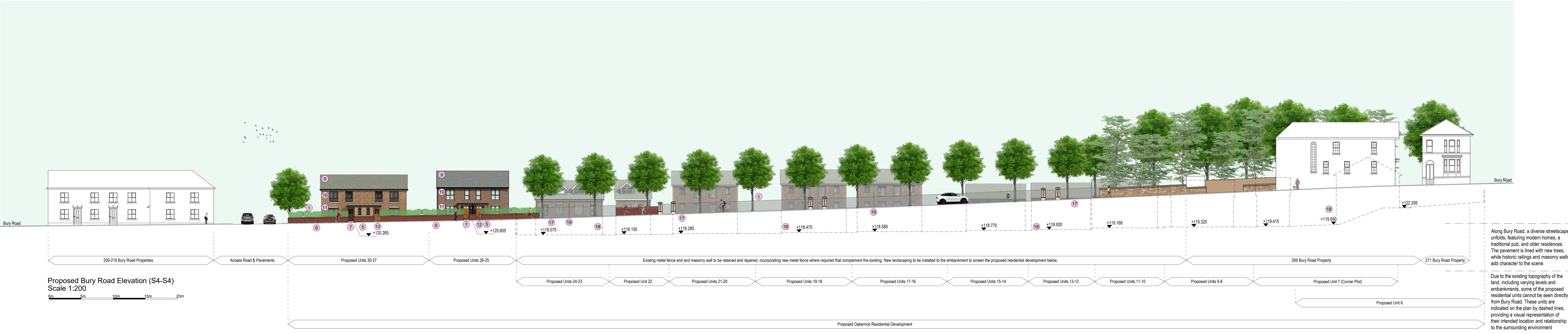




NOTES

This drawing is the property of Equilibrium Architects and copyright is reserved by them. This drawing is not to be copied or disclosed by or to any unauthorised persons without the prior written consent of Equilibrium Architects. Do not scale from this drawing. All dimensions are to be checked on site prior to construction, manufacture of any components and ordering of materials and equipment. Any discrepancies are to be reported to the architect for clarification. All materials and workmanship to be in accordance with the current British Standards and codes of practice.

This drawing is to be read in conjunction with all relevant Architectural, Structural Engineers, Mechanical Engineers, Electrical Engineers and Specialist drawings and specifications.

The Construction Design and Management Regulations 2015 applies and Client will need to appoint a Principal Designer and a Principal Contractor. Equilibrium Architects Ltd have been appointed to provide designs and drawings for Planning application and Building Regulations purposes only and will generally not be involved during the on-site construction works (unless this is specifically required by the client under a written appointment). Therefore, unless Equilibrium have been appointed as Principal Designer for the project, our advice and guidance is limited to our involvement at Pre Construction stage, where we have taken every opportunity to eliminate risks and hazards (as far as it is practicable to do so) within consideration of the proposed design for the works. The significant risks that the Principal Contractor needs to be aware of (Pre Construction stage) include: excavations within the ground (sometimes deep and often directly adjacent existing structures and including live drains and possibly buried electrical cables and gas pipes), working on (or directly adjacent above ground live services (DfO) of electrical circuits and incoming gas main) and where temporary works are required when forming new openings within masonry walls, or where walls are being removed to open up spaces and where there are walls and floors above which can often comprise significant loads. Temporary structural works need to be carefully considered prior to any start of the works on site and where necessary these works need to be designed by a structural engineer.

The Principal Contractor must Plan, manage and monitor and coordinate all health and safety matters to ensure that, so far as is reasonably practicable, construction work is carried out without risks to health and safety. Consider the General Principles of Prevention when: design, technical and organisational aspects are being decided when planning the work and when estimating the period of time required to complete the work. Prepare a suitable Construction Phase Plan before the Construction phase begins (and follow it). Organise cooperation between Contractors and coordinate implementation of all applicable legal requirements for health and safety. Ensure that employees consistently apply the General Principles of Prevention (especially Part 4 of the Health and Safety at Work Act), including adequately maintain equipment and other systems to ensure their safety, provide all necessary training and information to carry out the work processes safely, provide a safe place to work and working environment, develop a health and safety policy and undertake risk assessments. The building owner is to serve a Party Wall Act Notice as applicable to adjoining property owners as outlined in The Party Wall Act 1996. The Building Contractor is to verify the thickness of the party walls prior to commencement of the proposed works.

Note:

Please refer to the drawings and specifications provided by T J Booth Associates (20A Eastgate St, Rochdale, OL16 1DH, Tel: 01706 868288, Email: office@tjba.co.uk), Consulting Civil and Geotechnical Engineers. These include the Drainage Plan and Details, Drainage Strategy Report, and Flood Risk Assessment. The provided documents offer a comprehensive site analysis, establishing the external levels that define and optimize the functionality of the entire site.

Legend:

- Indicative landscape plan for final design by landscape architect
- Refer to the structural engineer's details for all proposed external levels and the drainage strategy
- Tobermore or an equivalent block paving, slabs, and kerbs as per Client's selection, with color TBC
- Tarmac finish to new access road
- Front of house
- A 900mm-high, low-level brick wall in stretcher bond, topped with a soldier course
- Access from road level
- A Tensar earth retaining system, if required, to be designed by the Structural Engineer
- Concrete interlocking roof tiles
- Brickwork wall, specifications TBC

- UPVC windows, colour TBC with Artstone Cill & Head as indicated on elevations
- Composite entrance door, colour TBC & proprietary GRP canopy
- Existing access to car park
- Repair and resurface access to the existing footbridge with block paving
- 8m minimum Riparian Area
- A 1800mm-high brick wall in stretcher bond, topped with a soldier course, set back from the property line and softened by a row of evergreen hedge
- Existing railings and masonry walls to be preserved and repaired. New metal fencing to be added where needed to match the existing style
- Dashed line indicates the proposed location of the houses and their relationship to the surrounding area
- The faded houses represent the rear elevations of homes visible in the background. These homes will be accessible via a new internal road within the development



|                 |          |
|-----------------|----------|
| Drawing Status: | PLANNING |
|-----------------|----------|

|     |                                                                                |            |      |
|-----|--------------------------------------------------------------------------------|------------|------|
| B   | Updated Type A front elevation to latest design agreed with Planning Officer   | 27.11.2024 |      |
| A   | Indicated proposed site levels to match Drainage Engineer site levels & design | 18.11.2024 |      |
| REV | DESCRIPTION                                                                    | CHECK      | DATE |

CLIENT  
Hallmark Developments

PROJECT  
Proposed Residential Development at  
Oakenrod, Rochdale, OL11 4EQ

DRAWING  
Proposed Bury Road Elevation

|                           |                   |          |         |
|---------------------------|-------------------|----------|---------|
| SCALE                     | DATE              | DRAWN    | CHECKED |
| 1:200 @ A1L               | 06.2024           | PB       |         |
| DRAWING NO.<br>R-0885-120 | CAD REFERENCE NO. | REVISION | B       |

equilibrium  
ARCHITECTS

3 Manchester Rd, Bury BL9 9DR T: 0161 797 2077  
info@equilibriumarchitects.co.uk www.equilibriumarchitects.co.uk