Key to proposed site plan

50mm block paving to pedestrian unit frontages
Colour - Brindle (TBC)

Vehicle duty tarmac finish to adoptable standards to proposed access point as per Structural Engineers details and Highways Department approval.
Road markings and parking spaces to be marked on on tarmac surface using thermoplastic paint.
Colour:- White

80mm vehicle grade permeable block paving to car parking spaces
Colour - Grey (TBC)
Parking spaces to be deliniated using colour contrasting marker blocks.

Pedestrian duty tarmac finish to adoptable standards to new pedestrian footpath areas as per Structural Engineers details and Highways Department approval.

Existing and proposed areas of brushed concrete finish to service yard and bin store areas as Structural Engineers details. Road markings to be marked on on concrete surface using thermoplastic paint.
Colour:- White

Proposed area of landscaping all as per specialist details.
Landscape layout shown on this drawing is diagrammatic only - See specialist Arbourculturist report and proposed landscaping scheme for further details

Existing site trees and on adjacent sites/boundary lines to be retained where possible. See specialist Arbourculturist report and proposed landscaping scheme for further details

Existing site trees and on adjacent sites/boundary lines to be removed. See specialist Arbourculturist report and proposed landscaping scheme for further details

Fence Type A
2400mm high crimped welded mesh security fence with personnel access gates.
Colour - Black
(See details on drawing N1238 - PL[0]18)

B1 • Approx 1100mm high x 200mm diameter galvanised steel protection bollards will be provided adjacent to the jambs of the level access doors.

B • Approx 1100mm high x 100mm diameter galvanised steel protection bollards to be provided as indicated on site plan opposite.

Covered cycle stand providing 6no. cycle parking spaces for proposed units
(See details on drawing N1238 - PL[0]18)

Bin storage areas (2no. 1100 litre bins)
(See details on drawing N1238 - PL[0]18)

RG SuDS raingarden areas adjacent to parking areas as per Structural Engineers details.

HP SuDS commercial hydroplanters located at rain water down pipes from buildings as per Structural Engineers details.

Note:-
All above materials and structures are subject to Planning Authority Approval prior to construction.

Section 2
See drawing
N1238 - PL[0]19

Todmorden Road

Rain garden zones

Proposed 2400mm security fence to boundary

Existing security fence removed

Staff/visitor car parking total provision adjacent manufacturing areas
40no. spaces comprising
31no. standard spaces (2500mm x 5000mm)
2no. wheelchair accessible spaces (2500mm x 5000mm with 1200mm circulaton)
2no. electric vehicle charging spaces (2500mm x 5000mm)
Cycle parking
6no. covered cycle parking spaces (3no. Sheffield cycle stands)

Pedestrian crossing

Town House Brook

Automatic gate with height restriction at site entrance point (See drawing N1238 - PL[0]18 for details)

Existing former site entrance point 3 re-opened and new site road installed to Highway Authority Standards

Pedestrian access gate and crossing point

Main Entrance

Existing site entrance point 2 removed and kerb lines made good to Highway Authority Standards

Level Access

Proposed 2400mm security fence to boundary

Existing security fence removed

Rain garden zone

Manufacturing Unit Extension
Approx GIA 1,315sqm or 14,155sqft
at ground floor level
(Inside face of sheeting rails)
with 2c0.5sqm or 2,804sqft
GIA accommodation at first floor level
(inside face of masonry/studs)

FFL - 145.550
(To match existing - TBC)

Pedestrian Access

Building 4 to be removed

Rain garden zone

Proposed covered cycle parking area (See drawing N1238 - PL[0]18) for further details

Proposed electrical sub-station (Approx 5000mm x 5000mm - subject to confirmation from specialist)

Existing level access

Existing Retained Building 5

Assumed line of underground cable - TBC

Existing Retained Building 3

3no. standard spaces (2400mm x 4800mm)

Dearden Street

Existing Retained Building 2

Existing Level Access

144.5m

Existing site entrance point 1 and gates retained

Building 5

Proposed bin storage area (2no. 1100 litre bins)

Building 3

4no. standard spaces (2400mm x 4800mm)

Building 2

Proposed 2400mm security fence to boundary

Existing security fence removed

3no. standard spaces (2400mm x 4800mm)

Storage Unit Extension
FFL - 145.000
(To match existing - TBC)

Service turning area
25 metres

Delivery vehicle parking area

Delivery vehicle turning area

Existing level access

Level Access

Pedestrian Access

10no. standard spaces (2400mm x 4800mm)

Existing temporary buildings removed

Staff car parking total provision adjacent to storage areas
20no. spaces comprising
20no. standard spaces (2400mm x 4800mm)

Existing Retained Building 1

Tank

Works

River Roch

Section 2
See drawing
N1238 - PL[0]19

Storage Unit Extension
Approx GIA 549.6sqm or 5,915.9sqft
at ground floor level
(Inside face of sheeting rails)
FFL - 145.000
(To match existing - TBC)

Building 1

Overall development site area
0.953 Hectares or 2.355 Acres (Approx)

Scale Bar
0m 4m 8m 12m 16m 20m

Note:-
Layout produced from Survey information provided by the client. Layout is subject to amendment once the accurate extent of development site and any restrictions are confirmed/identified.

# Proposed site plan

scale: 1:200@A0

PLANNING

Project
Proposed re-development of existing site,
Todmorden Road, Littleborough, OL15 9EG

Title
Proposed overall site plan

Status
PLANNING

Date
JULY 2024

Scale @A0
1:200

Project No
N1238

Drawing No.
PL[0]06

Rev
D

Drawn
NJH

Checked
DV

File Ref: M:\


hulmeupright architects
Queens Gardens Business Centre
3 Queens Gardens
Newcastle under Lyme
Staffordshire
ST5 1RP
Tel: 01782 621949
Email: stoke@hu-arch.co.uk
www.hulmeupright.co.uk


| Rev. | Drawn | Comments | Date |
|---|---|---|---|
| A | NJH | Overall site plan updated to show proposed Phase 2 proposed building and site layout | 08.10.2024 |
| B | NJH | Overall site plan updated to show proposed Phase 2 proposed building and site layout | 31.10.2024 |
| C | NJH | Overall site plan updated to show additional parking provision adjacent to storage unit buildings. | 21.01.2025 |
| D | NJH | Overall site plan updated to show zones of permeable paving, rain garden zones and hydroplanters as per specialist details. | 28.08.2025 |


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