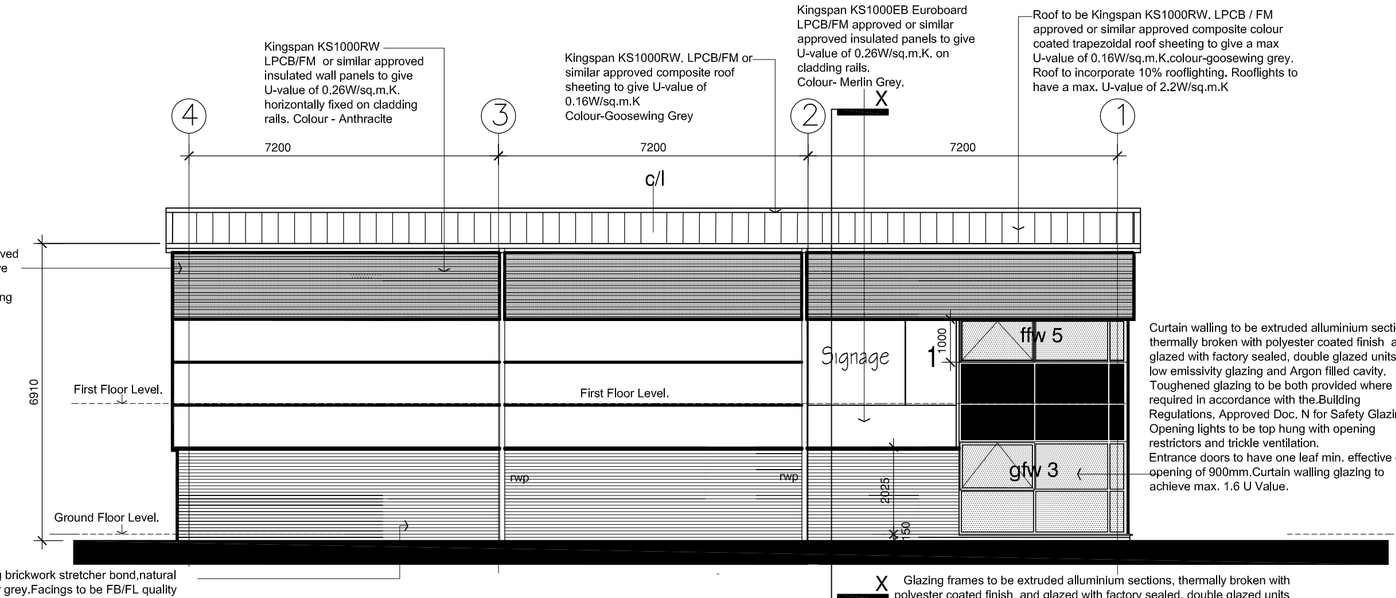
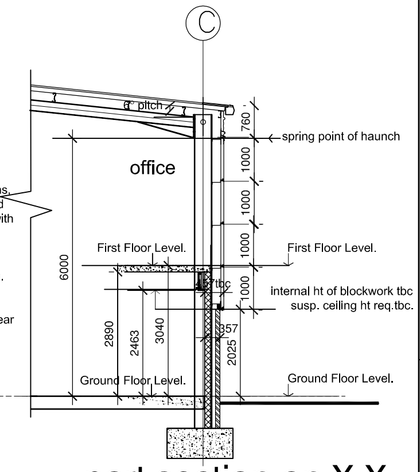


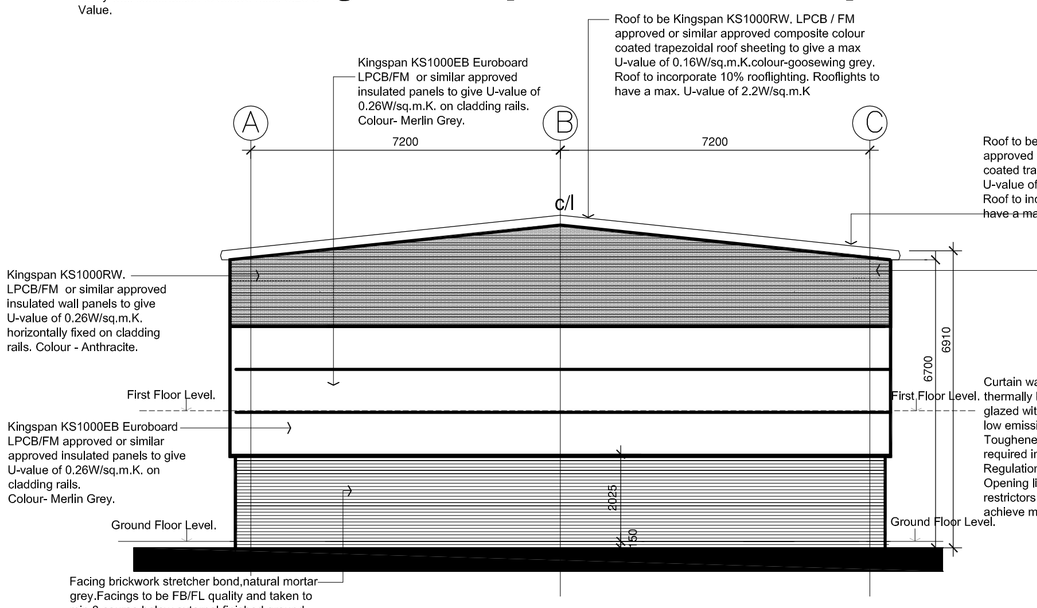
Side Elevation
grid line 1 [South East Elevation]



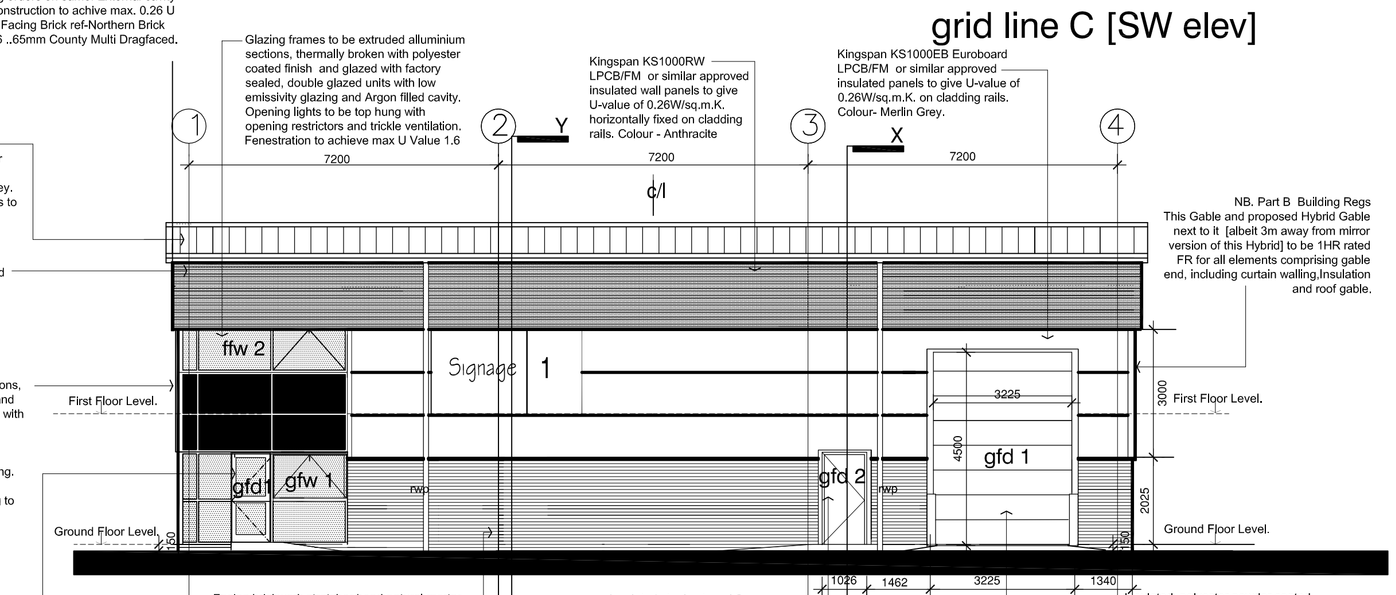
Front Elevation
grid line C [SW elev]



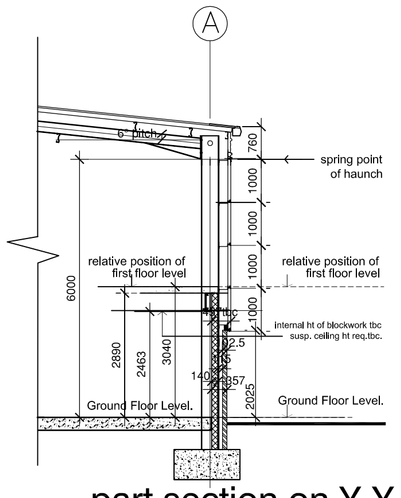
part section on X-X



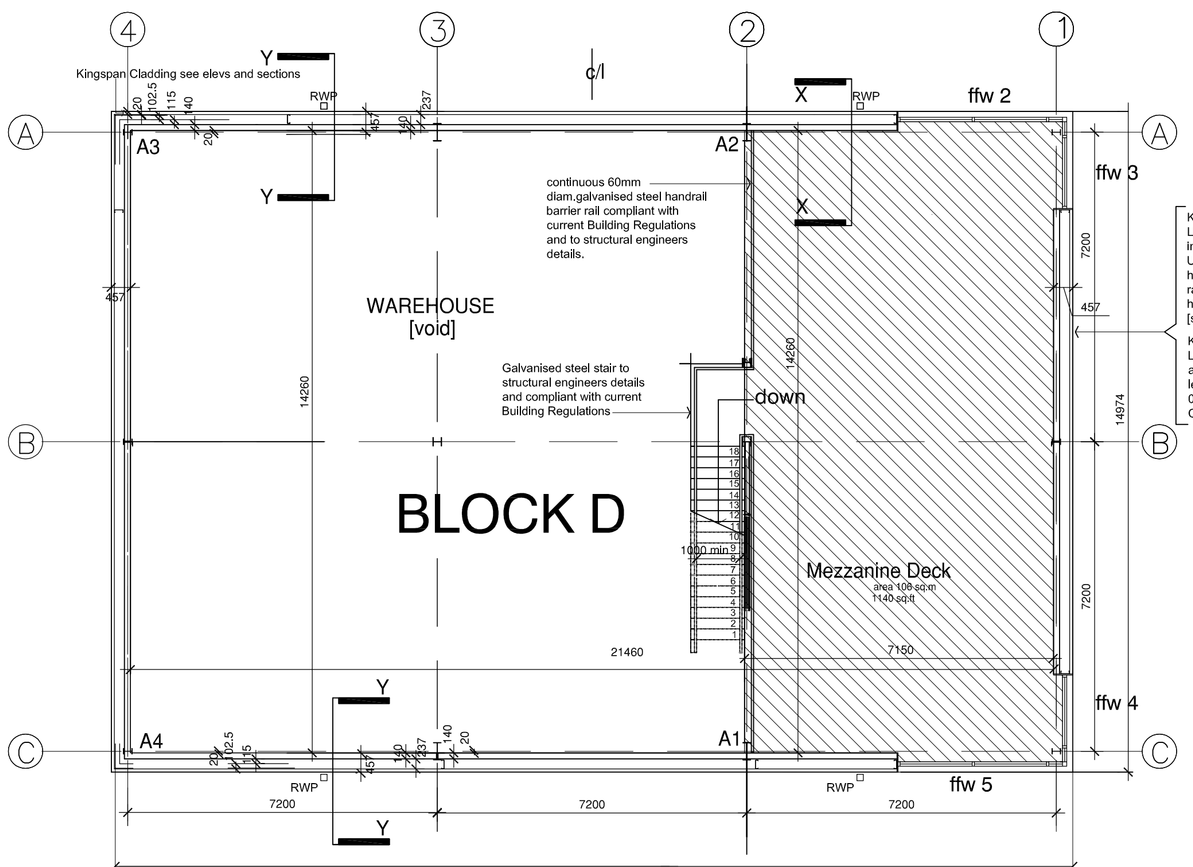
Side Elevation
grid line 4 [North West Elevation]



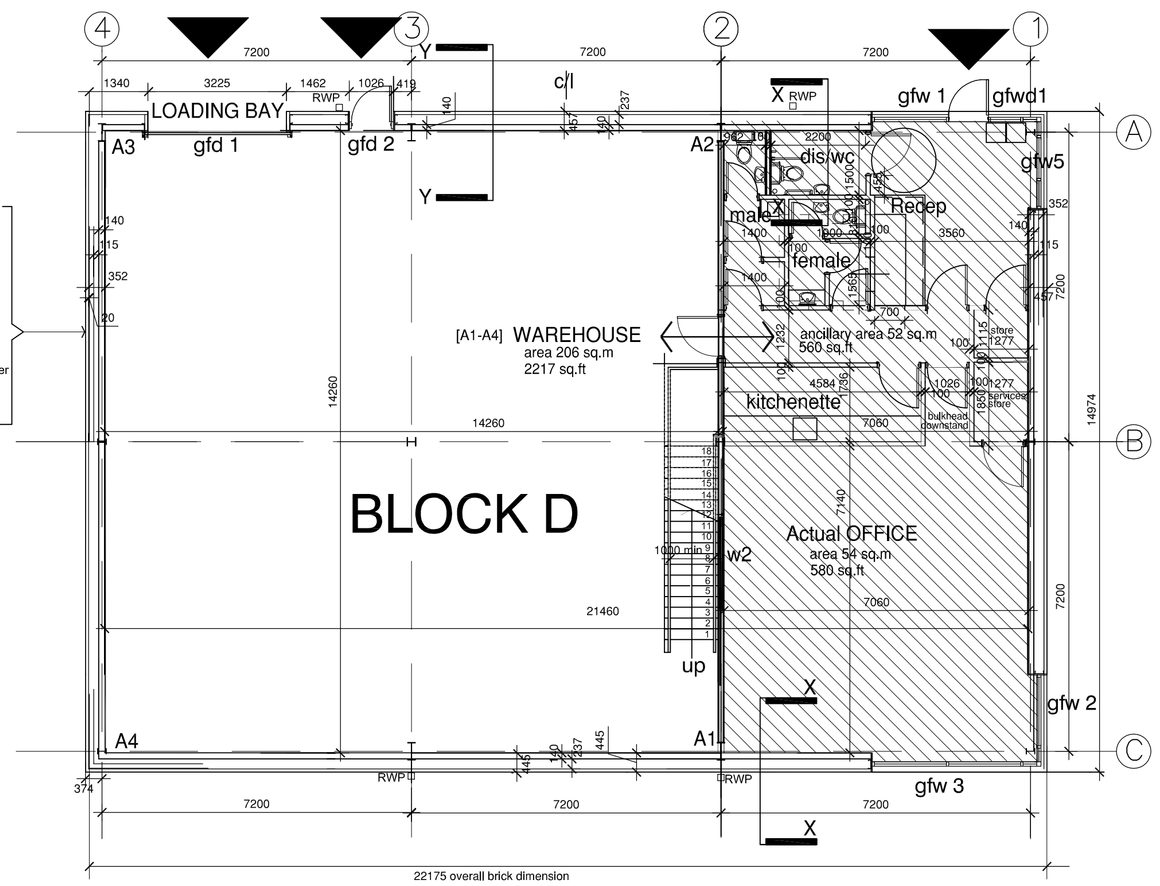
Rear Elevation
grid line A [NE elev]



part section on Y-Y



First Floor Plan



Ground Floor Plan

Internal Areas
Warehouse= 2217 sq.ft
Actual gf office= 580 sq.ft
Ancillary gf Space=560 sq.ft
FF Mezzanine storage space=1140 sq.ft
Total Space therefore=3357 sq.ft
not including first floor mezzanine storage

All site dimensions shall be verified by the contractor on site prior to work commencing
Do not scale from this drawing
Only work to written dimensions
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Notes
All insulation to be CFC/HCFC- free with zero Ozone Depletion Potential.

All Cladding details to comply with Kingspan **Enhanced** details.

MATERIAL/COLOUR KEY

- Steel paintwork - Merlin Grey
- Roof cladding - Kingspan KS1000RW Insulated Roof Panel (LPCB/FM Approved) or equal - Goosewing Grey.
- Gutters, Fasclas & Verges - Colour Anthacite
- Rainwater pipes - Colour-Anthracite
- -Kingspan KS1000RW Insulated Wall Panel (LPCB/FM or similar Approved) - Anthracite. Flashings to match panel colour.[Anthracite panels shown hatched]
- -Kingspan KS1000EB Euroboard lpcb/fm or similar approved Insulated wall panels to achieve a U Value of 0.26 w/sq.m.K
- on cladding rails.Colour Merlin Grey.
 - Brickwork - To match Facings used on phase 1.TBC Northern Brick ref-TN006 65mm County Multi Dragfaced.
- Loading doors - colour Anthracite
- Personnel doors - Escape doors - colour Anthracite
- Windows - Extruded Aluminium window sections - Colour Merlin Grey.
- Glazing tint - Colour Grey

CRITICAL DOOR DIMENSIONS

Internal Doors -Minimum effective clear width 800mm
Entrance Doors -Minimum effective clear width 900mm for one leaf
Fire Exit Doors -Minimum effective clear width 850mm

All vision panels to have minimum zones of visability betweem 500mm to 800mm and 1150mm to 1500mm.

CRITICAL STAIR DIMENSIONS

Width between walls to be 1225mm [1200 between plaster faces]
Risers 18 No. @ at 168.4mm max.
Goings 250mm
landings 1200mm
Handrail clearance to walls:steel to be 60mm
Handrails shall project past the first/last riser 300mm.
Handrails shall be between 45 and 45mm in diameter.
Handrails shall be between 90mm and 100mm above pitch line of stairs and between 900mm and 1100mm at start and end of stairs

REQUIRED U VALUES

'Warm Roof' Construction-0.16 W/sq.m.K

External Wall Construction-0.26 W/sq.m.K

Ground Floor Construction-0.18 W/sq.m.K [Only applies under heated spaces ie. wc's and offices].

Windows-1.6 W/sq.m.K
Rooflights-2.2 W/sq.m.K
Personnel Doors-1.6W/sq.m.K
Vehicle Access and Similar Large Doors-1.3W/sq.m.K

NB. offices and toilets are to be space heated. walls to these spaces-0.26W/sqm K, roof- 0.16 W/sqmK,floor 0.18 W/sq.m K. The warehouses are to remain unheated so the ground bearing slab under the warehouse space does not need to be insulated.

NORTH

Rev.	Date	Details	Drawn	Checked
B	23.8.23	1 corner curtain walling omitted	de	de
A	16.8.23	Reduced Hybrid for site fit.		

Issued for:
PLANNING

NORTHERN TRUST
INVESTMENT / DEVELOPMENT / REGENERATION
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Client
Northern Trust

Project
SANDBROOK PARK
ROCHDALE [phase 2] OL11 1RY
REDUCED HYBRID TYPE A1
Office/Industrial Unit

Drawing
REDUCED HYBRID TYPE A1
Plans,Elevations,Section
higher plynth. BLOCK D

Drawn By	DE	Date	6.7.23	Drawing No.	Rev.
Checked By	DE	Date	6.7.23	WJ204-025	B
Scale	1/100	@A1			

[FINAL CHECKED DE]
electronic path to this drawing-WJ 204/current dwg