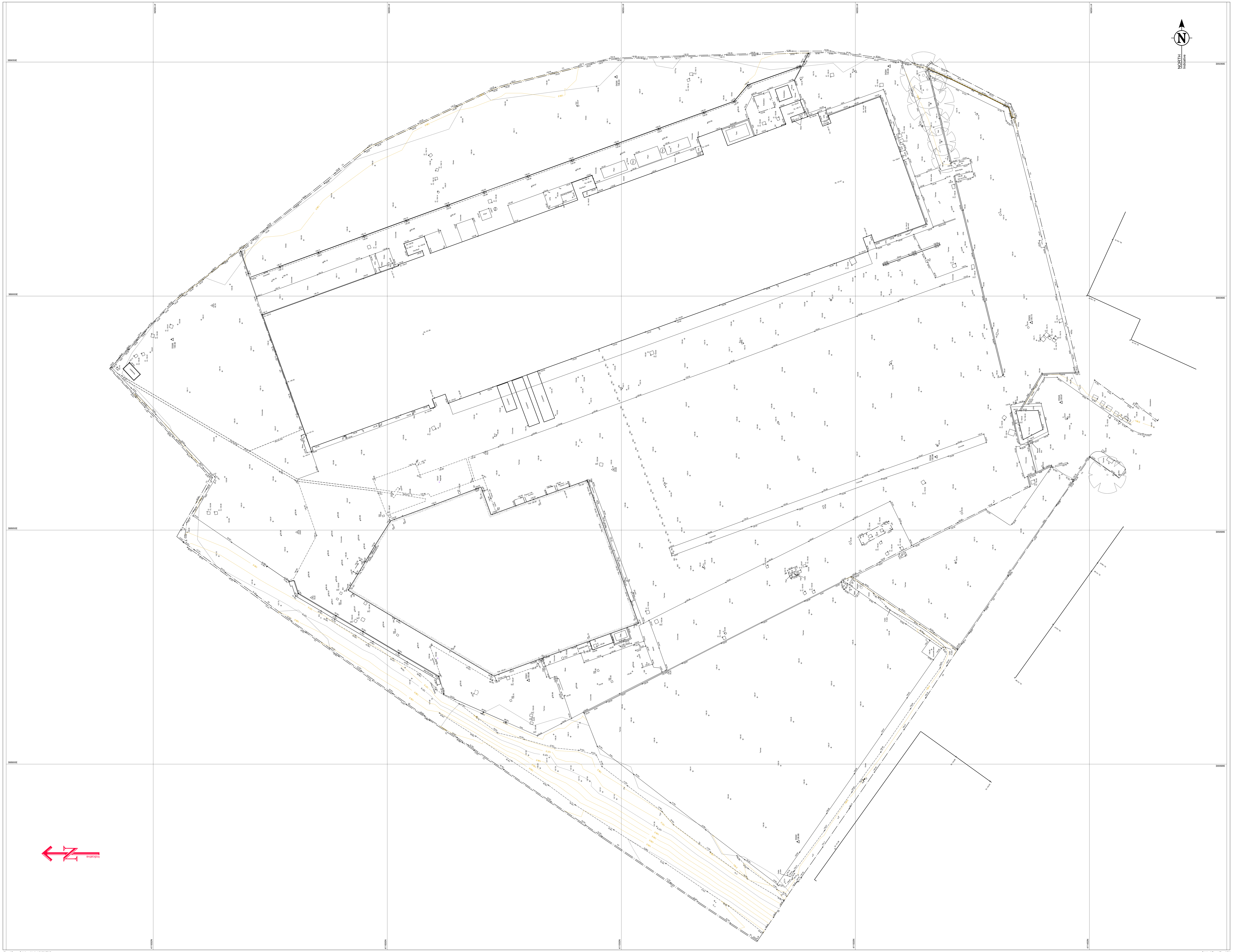


TOPOGRAPHICAL & MEASURED BUILDING SURVEYS

ABBREVIATIONS & SYMBOLS

AH	Arch Head Level	ET	EP+Transformer	RSD	Roller Shutter Door
A/B	Air Brick	FB	Flower Bed	RSJ	Rolled Steel Joist
AR	Assumed Route	F/C-Lev	False Ceiling Level	SI	Sign Post
AV	Air Valve	FBD	Floor Board Direction	SL	Window Sill Level
BB	Belisha Beacon	FH	Fire Hydrant	SP	Arch Spring Point Level
BH	Bore Hole	FL	Floor Level	SV	Stop Valve
BL	Bed Level	FP	Flag Pole	SW	Surface Water
BO	Bollard	FW	Foul Water	SY	Cable Stay
BS	Bus Stop	GG	Gully Grate	Tac.	Tactile Paving
BU	Bush	GV	Gas Valve	TC	Telecom Cover
B/W	Barbed Wire Fence	HL	Window Head Level	TH	Trial Pit
BX	Box (Utilities)	IC	Inspection Cover	THL	Threshold Level
C/B	Close Board Fence	IL	Invert Level	TL	Traffic Light
CL	Cover Level	I/R	Iron Railings	ToF	Top of Fence
C/L	Chain Link Fence	KO	Kerb Outlet	ToW	Top of Wall
C-Lev	Ceiling Level	LP	Lamp Post	TP	Telegraph Pole
Col.	Column	MH	Manhole	TS	Traffic Signal Cover
C/P	Chestnut Paling Fence	MP	Marker Post	TV	Cable TV Cover
CR	Cable Riser	NB	Name Board	UC	Unknown Cover
C/W	Chicken Wire	OHL	Overhead Line (approx)	Uk	Unknown Tree
DC	Drainage Channel	Pan	Panel Fence	UMG	Unmade Ground
Dil.	Dilapidated	PB	Post Box	USB	Under Side Beam
DL	Door Level	PM	Parking Meter	UTL	Unable To Lift
DP	Down Pipe	PO	Post	UTS	Unable To Survey
DR	Drain	P/R	Post & Rail Fence	VP	Vent Pipe
EBx	Electric Box	P/W	Post & Wire Fence	WB	Waste Bin
EC	Electric Supply Cover	RE	Rodding Eye	WH	Weep Hole
EL	Eaves Level	RL	Ridge Level	WL	Water Level
EP	Electric Pole	RP	Reflector Post	WM	Water Meter
ER	Earth Rod	RS	Road Sign	WO	Wash Out
				△	Survey Control Station

DRAWING NOTES

Topographical Surveys

Trees are drawn to scale showing the average canopy spread. Descriptions and heights should be used as a guide only.

All building names, descriptions, number of storeys, construction type including roof line details are indicative only and taken externally from ground level.

All below ground details including drainage, voids and services have been identified from above ground and therefore all details relating to these features including; sizes, depth, description etc will be approximate only. All critical dimensions and connections should be checked and verified prior to starting work.

Detail, services and features may not have been surveyed if obstructed or not reasonably visible at the time of the survey.

Surveyed physical features may not necessarily represent the legal boundary line.

Measured Building Surveys

Measurements to internal walls are taken to the wall finishes at approx 1m above the floor level and the wall assumed to be vertical.

General

The contractor must check and verify all site and building dimensions, levels, utilities and drainage details and connections prior to commencing work. Any errors or discrepancies must be notified to Survey Solutions immediately.

The accuracy of the digital data is the same as the plotting scale implies. All dimensions are in metres unless otherwise stated.

The survey control listed is only to be used for topographical surveys at the stated scale. All control must be checked and verified prior to use.

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This drawing should only be scaled using digital methods.

Stn	Easting	Northing	Level
DG01	388917.91	411569.91	135.88
DG02	388883.43	411512.27	136.66
DG03	388994.37	411462.45	135.73
DG04	389049.14	411492.81	135.95
DG05	389046.84	411551.16	136.03
DG06	388990.75	411645.98	135.92
DG07	388949.54	411619.11	135.99
DG2A	388977.30	411456.09	135.87
DG3A	388965.65	411482.79	135.88
DG3B	388962.94	411551.69	135.93

SURVEY CONTROL CO-ORDINATES

STATIONS EASTINGS NORTHINGS LEVEL DESCRIPTION

SURVEY CONTROL CO-ORDINATES

Name	Easting	Northing	Height
AL01	388966.530	411579.125	135.851
AL02	388935.584	411616.044	136.128
AL03	388909.632	411569.207	135.852
AL04	388919.583	411540.014	135.941
AL1A	388997.985	411637.260	136.025

SURVEY GRID AND LEVEL DATUM

The coordinate system established for this survey is related to Ordnance Survey (OS) National Grid at multiple points using GNSS with a scale factor of 1.000.

The level datum established for this survey is related to Ordnance Survey (OS) using GPS Smartnet.

To avoid discrepancies within the survey, adding to the survey or setting out points from the survey, any coordinated data must be directly derived from the original survey control. Survey Solutions are not responsible for any third-party adding survey data to the existing information.

REV	DESCRIPTION	DRAWN	APPR	DATE

SURVEY SOLUTIONS

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BUILDING SURVEYING
UNDERGROUND SURVEYING
SITE ENGINEERING
MONITORING

0845 040 5969
www.survey-solutions.co.uk

IPSWICH / BEDFORD / BIRMINGHAM / COVENTRY / CRAWLEY / GLASGOW / LEEDS / LONDON-CENTRAL / LONDON-EAST / MANCHESTER / NEWCASTLE / NORWICH / NOTTINGHAM / THAMES VALLEY

PROJECT TITLE
Hanson Springs, Gorrels Way
Rochdale, Lancashire, OL11 2PX, United Kingdom

DRAWING DETAIL
TOPOGRAPHICAL SURVEY
Sheet 1 of 1

CLIENT			SCALE
Hawthorn Estates Limited			1:200
SURVEYOR: AL	SURVEY DATE: 02/09/2024	CHECKED BY: SR	APPROVED BY: SR
DWG STATUS: FINAL			
DRAWING NUMBER: 69907MCLS-01		REVISION	ISSUE DATE: 03.09.2024

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Original Sheet Size A0H

APPENDIX H: PROPOSED PLANNING LAYOUT

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SITE SPECIFIC HAZARDS

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SCALE 1:1000

0m 10 20 30 40 50 60

NETWORK RAIL BOUNDARY FENCE

10M NETWORK RAIL EXCLUSION ZONE

10M ECOLOGY EXCLUSION ZONE

EXISTING CAR PARK KERB

lorry access

Existing building 2

Existing building 1

B-EXTENSION

A-NEW BUILD

IN

OUT

EDINBURGH WAY

IMPROVED HARD LANDSCAPING TO MAIN ENTRANCE

Co Const. & Ward Bdy

Most (Telecommunication)

Tank

Depot

MP 0.5

KEY

1339.4 SQM NEW BUILD GEA

775.9 SQM EXTENSION GEA

REV.	DATE	NOTES	INIT.
REV.B	241024	BOUNDARY UPDATED	RSL
REV.A	241022	UPDATED	RSL

CLIENT / PROJECT

HANSON SPRINGS LTD
GORRELLS WAY
ROCHDALE OL11 2PX

DRAWING TITLE

BLOCK MASTERPLAN

STATUS

PLANNING

DATE	DRAWN	SCALE @ A3
SEPT 24	RSL	1:1000

PROJECT NUMBER	PLAN / BUILD	TYPE	NUMBER	REVISION LETTER

DRAWING NO.

188 PLN L 10 B

Site Location Plans	L	GA Plans	P	Elevations	E
Sections	S	Details	D	Prefix; Colour	C

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N

SITE SPECIFIC HAZARDS

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SCALE 1:200

0m 2 4 6 8 10 12

NETWORK RAIL BOUNDARY FENCE

10M NETWORK RAIL EXCLUSION ZONE

EXISTING CAR PARK KERB

10M ECOLOGY EXCLUSION ZONE

DELIVERY YARD

Existing building 2

DELIVERY YARD

B-EXTENSION

DELIVERY YARD

DELIVERY YARD

A-NEW BUILD

Existing building 1

Existing covered cycle store 5.7x2.5m accomodating 10 cycles, reloacted

3 no new motorcycle spaces

119 Total Car Spaces

Hatched area indicates new hard and soft landscaping to enhance wayfinding to existing entrance

IN

OUT

IN

KEY

DB= DEMOUNTABLE BOLLARDS

1219.5 SQM NEW BUILD GIA

743.7 SQM EXTENSION GIA

NEW TREE PLANTING AND BNG AREAS TBC BY LANDSCAPE ARCHITECT

HATCHED AREA INDICATES NEW HARD AND SOFT LANDSCAPING TO ENHANCE WAYFINDING TO EXISTING ENTRANCE

EXISTING BUILDINGS

SITE BOUNDARY

OTHER LAND IN THE CLIENTS OWNERSHIP

REV.	DATE	NOTES	INIT.
REV.D	241024	CYCLE PARKING MOVED, BOUNDARY UPDATED	RSL
REV.C	221024	Car park layout and tracking updated	RSL
REV.B	211024	CYCLE STORE ADDED	RSL
REV.A	131024	UPDATED TO CLIENT COMMENTS	RSL

CLIENT / PROJECT

HANSON SPRINGS LTD
GORRELLS WAY
ROCHDALE OL11 2PX

DRAWING TITLE

PROPOSED SITE PLAN
OPTION 3

STATUS

PLANNING

DATE	DRAWN	SCALE @ A3
SEPT 24	RSL	1:200

PROJECT NUMBER	PLAN / BUILD	TYPE	NUMBER	REVISION LETTER

DRAWING NO.

188 PLN L 15 D

Site Location Plans	L	GA Plans	P	Elevations	E
Sections	S	Details	D	Prelim Colour	C

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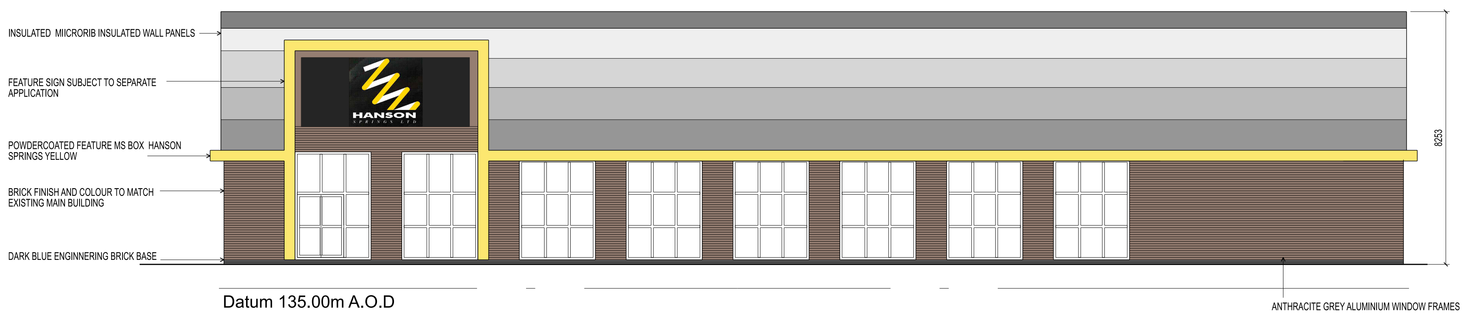
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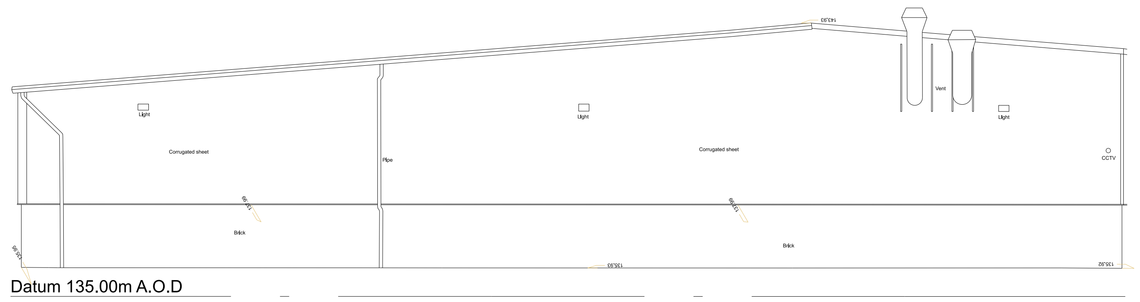
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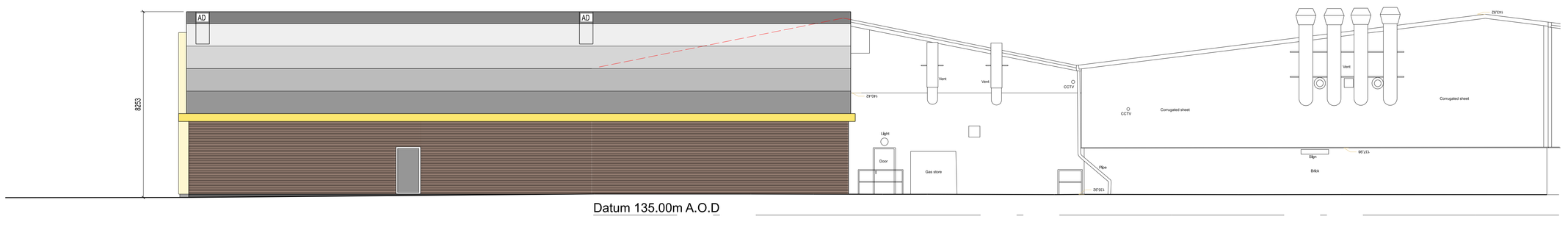
AD = ACCESS DOOR FOR ROOF MAINTENANCE



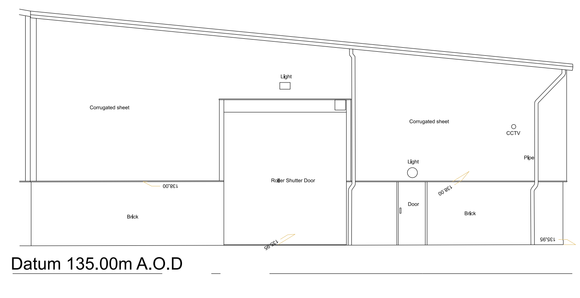
Elevation 1



Elevation 4

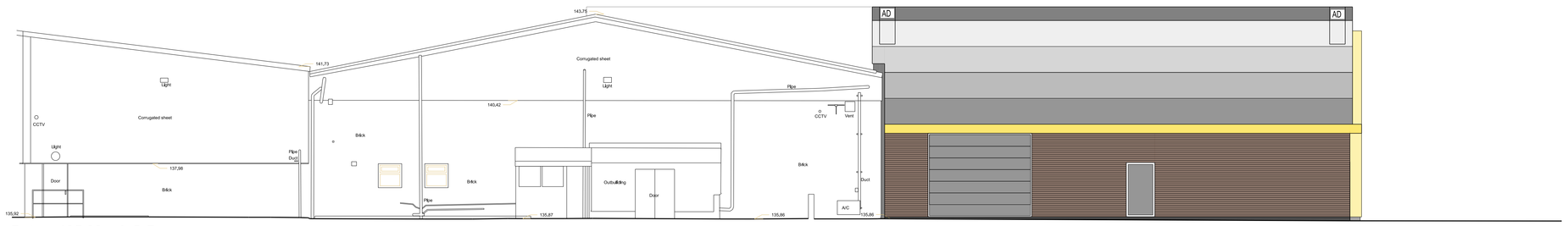


Elevation 2

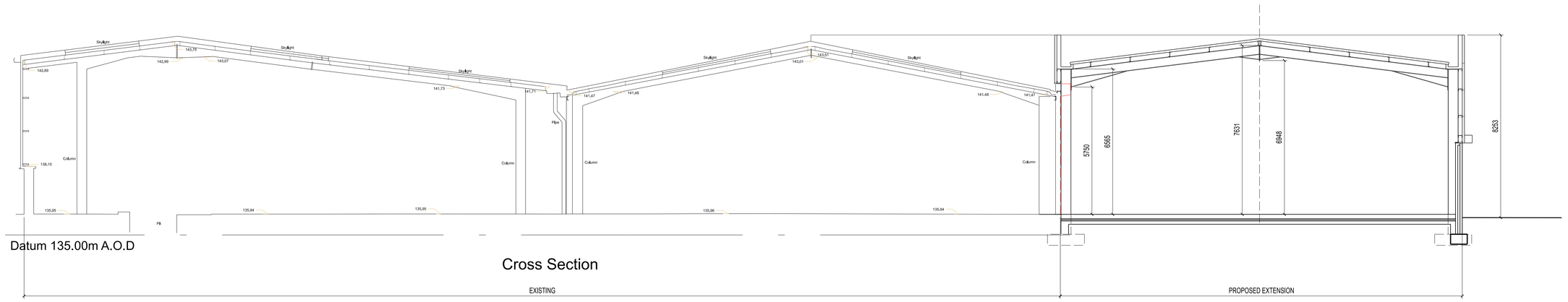


Elevation 3





Elevation 5



Cross Section

REV	DATE	NOTES	
B	24/10/14	UPDATED TO CLIENT FEEDBACK	RSL
A	24/10/14	UPDATED TO CLIENT FEEDBACK	RSL
REV.	DATE	NOTES	INIT.

CLIENT / PROJECT

HANSON SPRINGS LTG

GORRELLS WAY

ROCHDALE OL11 2PX

DRAWING TITLE

PROPOSED EXTENSION ELEVATIONS

STATUS

PLANNING

DATE	DRAWN	SCALE @ A0
SEPT 24	RSL	100

PROJECT NUMBER	PLAN / B.R.S	TYPE	NUMBER	REVISION LETTER
DRAWING NO.				
188	PLN	E	03	B

Site Location Plans	L	GA Plans	P	Elevations	E
Sections	S	Details	D	Profile Colour	C

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SCALE 1:100

0m 1 2 3 4 5 6

N

NETWORK RAIL BOUNDARY FENCE

10M NETWORK RAIL EXCLUSION ZONE

10M ECOLOGY EXCLUSION ZONE

EXISTING CAR PARK KERB TO REMAIN

CAR PARK SHORTENED FOR SERVICE AND ESCAPE ACCESS

FIRE RATED WALL

SERVICE ACCESS ROAD

ROOFLIGHTS OVER

WAREHOUSE

MALE WC

FEMALE WC

DIS WC

KITCHEN

BREAK ROOM CANTEEN

OFFICE

Ramp

Courtesie

Kerb

Tarmac

Drain

REV.B 141024 UPDATED TO CLIENT FEEDBACK RSL
REV.A 101024 CAR PARKING OMMITTED RSL

REV. DATE NOTES INIT.

CLIENT / PROJECT

HANSON SPRINGS LTG
GORRELLS WAY
ROCHDALE OL11 2PX

DRAWING TITLE

PROPOSED NEW BUILD PLANS

STATUS
PLANNING

DATE	DRAWN	SCALE @ A1
SEPT 24	RSL	100

PROJECT NUMBER	PLAN / BUILD	TYPE	NUMBER	REVISION LETTER

DRAWING NO.

188	PLN	P	03	B

Site Location Plans	L	GA Plans	P	Elevations	E
Sections	S	Details	D	Prelim Colour	C

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SCALE 1:100
0m 1 2 3 4 5 6
N
Bottom of Bank
Retaining Wall
Concrete
Asphalt
FFL 135.93
HOT ROLL AREA
COLD ROLL AREA
SMOKING AREA
Drainage Channel
Fence 1.0h
Gas Pipe
Pipe
Base
Bund wall
Tank
Wall
Tarmac
DG01 135.88
AL01
RL 143.86
RL 143.55
RL 143.91
RL 143.75
EL 141.83
EL 141.44
EL 139.72
IC CL 135.87
IC CL 135.90
IC CL 135.94
IC CL 135.89
IC CL 135.86
IC CL 135.93
IC CL 136.03
IC CL 136.02
THL 135.91
THL 135.92
THL 135.95
9909
29343
18285
38510
REV.A 241014 UPDATED TO CLIENTS FEEDBACK RSL
REV. DATE NOTES INIT.
CLIENT / PROJECT
HANSON SPRINGS LTG
GORRELLS WAY
ROCHDALE OL11 2PX
DRAWING TITLE
PROPOSED NEW BUILD PLANS
STATUS
PLANNING
DATE SEPT 24
DRAWN RSL
SCALE @ A1 100
PROJECT NUMBER 188
PLAN / BUILD PLN
TYPE P
NUMBER 05
REVISION LETTER A
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N

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SCALE 1:200

0m 2 4 6 8 10 12

EXISTING BUILDING 2

PROPOSED BUILDING 2 EXTENSION

EXISTING BUILDING 1

PROPOSED BUILDING 3

Tank

REV. DATE NOTES INIT.

CLIENT / PROJECT
HANSON SPRINGS LTD
GORRELLS WAY
ROCHDALE OL11 2PX

DRAWING TITLE
PROPOSED ROOF PLAN

STATUS
PLANNING

DATE	DRAWN	SCALE @ A3
OCT 24	RSL	1:200

PROJECT NUMBER	PLAN / BUILD	TYPE	NUMBER	REVISION LETTER

DRAWING NO.
188 PLN P 07

Site Location Plans	L	GA Plans	P	Elevations	E
Sections	S	Details	D	Prefix Colour	C

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APPENDIX I: PFRA/SFRA PLANNING EXTRACTS

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