

LEVELS KEY;

126.70+ DENOTES EXISTING LEVEL

130.20+ DENOTES PROPOSED LEVEL

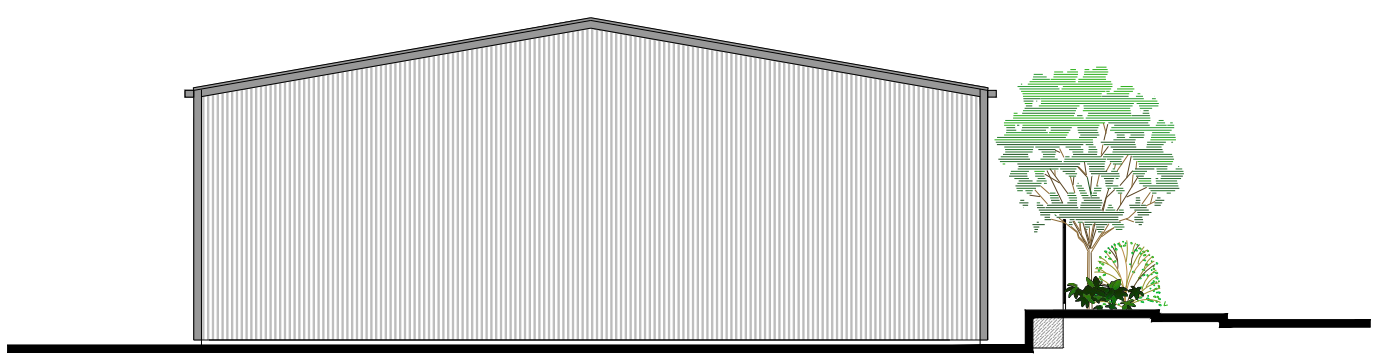
- Materials;
- Roof - Profiled metal insulated composite cladding panels - Goosewing Grey BS 10A05 -incorporating double skin translucent walksafe rooflights at the rate of 10% of floor area - fire rated where required
 - Walls - Profiled metal insulated composite cladding panels finished in Goosewing 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 to comprise:-
60mmx60mm box section steel posts with plates for bolting down to concrete retaining structure.
60mm x10mm flat top and bottom bars with 25mmx25mm box section railings -set at 45 degrees to bars - with top sections cut at 45 degrees. Fencing panels to be galvanized steel with black powdercoat finish max 2.4m in height above adjoining ground levels.

Proposed fencing detail - Spotland Road and Primrose street

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



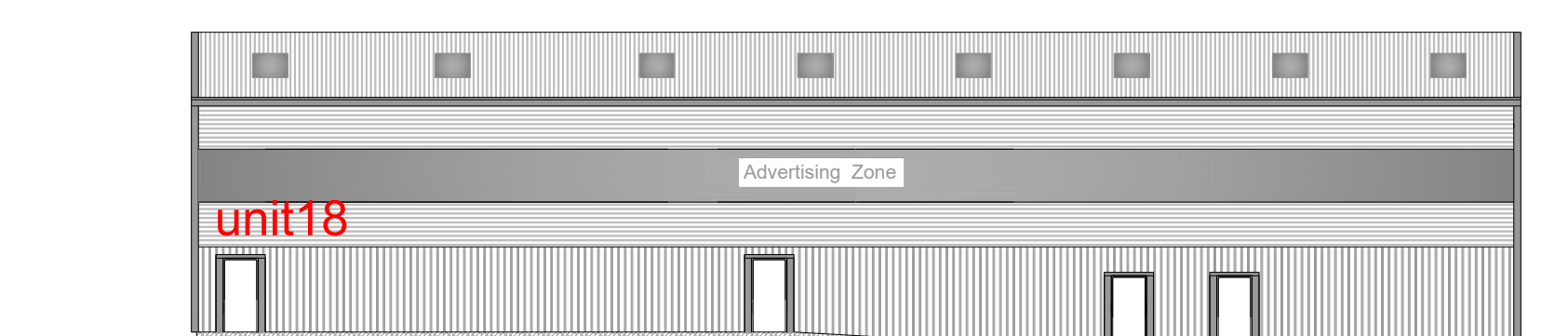
Side Elevation



Street scene along Spotland Road



Elevation to service yard



Elevation to Spotland Road



Proposed cycle shelters -2m square - constructed in steel, powder coated in colour Grey RAL 7035 erected on cast concrete base slabs.Clear polycarbonate roof/back panel Complies with secure storage requirements - galv steel Cycle racks installed - capacity 6 cycles pr shelter

A

27-4-23

Cycle shelter details added at L.A. request

rev:

date:

description

New Century House
176 Drake Street
Rochdale
OL16 1UP
Tel: 01706 764880
Fax: 01706 764881
www.ajcockerassociates.co.uk
mail@ajcockerassociates.co.uk

the mark of
property
professionalism
worldwide

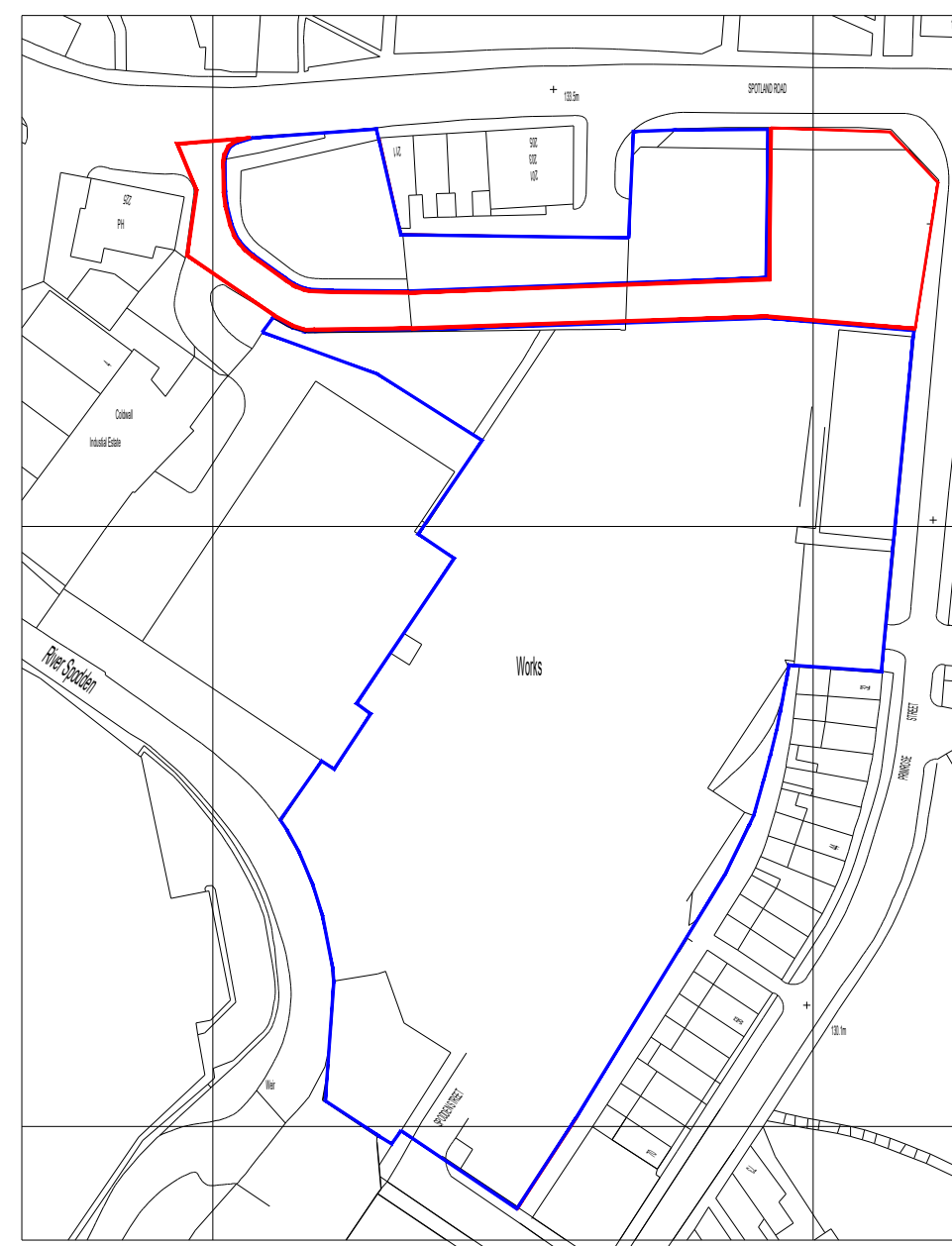
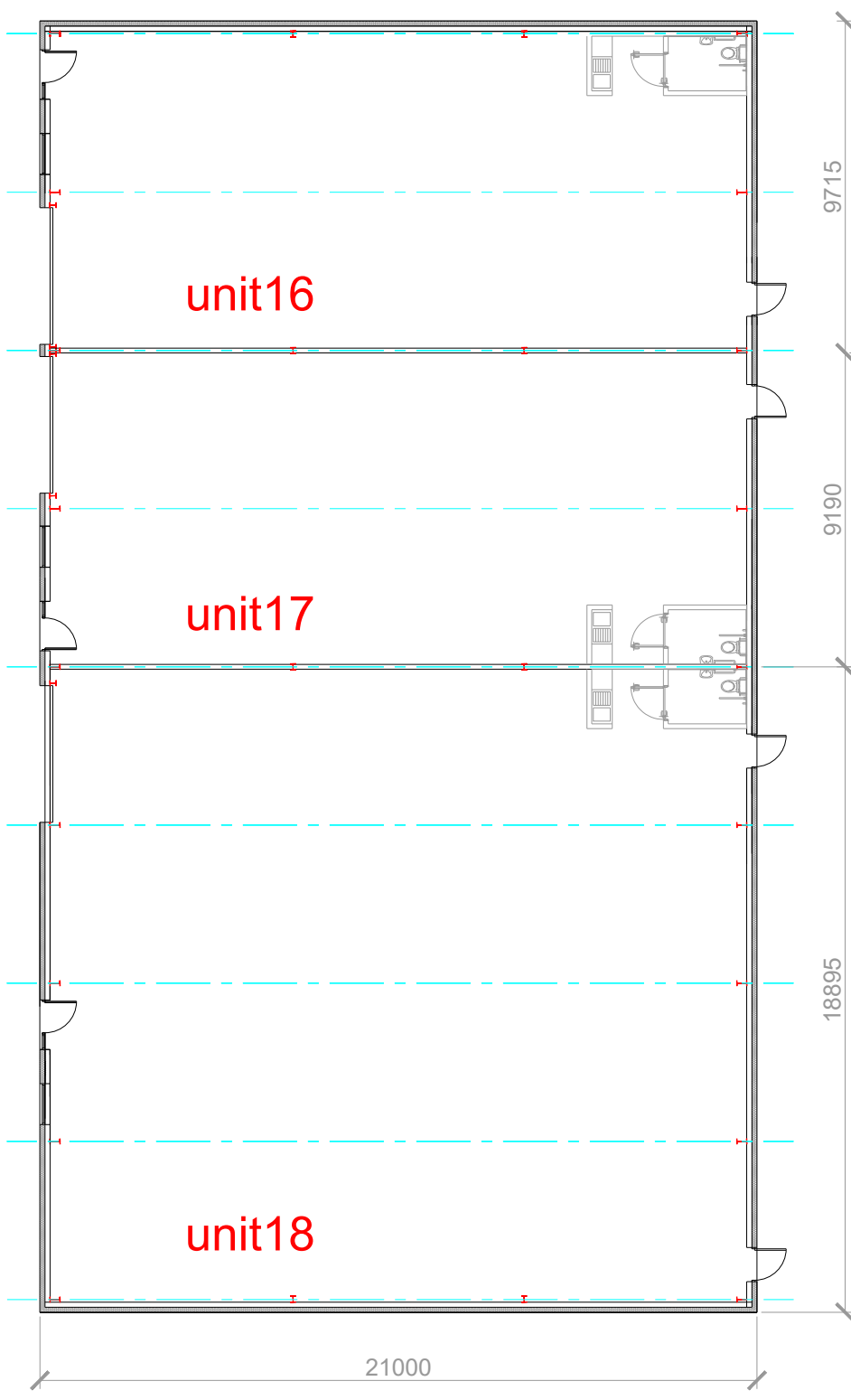
Project:
Proposed redevelopment of former
Dexine Rubber site - Spotland

scale: 1:250/1:200
date: June 2022
drawn: NL

REVISED PROPOSAL UNIT 18

Client: Hallmark Developments
Dwg. Nr. H332/210/A

Floor plans units 16-18



Location Plan 1:1250

