bicycle shelter to be on insitu concrete base
to structural engineers details

create new service yard 'plateau'
by cut and fill in accordance with structural engineers requirements
in order to achieve required falls for surface water run off.

10m long rigid Refuse vehicle swept plan analysis as overlay
[see structural engineers drawings]

PHASE 2 site boundary [red line boundary]

existing retained palisade boundary fence
along the boundary

2000mm wide bitmac footpath including
tactile paving and drop kerb crossings

insert new kerb races in positions shown
and in accordance with structural engineers details

relocation of existing lighting columns req.
where affected by new kerb races dictate.

2000mm wide bitmac footpath including
tactile paving and drop kerb crossings

1HR FR gable wall rating [Part B Building Regs]
Between gable end units of each new build in relation
to its neighbouring unit.

see structural engineers drainage strategy for gully repositioning etc
where new proposals impact on current GSA drainage strategy
and proposed new access/egress into site.

proposed new build industrial Units in compliance with class B2 and B8 usage.

existing cctv cameras relocated as required by NT.

Screen Planting to provide privacy to rear gardens of 74 & 76 Marigold Street
(size and species to be agreed with Planning Authority)

1.8m high Acoustic Fence along this boundary
(actual appearance and length of fence to be agreed with Planning Authority)

create new service yard 'plateau' by
by cut and fill in accordance with structural engineers requirements
and to achieve required falls for surface water run off.
see structural engineers Drainage Design and FRA for details.

proposed retaining wall
[see structural engineers details of retaining wall].

proposed retaining wall
[see structural engineers details of retaining wall].

additional parking

EXISTING BUILDING

BLOCK A — SSL 136.500 tbc by struct eng.
BLOCK B — SSL 136.000 tbc by struct eng.
BLOCK C — SSL 134.250 tbc by struct eng.
BLOCK D — SSL 134.150 tbc by struct eng.

WAREHOUSE UNIT 1 1100 sq.ft
WAREHOUSE UNIT 2 1100 sq.ft
WAREHOUSE UNIT 3 1650 sq.ft
WAREHOUSE UNIT 4 1650 sq.ft
WAREHOUSE 2068 sq.ft
TRANSFORMER

open shelter
spoon drain
3no. 2m x 1.25m motorcycle spaces
open shelter 3600 x 1800

Marigold Street
SANDBROOK WAY
BRICK WALL
BUSHES

40
62
52
74
76
78

## SCHEDULE OF ACCOMMODATION

| | |
|---|---|
| Block A | |
| 3 units each 1100 sq.ft | total 3300 sq.ft. |
| Block B | |
| 4 units each 1650 sq.ft | total 6600sq.ft |
| Block C | |
| Reduced Single Hybrid unit comprising [2068 sq.ft gf warehouse, gf office space 750 sq.ft ff mezzanine 615 sq.ft.] | total 3357 sq.ft |
| Block D | |
| Reduced Single Hybrid unit [All as Block C] | total 3357 sq.ft |
| Grand total Blocks A,B,C and D = | 16,614 sq.ft |

Approx area of site 5,408 sq.m
10,000 sq.m equals 1 Hectare
1 Hectare =2.47 Acre
so area approx 1.33 Acre

Actual accommodation proposed 16,614 sq.ft

NORTH
1/200
0m 10 20m

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**

**READ THIS DRAWING IN CONJUNCTION WITH JLP TOPOGRAPHICAL SURVEY DRAWING NO.S22- 768**

schedule of accommodation
BLOCK A

| unit | total sq.m | total sq.ft |
|---|---|---|
| 1 | 103.6 | 1100 |
| 2 | 103.6 | 1100 |
| 3 | 103.6 | 1100 |
| total | 310.8 | 3300 |

schedule of accommodation
BLOCK B

| unit | total sq.m | total sq.ft |
|---|---|---|
| 1 | 153 | 1650 |
| 2 | 153 | 1650 |
| 3 | 153 | 1650 |
| 4 | 153 | 1650 |
| total | 612 | 6600 |

schedule of accommodation
REDUCED HYBRID BLOCK C

| | unit | total sq.m | total sq.ft |
|---|---|---|---|
| total | 1 | 312 | 3357 |

schedule of accommodation
REDUCED HYBRID BLOCK D

| | unit | total sq.m | total sq.ft |
|---|---|---|---|
| total | 1 | 312 | 3357 |

Grand total Blocks A,B,C and D=16,614 sq.ft

## MATERIAL KEY

- Air Entrained Concrete Finish to apron to Loading Doors
- 600 x 600mm Concrete Paving Flags, shading indicates tactile paving
- Tactile paving and dropped kerb
- Gravel infill
- Grassed areas
- nbf — new bitmac footpath to struct eng spec.
- EV — Electrical Vehicle Charging Point
- new kerb races to struct. eng.spec.
- Disabled Persons Parking Space. 4800 x 2400 plus 1200 hatched area
- 4800 x 100 painted bay lengths x 2400mm wide
- Bicycle Shelter approx 3600 x 1800 on an insitu concrete base
- 200 X 50 pc edging strip
- Bollards to Loading Doors
- Assumed site boundary [to be checked against title deeds]

north

| Rev. | Date | Details | Drawn | Checked |
|---|---|---|---|---|
| H | 24.10.24 | Radius Kerb added to entrance to lower part of site (Blocks C and D) following planning comment. | sd | sd |
| G | 02.8.24 | Block C handed and adjacent Service Yard/Parking reconfigured with 1 parking space omitted. Screen planting area added to screen view to/from 74-76 Marigold Gardens. | sd | sd |
| F | 25.4.24 | Existing Housing and previous development shown to North West and North East as requested by Planners | de | de |
| E | 12.3.24 | 'modified legend' | de | de |
| D | 12.9.23 | Final proposed co-ordinated Layout post cut and fill examination | de | de |
| C | 22.8.23 | GSA detailed swept path analysis Achieved floor areas adjusted. | de | de |
| B | 17.8.23 | update following swept path analysis | de | de |
| A | 15.8.23 | update following 15.8.23 sign off | de | de |

Issued for: PLANNING

NORTHERN TRUST
INVESTMENT / DEVELOPMENT / REGENERATION
NORTHERN TRUST
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Client

Project: Sandbrook Park,Rochdale Phase 2

Drawing: PROPOSED SITE LAYOUT Phase 2 [overlaid] on current Topo Survey

| | | | |
|---|---|---|---|
| Drawn By DE | Date 4.4.23. | Drawing No. WJ-204-0016 | Rev. H |
| Checked By DE | Date 4.4.23. | | |
| Scale 1/200 | @A0 | | |