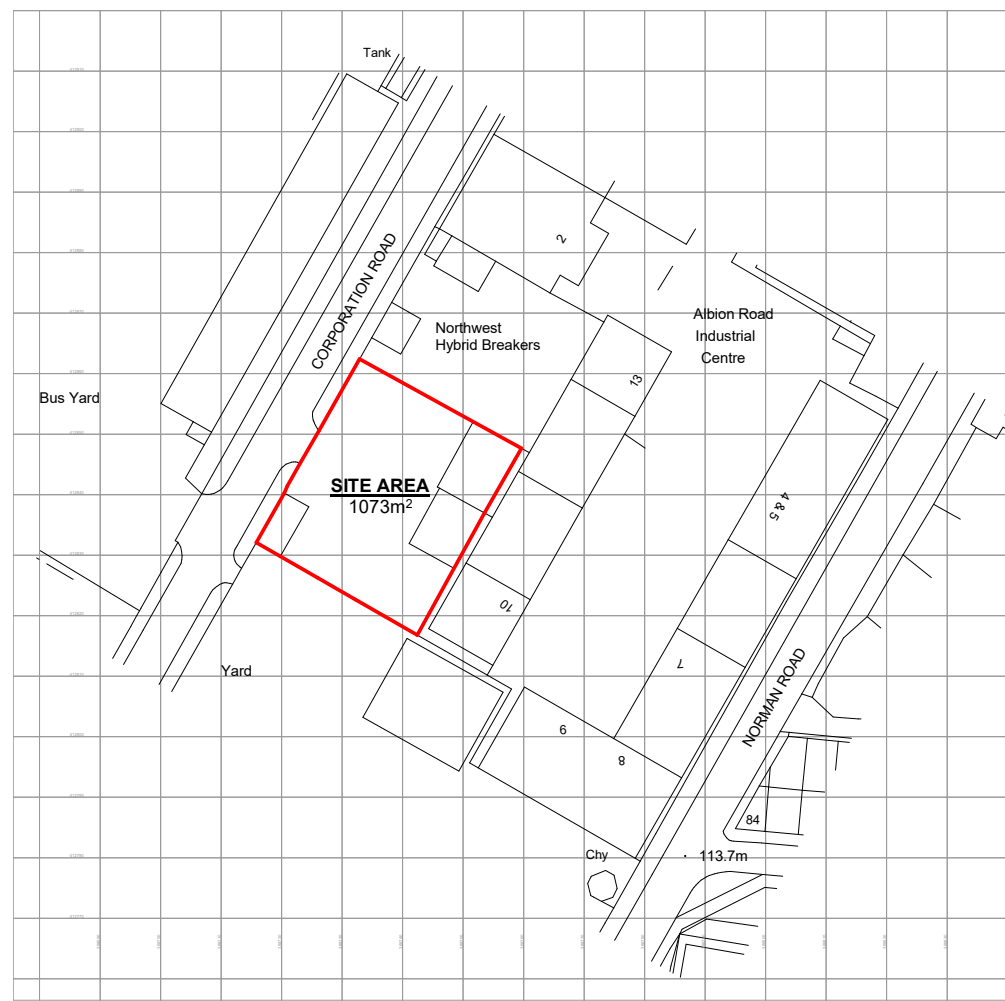
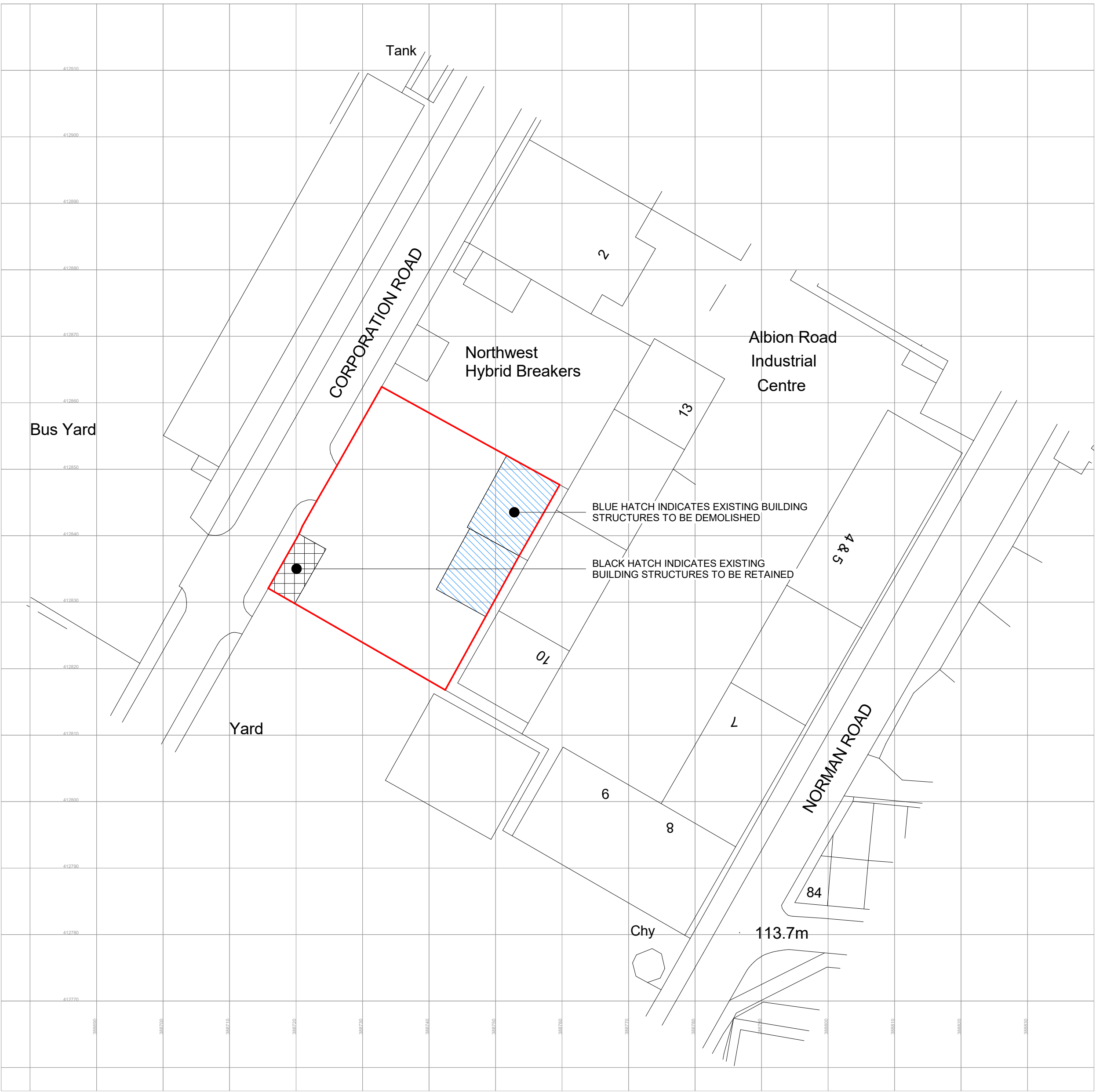
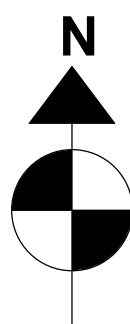




SITE LOCATION PLAN

1 : 1250

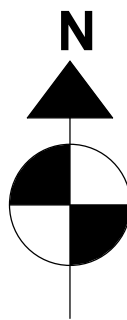
0m 25m 50m 75m 100m
VISUAL SCALE 1:1250 @ A1



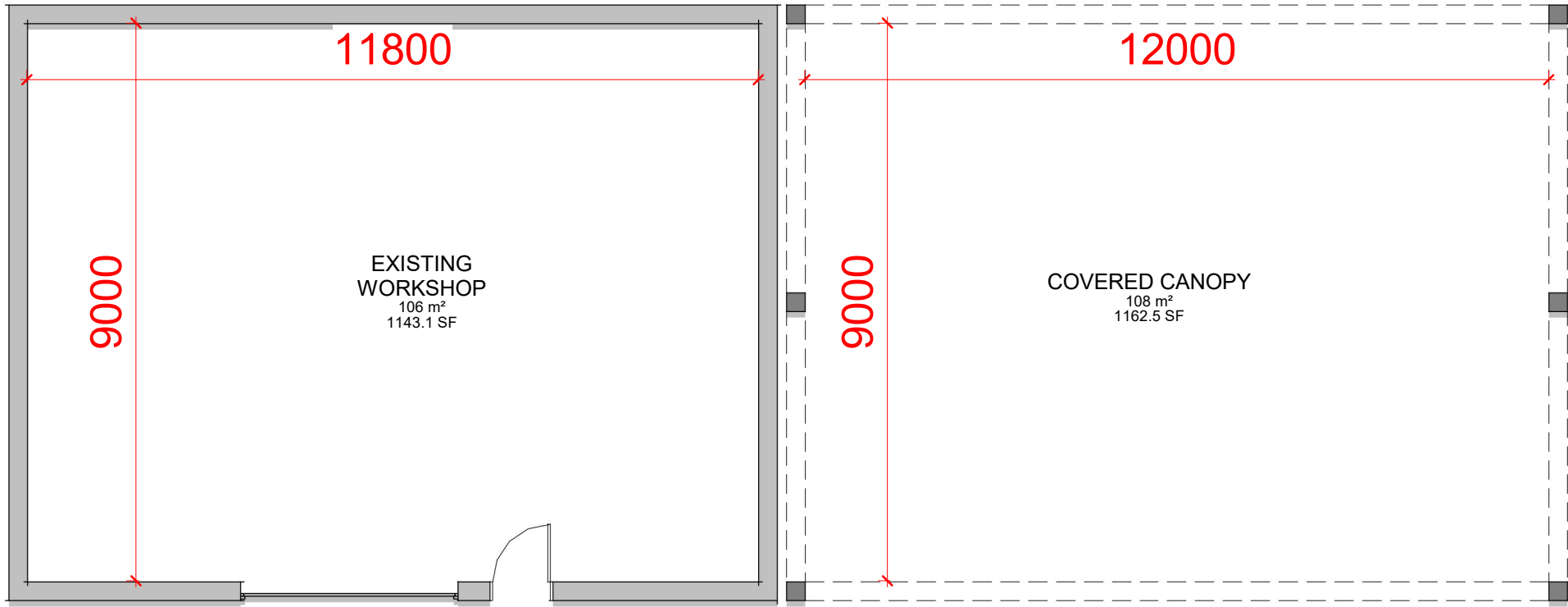
EXISTING SITE PLAN

1 : 500

0m 10m 20m 30m 40m
VISUAL SCALE 1:500 @ A1



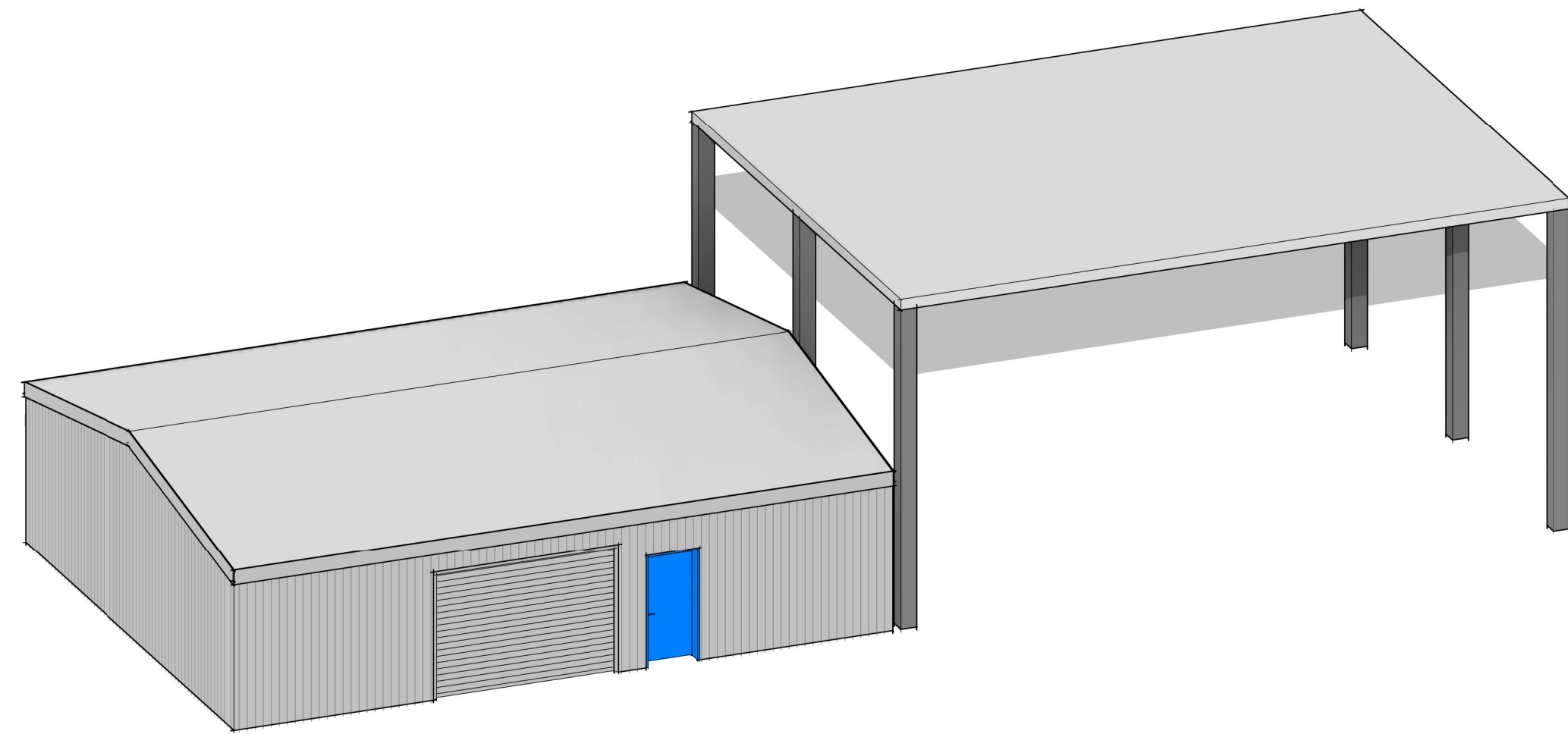
— INDICATES SITE BOUNDARY



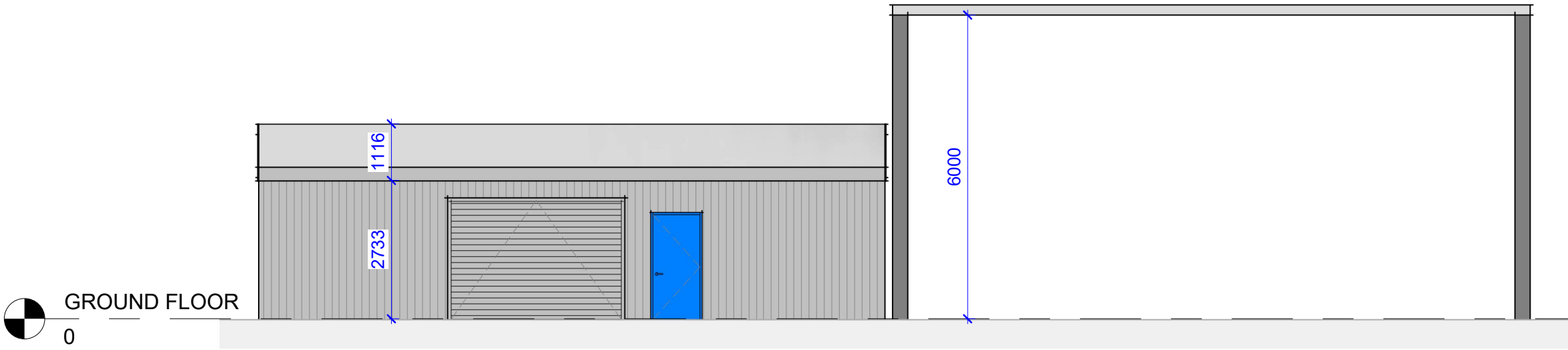
FLOORPLAN OF STRUCTURES TO BE DEMOLISHED
1 : 100



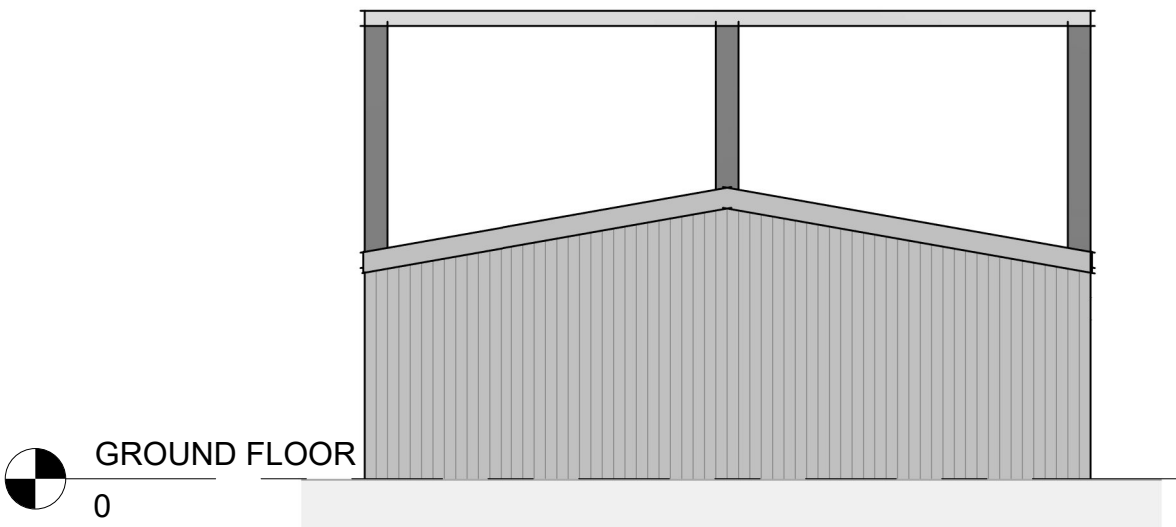
ROOFPLAN OF STRUCTURES TO BE DEMOLISHED
1 : 100



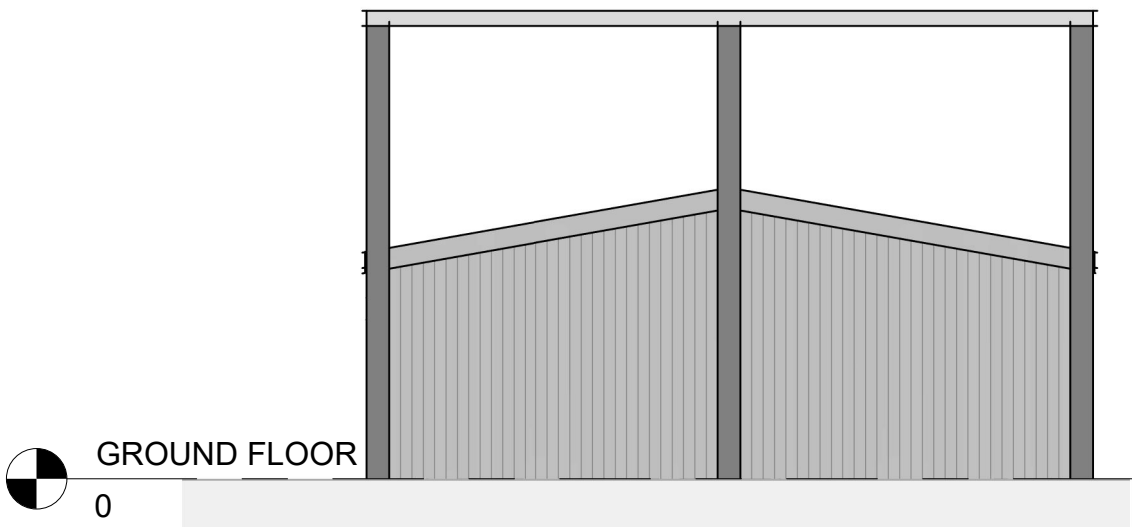
INDICATIVE 3D VIEW



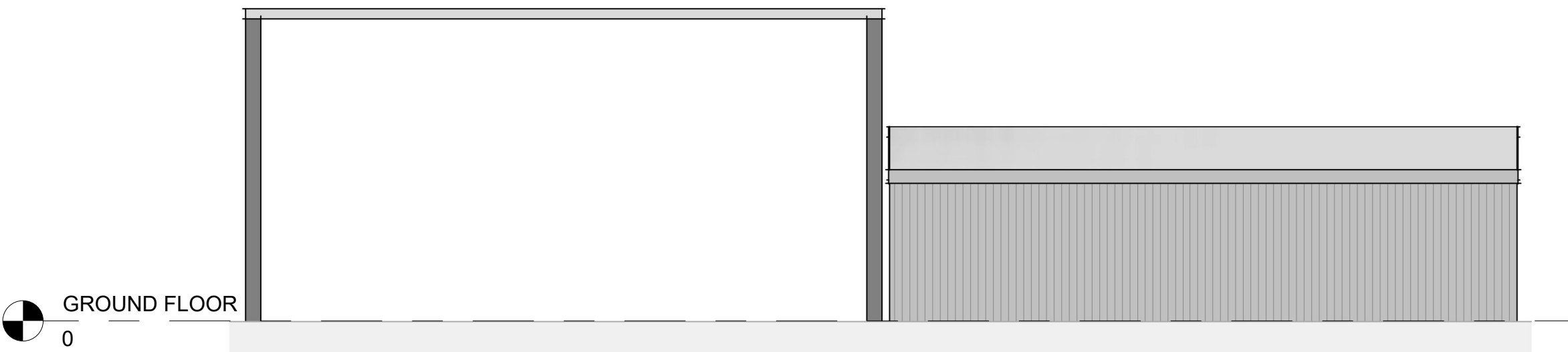
EXISTING FRONT ELEVATION
1 : 100



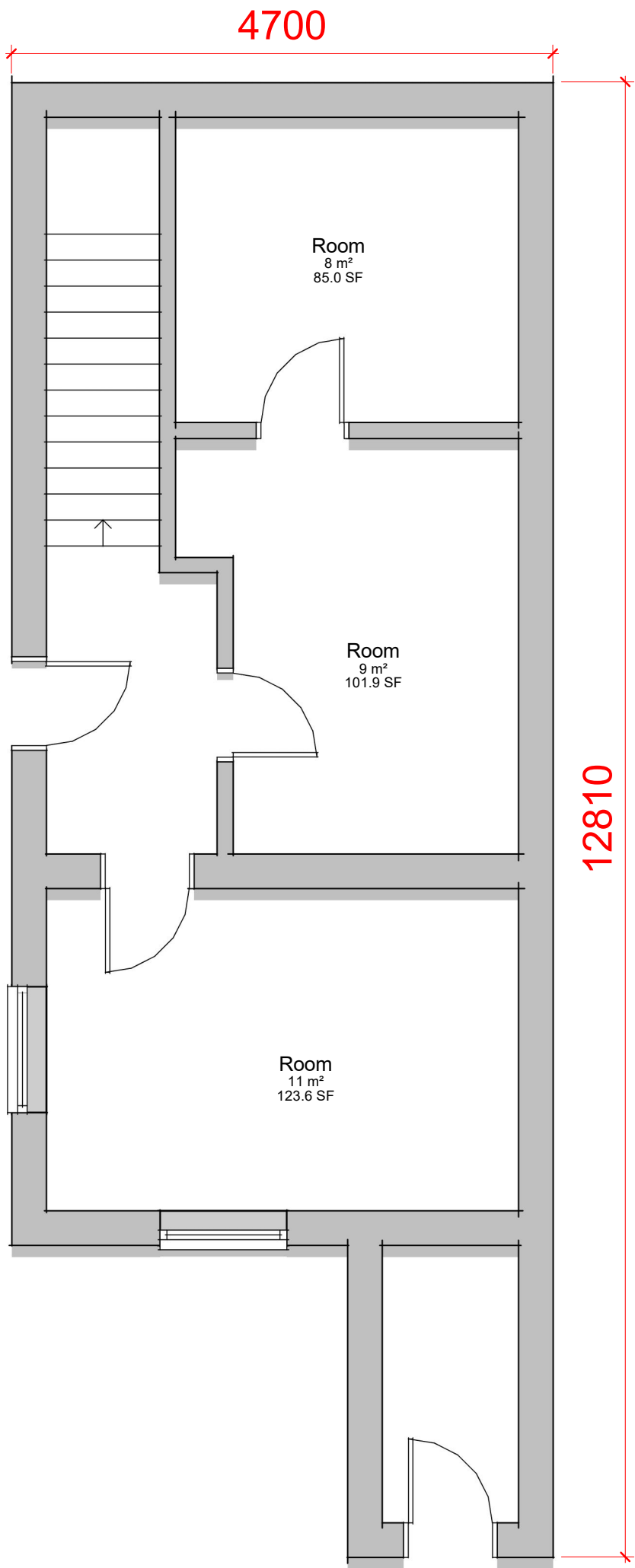
EXISTING SIDE ELEVATION 1
1 : 100



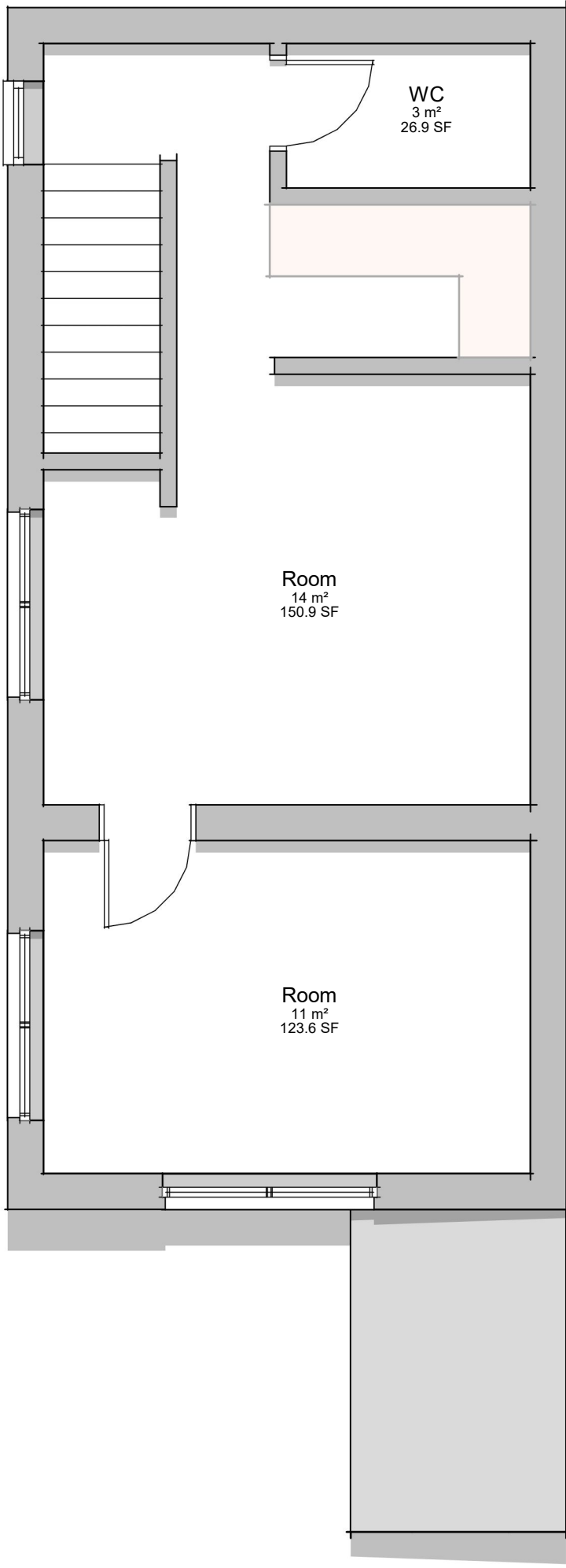
EXISTING SIDE ELEVATION 2
1 : 100



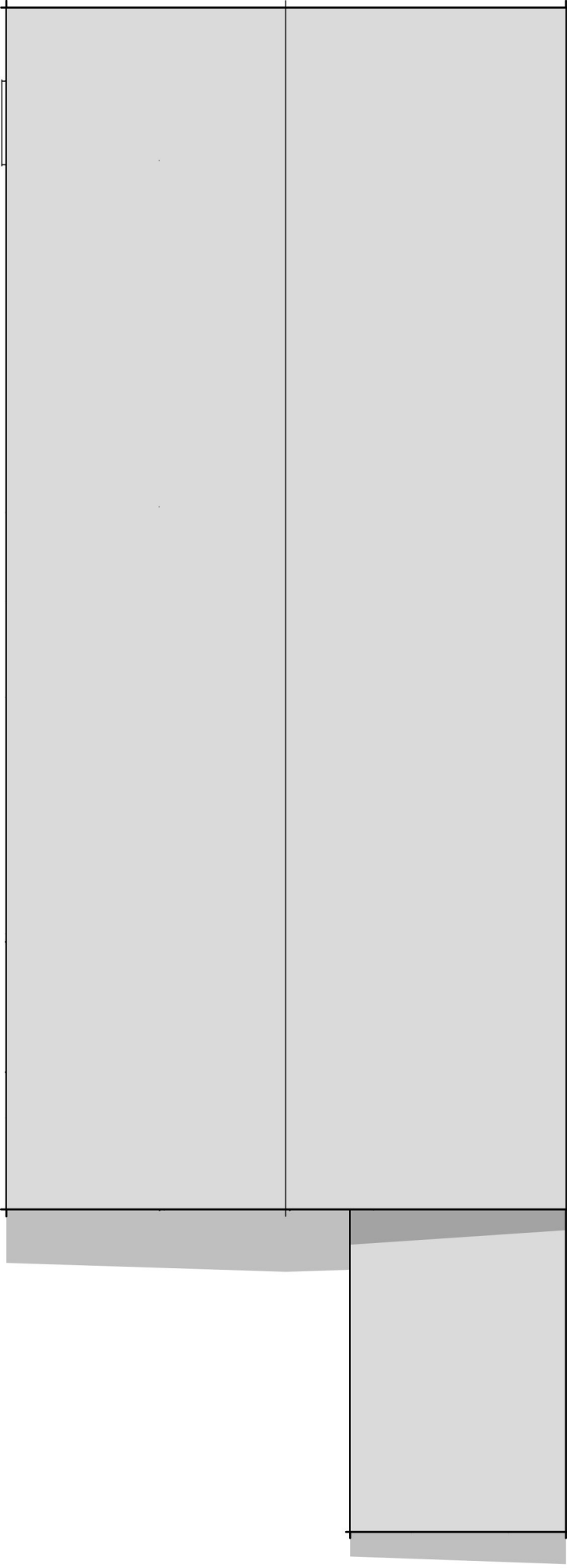
EXISTING REAR ELEVATION
1 : 100



GF PLAN OF STRUCTURES
TO BE RETAINED
1 : 50



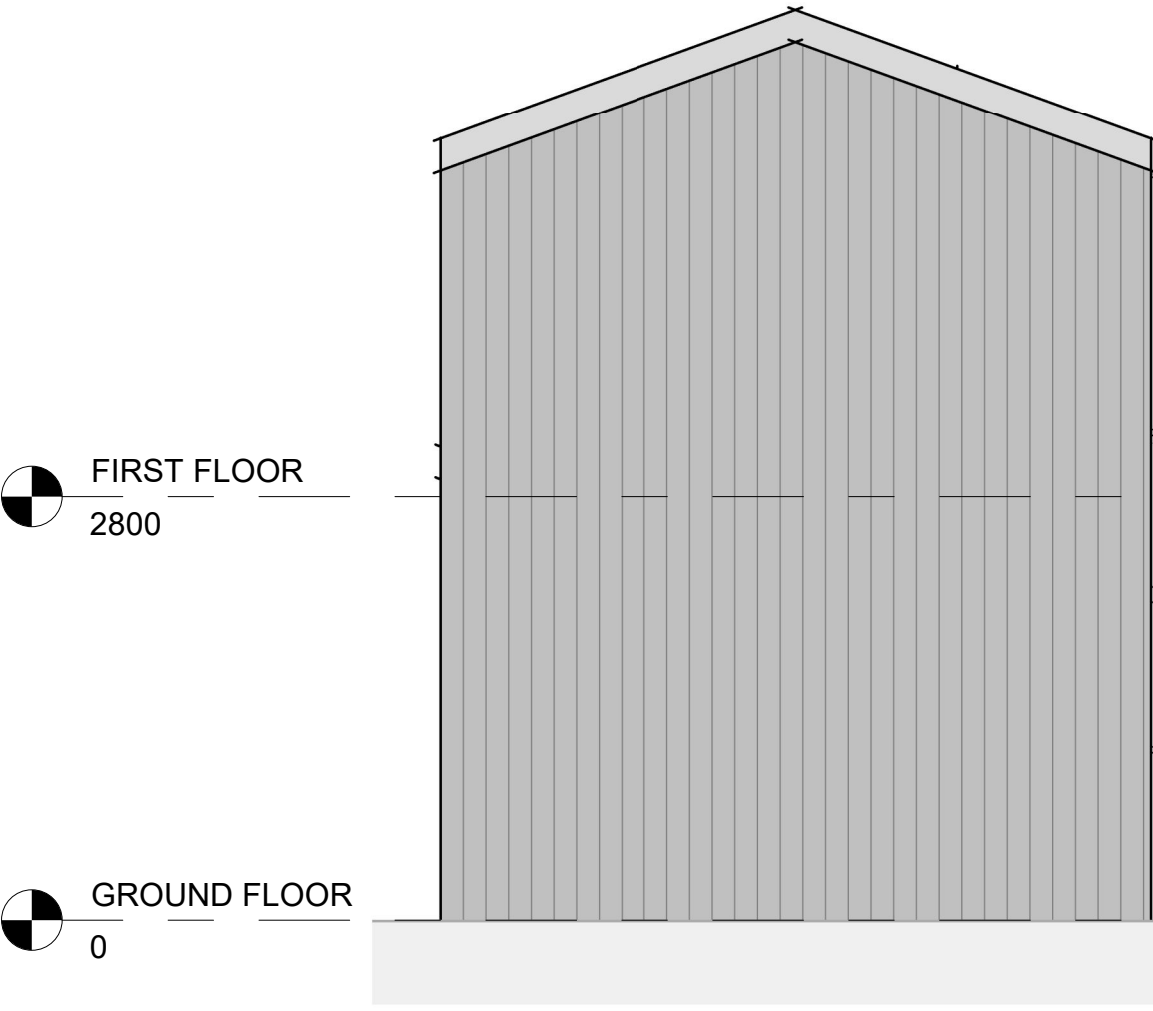
FF PLAN OF STRUCTURES
TO BE RETAINED
1 : 50



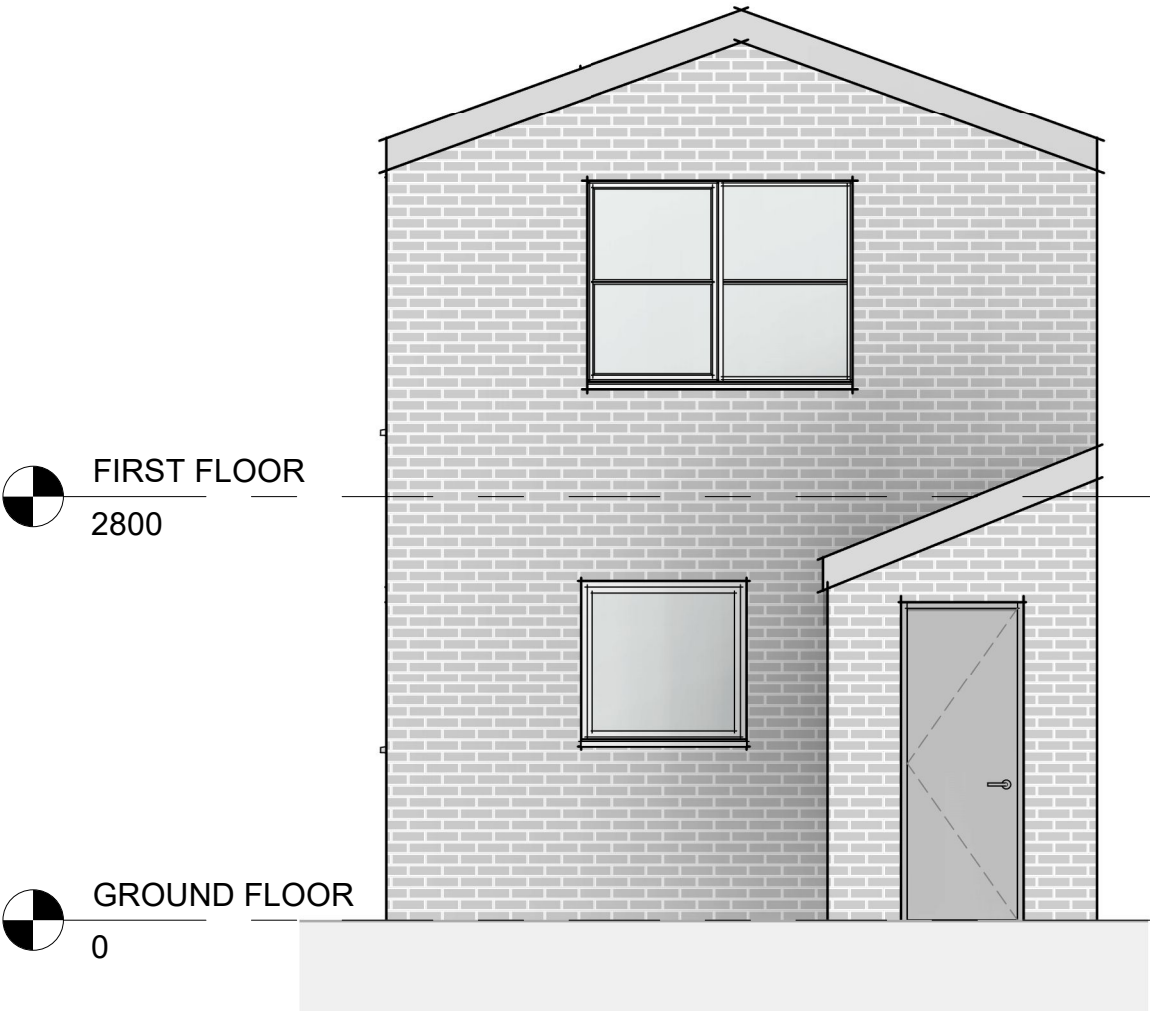
ROOF PLAN OF STRUCTURES
TO BE RETAINED
1 : 50



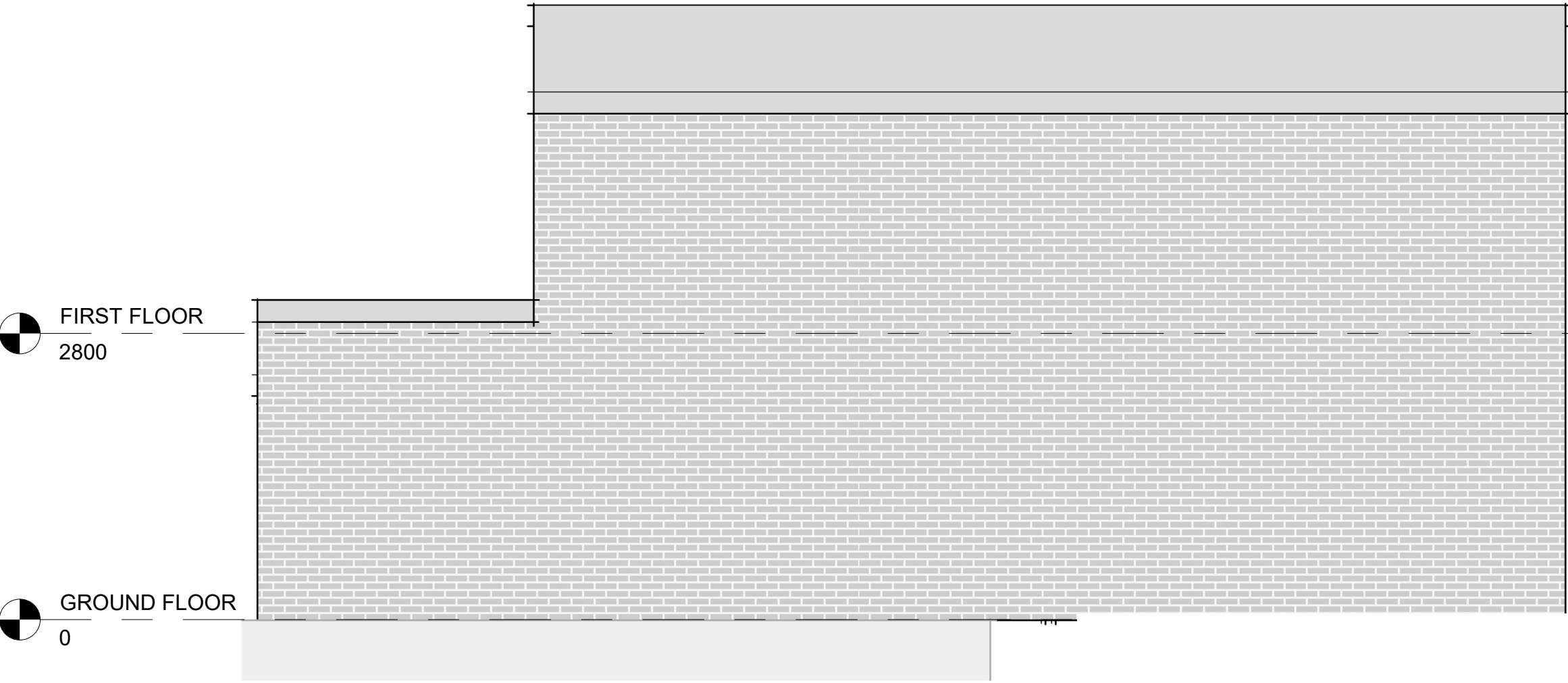
EXISTING FRONT ELEVATION.
1 : 50



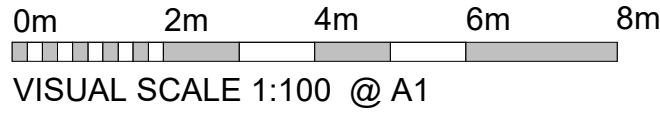
EXISTING SIDE ELEVATION 1.
1 : 50



EXISTING SIDE ELEVATION 2.
1 : 50



EXISTING REAR ELEVATION.
1 : 50



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Rev.	Description	Date	Drw.	Chk.
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Client:
VAN BREAKERS ROCHDALE

Project:
IND ESTATE, CORPORATION RD,
OL11 4JB

Drawing Title:
DRAWING OF EXISTING
STRUCTURE TO BE RETAINED

Drawing Status:
PLANNING

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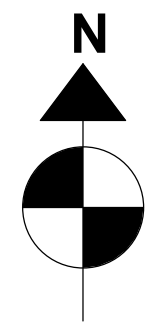
Drawing No. 25-010.003		Revision	
Drawn II	Checked II	Paper Size A1	Scale 1 : 50
Date 16.05.25			

THE EXISTING HARDSTANDING WILL BE RESURFACED WITH POROUS TARMAC TO SERVE THE PROPOSED NEW INDUSTRIAL/STORAGE UNITS. THIS MATERIAL HAS BEEN SELECTED TO PROVIDE A ROBUST, LOW-MAINTENANCE SURFACE CAPABLE OF WITHSTANDING VEHICULAR USE WHILE SUPPORTING SUSTAINABLE DRAINAGE BY ALLOWING SURFACE WATER TO PERMEATE THROUGH THE STRUCTURE, THEREBY REDUCING RUNOFF AND HELPING TO MANAGE ON-SITE DRAINAGE

BLACK HATCH INDICATES EXISTING BUILDING STRUCTURES TO BE RETAINED

BIN ENCLOSURE LOCATION
REFER TO BIN STORE DRAWING FOR MORE DETAILS

AREA FOR SECURE CYCLE STORAGE



PROPOSED SITE PLAN
1 : 200

 INDICATES SITE BOUNDARY

0m 4m 8m 12m 16m
VISUAL SCALE 1:200 @ A1

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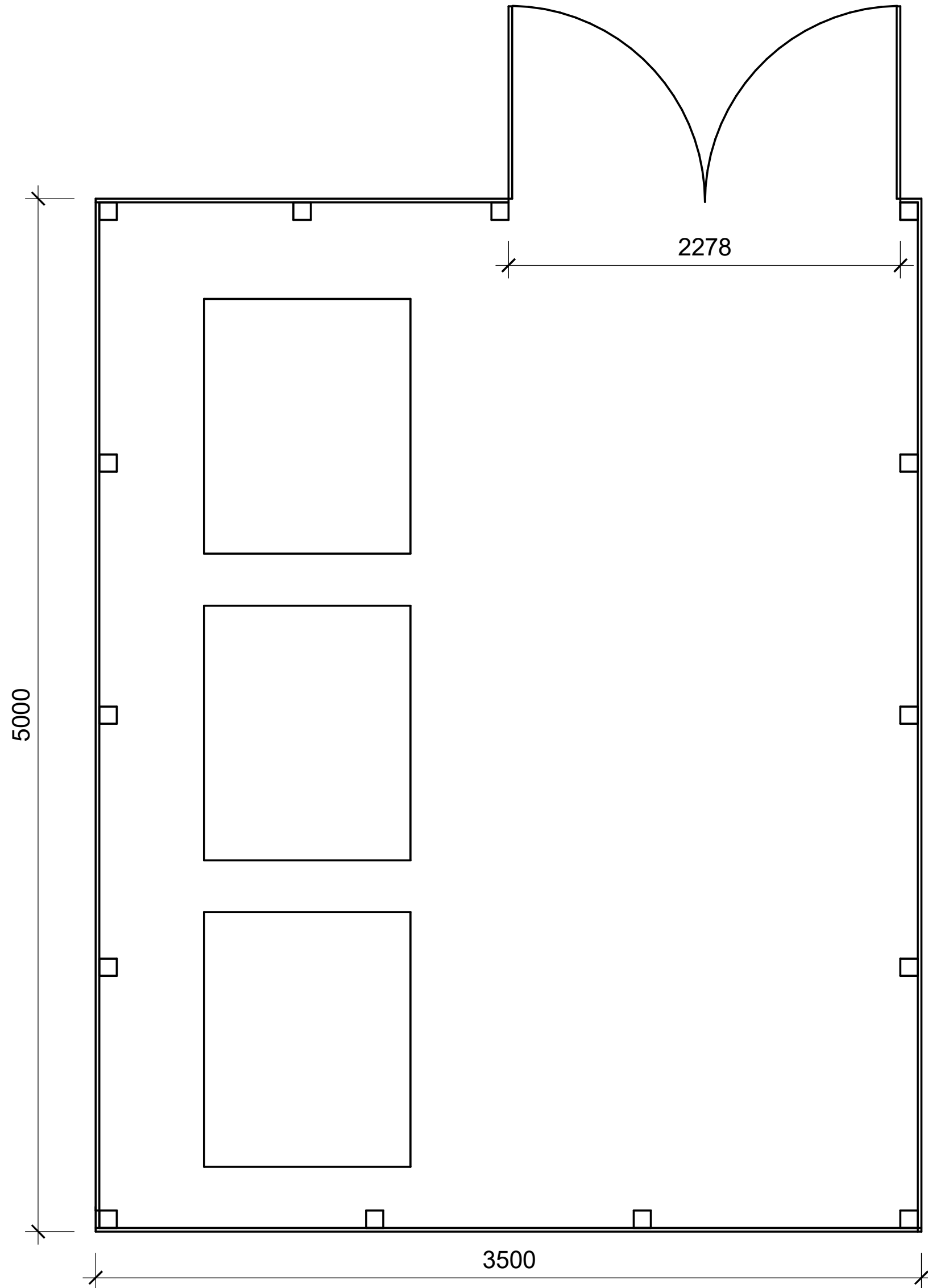
Drawing Title:
PROPOSED SITE PLAN

Drawing Status:
PLANNING

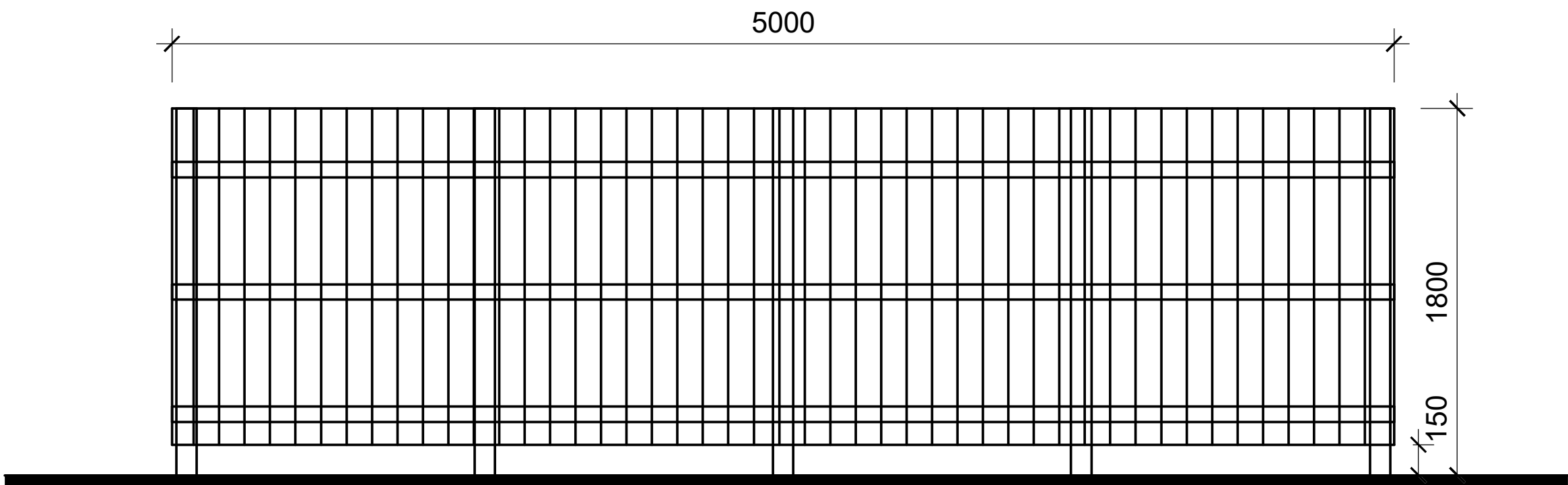
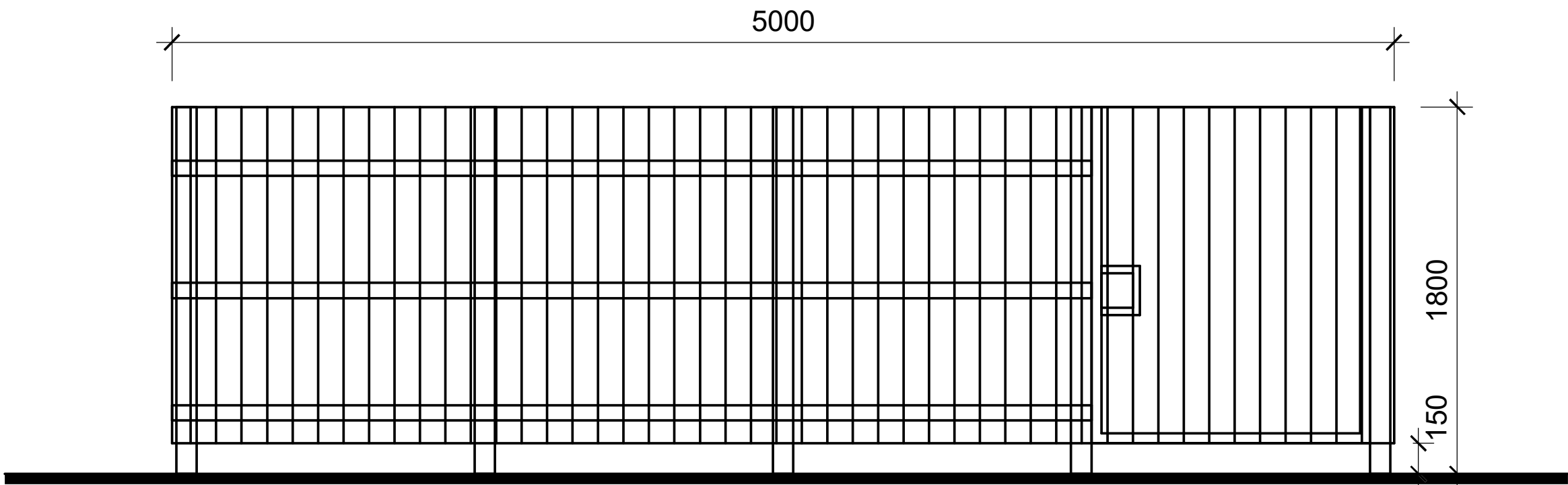
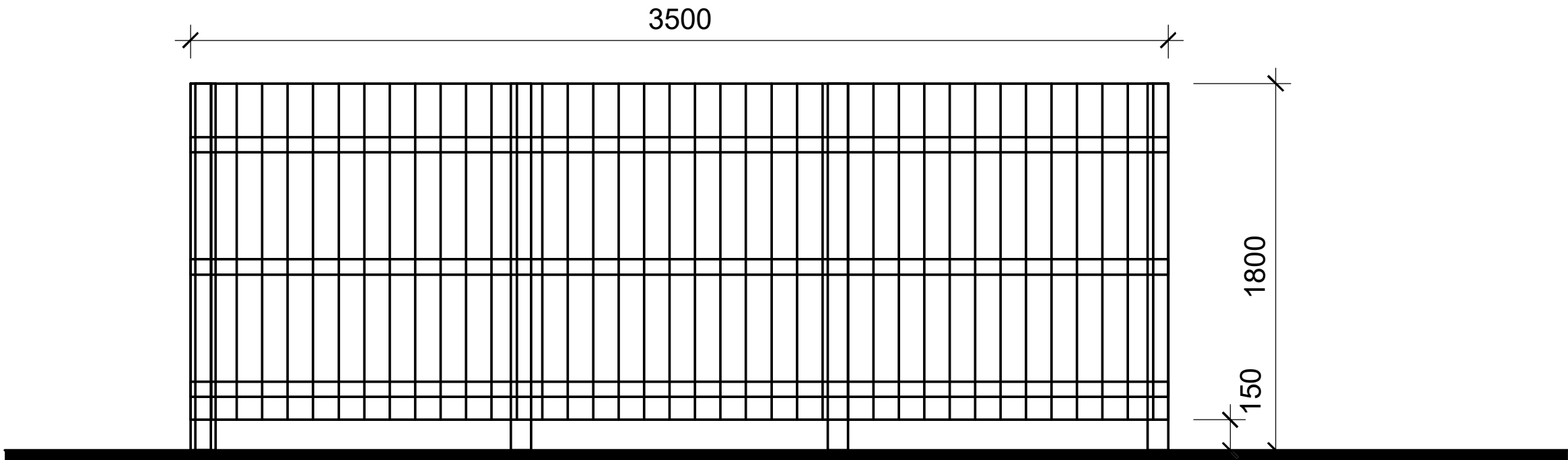
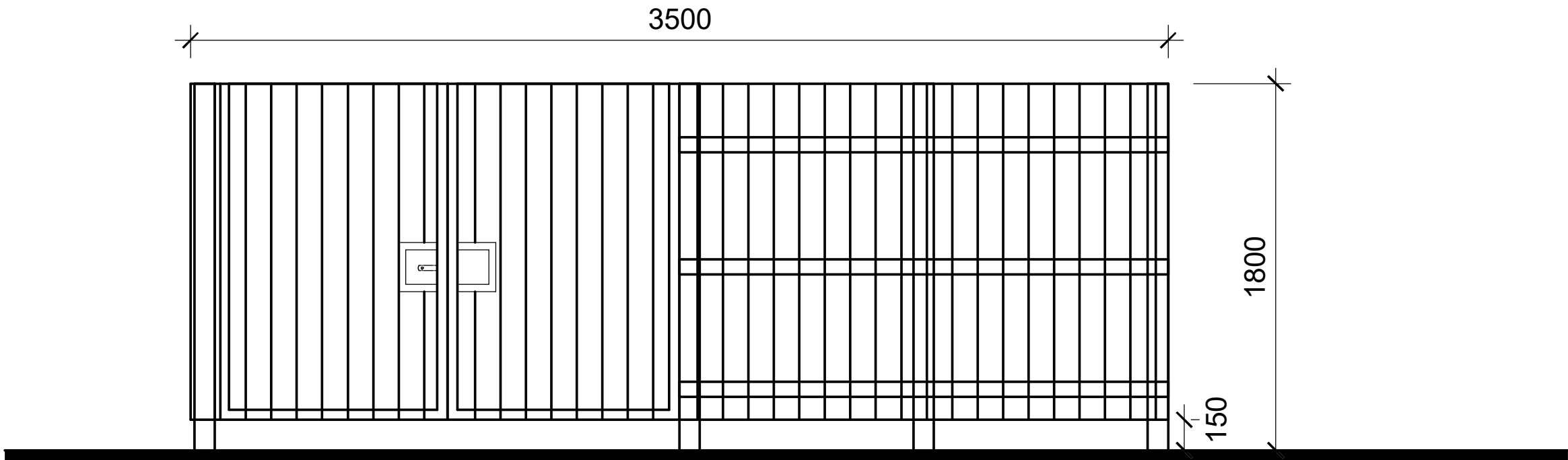
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Drawing No. 25-010.004				Revision	
Drawn	Checked	Paper Size	Scale	Date	
II	II	A1	1 : 200	16.05.25	



PROPOSED BIN STORE PLAN
1 : 25



REFUSE ENCLOSURE

to Accommodate 3no 1280ltr EuroBins with 1300mm Clearance Between each Bin for Accessibility.

TREATED TIMBER PALISADE FENCING:

Fencing construction to generally consist of:

- Sawn tanalised (brown) treated soft wood. Timber posts min section size 100x100mm sent into 450mm3 concrete bases.post tops to be sloped to shed water.

- Cross rails (3 no) to be sawn tanalised (brown) treated softwood. min section size 50x100mm. 100x25mm pales to be close butt boarded to full length.

- All fence fixings to be hot dipped galvanised or equal approved.

- Gate posts to be min section size 150x150mm. Sikkens or similar dark stain finish (3 coats) exact shade to be confirmed.

External Plant Enclosure to Match the Above Refuse Storage

Specification. All Sizes & Dimensions to be Confirmed.

0m 0.5m 1m 1.5m 2m
VISUAL SCALE 1:25 @ A1

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INDICATES SITE BOUNDARY

Client:
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Project:
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Drawing Title:
PROPOSED BIN STORE PLAN

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PLANNING

Drawing No. 25-010.005				Revision
Drawn II	Checked II	Paper Size A1	Scale 1 : 25	Date 16.05.25



PROPOSED BOUNDARY TREATMENT PLAN
1 : 200

0m4m8m12m16m

VISUAL SCALE 1:200 @ A1

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2.4M HIGH PRO MESH PANELS

EXISTING BRICK WALL TO CORPORATION STREET

EXISTING ACCESS GATE

Client:
VAN BREAKERS ROCHDALE

Project:
IND ESTATE, CORPORATION RD,
OL11 4JB

Drawing Title:
PROPOSED BOUNDARY
TREATMENT PLAN

Drawing Status:
PLANNING

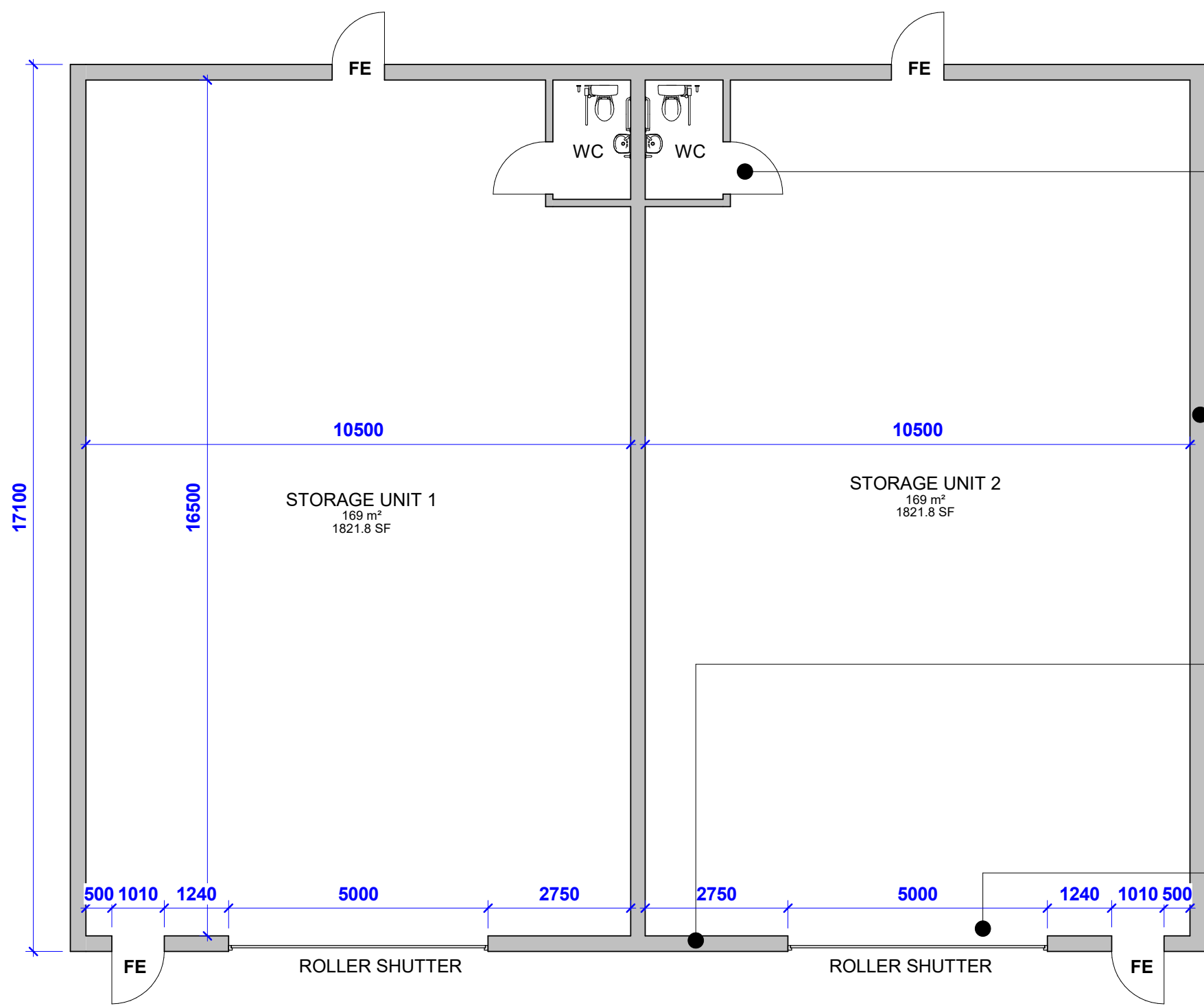
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Drawing No.
25-010.006

Revision

Drawn	Checked	Paper Size	Scale	Date
II	II	A1	1 : 200	16.05.25



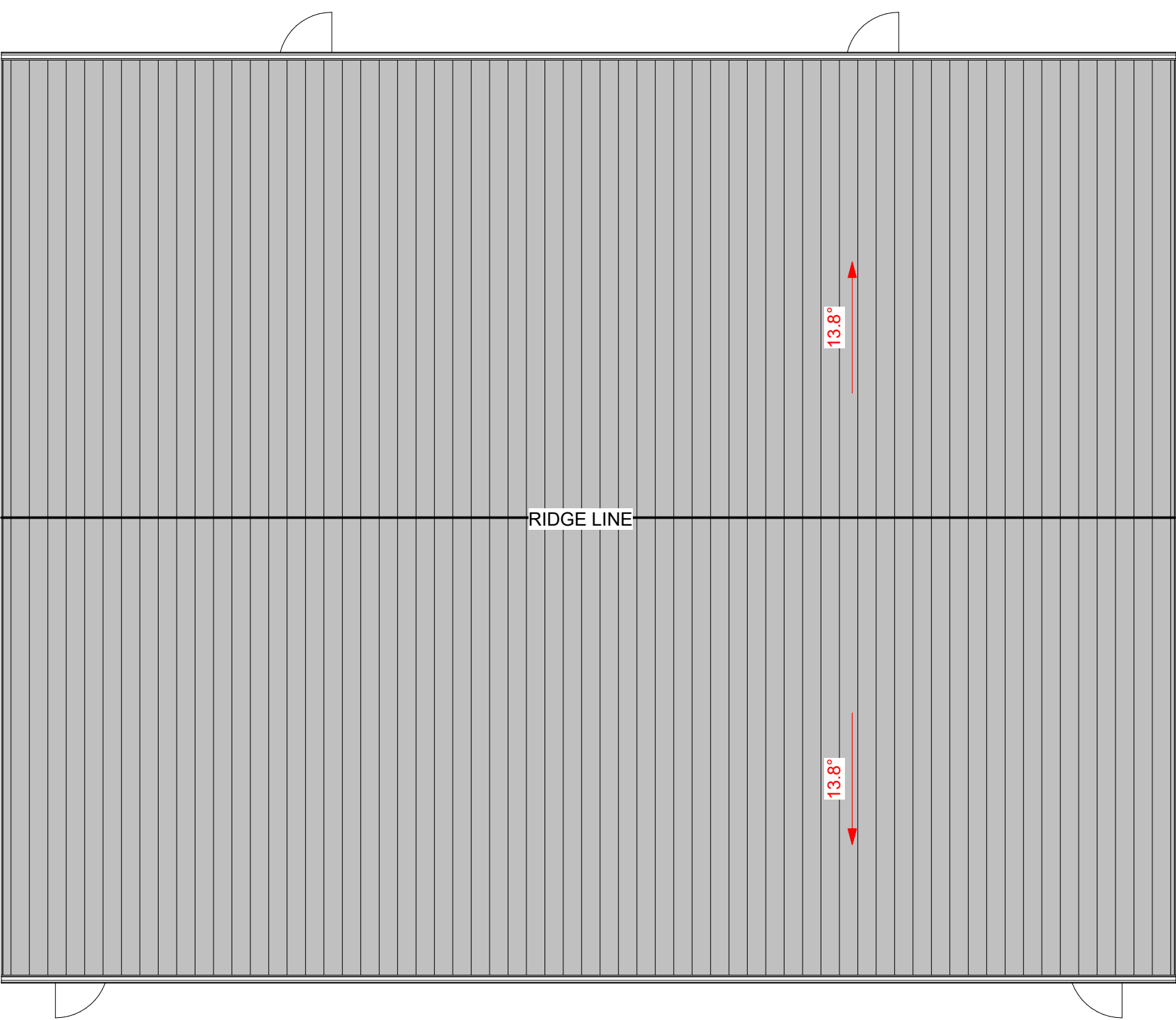
AN ACCESSIBLE WC SHALL BE PROVIDED IN EACH UNIT IN ACCORDANCE WITH APPROVED DOCUMENT M: VOLUME 2 (BUILDINGS OTHER THAN DWELLINGS). THE FACILITY SHALL INCLUDE A WHEELCHAIR-ACCESSIBLE LAYOUT WITH COMPLIANT DOOR WIDTHS, TURNING SPACE, GRAB RAILS, EMERGENCY ASSISTANCE ALARM, AND SINK AND WC POSITIONING TO MEET PART M REQUIREMENTS. FIXTURES AND FITTINGS SHALL BE SUITABLE FOR PUBLIC/COMMERCIAL USE AND INSTALLED TO ALLOW INDEPENDENT AND DIGNIFIED USE BY ALL OCCUPANTS.

EXTERNAL WALLS AND ROOF TO BE CLAD USING CLADCO 32/1000 BOX PROFILE STEEL SHEETS (0.7MM THICK) WITH PVC PLASTISOL OR POLYESTER PAINT FINISH IN GOOSEWING GREY (RAL 7038), OR SIMILAR APPROVED. INSTALLATION SHALL FOLLOW THE MANUFACTURER'S GUIDANCE, WITH A MINIMUM SIDE LAP OF ONE PROFILE AND END LAPS NOT LESS THAN 200MM. FIXINGS TO BE SELF-DRILLING, SELF-SEALING SCREWS LOCATED IN THE VALLEY OF THE PROFILE. MINIMUM ROOF PITCH SHALL BE 4 DEGREES, AND PURLIN SPACING SHALL NOT EXCEED 1.2M FOR 0.7MM SHEETS. ALL FLASHINGS, TRIMS, VERGE AND BARGE DETAILS ARE TO BE FINISHED IN ANTHRACITE GREY (RAL 7016) AND INSTALLED IN ACCORDANCE WITH THE CLADDING MANUFACTURER'S RECOMMENDATIONS.

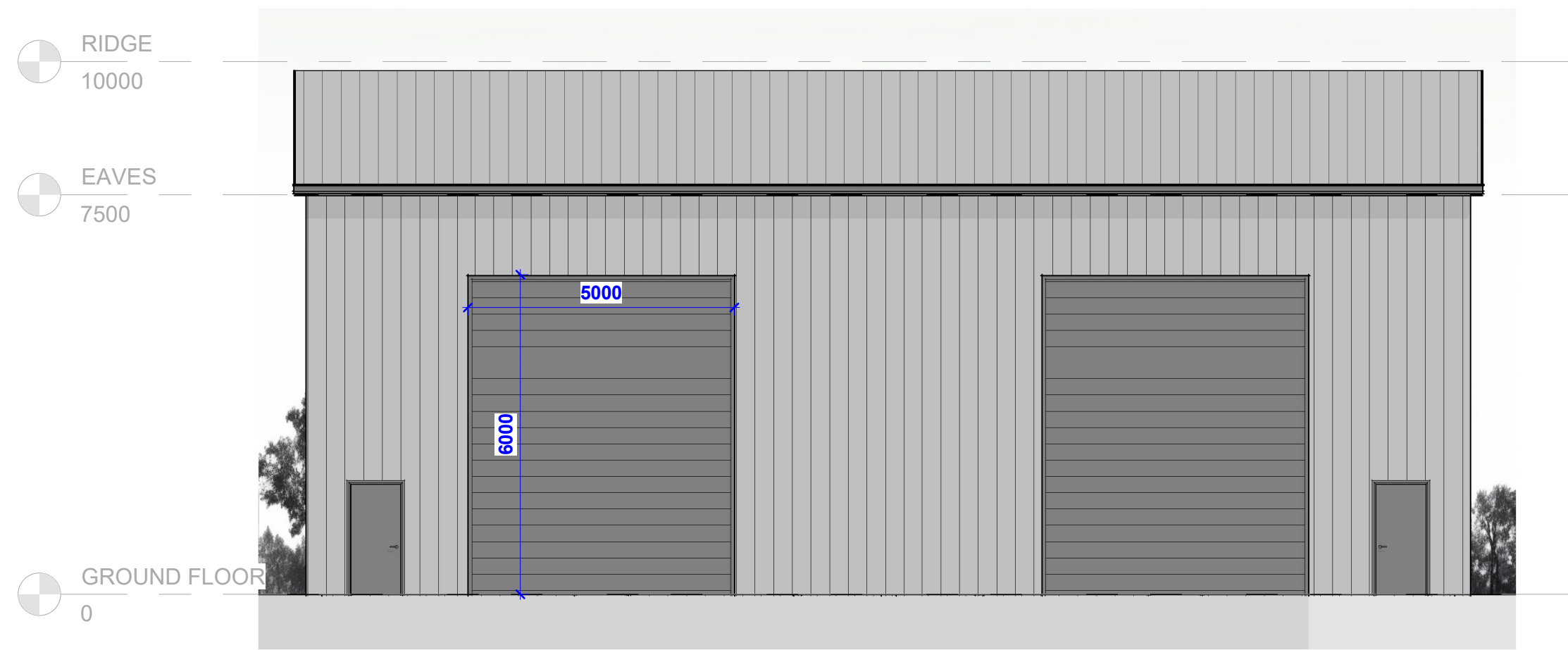
ALL EXTERNAL FIRE ESCAPE DOORS SHALL BE SPECIFIED AS FLOOD-RESILIENT TO A MINIMUM DEPTH OF 1.0 METRE, WITH INTEGRATED PERIMETER SEALS TO PREVENT WATER INGRESS. DOORS MUST BE OUTWARD-OPENING, SELF-CLOSING, AND COMPLIANT WITH FIRE ESCAPE REGULATIONS, WHILE MAINTAINING FLOOD RESISTANCE. MATERIALS AND IRONMONGERY SHALL BE CORROSION-RESISTANT AND SUITABLE FOR EXTERNAL USE IN FLOOD ZONE 3 LOCATIONS. COLOUR: ANTHRACITE GREY (RAL 7016)

ALL EXTERNAL ROLLER SHUTTER DOORS SHALL BE CERTIFIED FLOOD-RESISTANT TO A MINIMUM WATER DEPTH OF 1.0 METRE, SUITABLE FOR USE IN FLOOD ZONE 3. SHUTTERS MUST INCORPORATE WATERTIGHT SEALS AND BE INSTALLED WITH A LEVEL THRESHOLD TO PREVENT FLOOD INGRESS. ELECTRIC SHUTTERS MUST INCLUDE MANUAL OVERRIDE AND CONTROLS POSITIONED ABOVE PREDICTED FLOOD LEVELS. THE SYSTEM SHALL COMPLY WITH BS 851188 OR EQUIVALENT. COLOUR: ANTHRACITE GREY (RAL 7016)

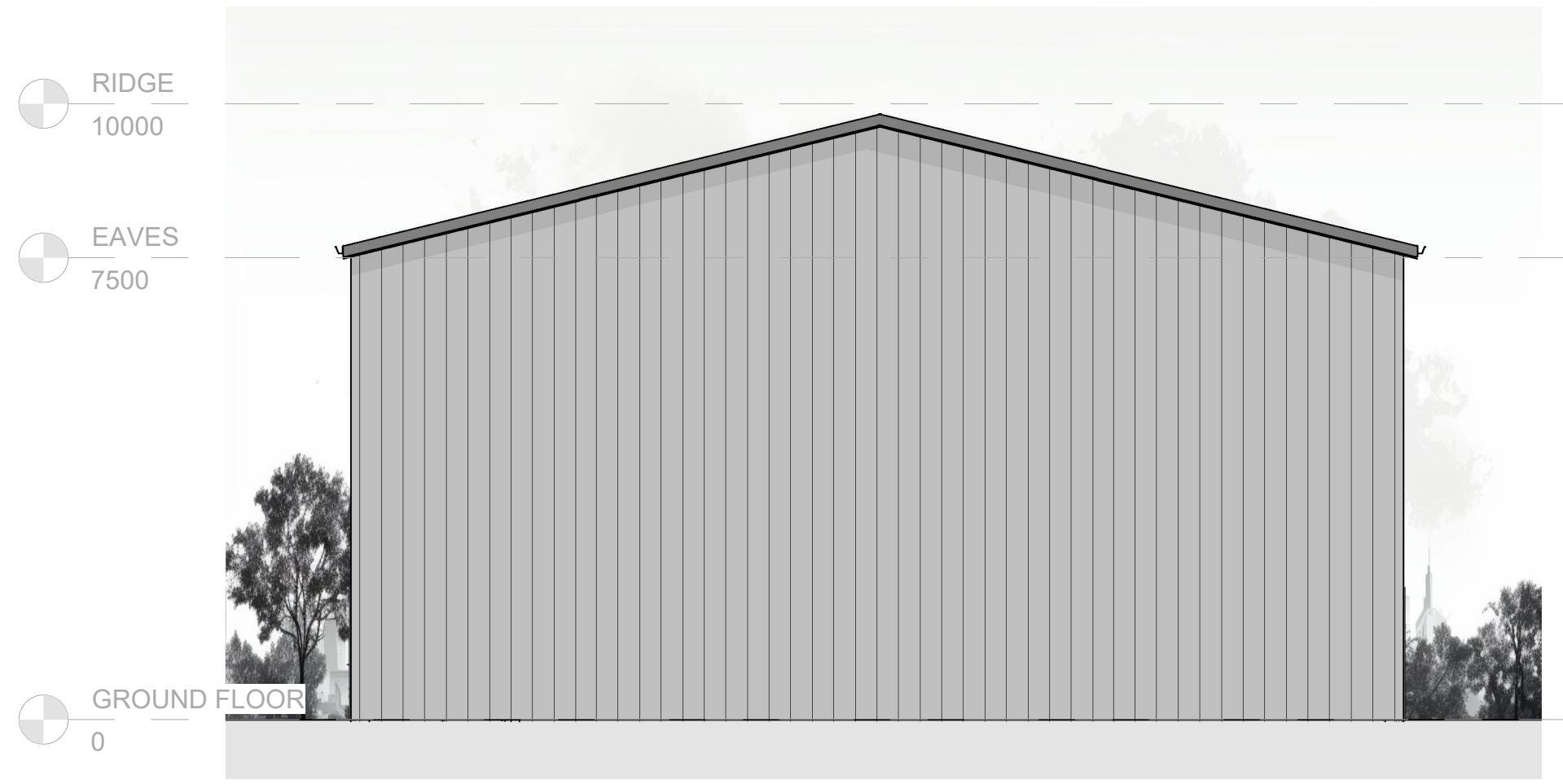
PROPOSED UNIT FLOORPLAN
1 : 100



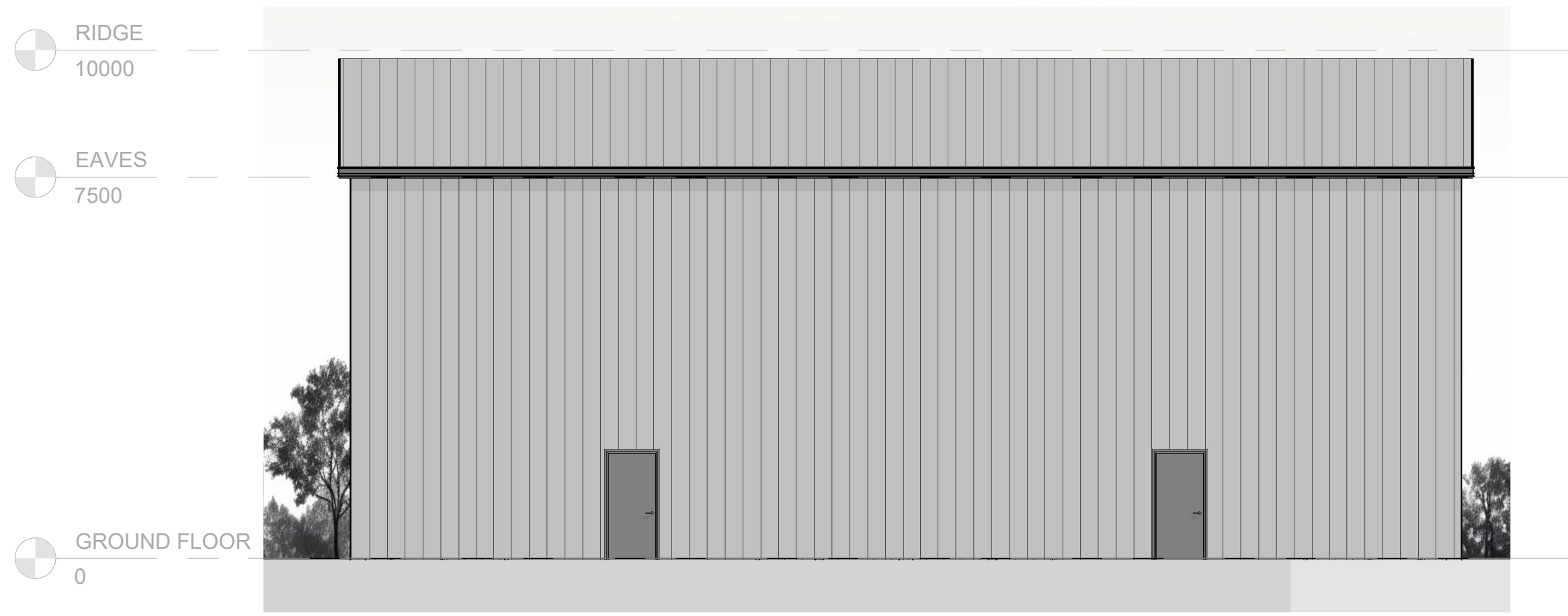
PROPOSED UNIT ROOF PLAN
1 : 100



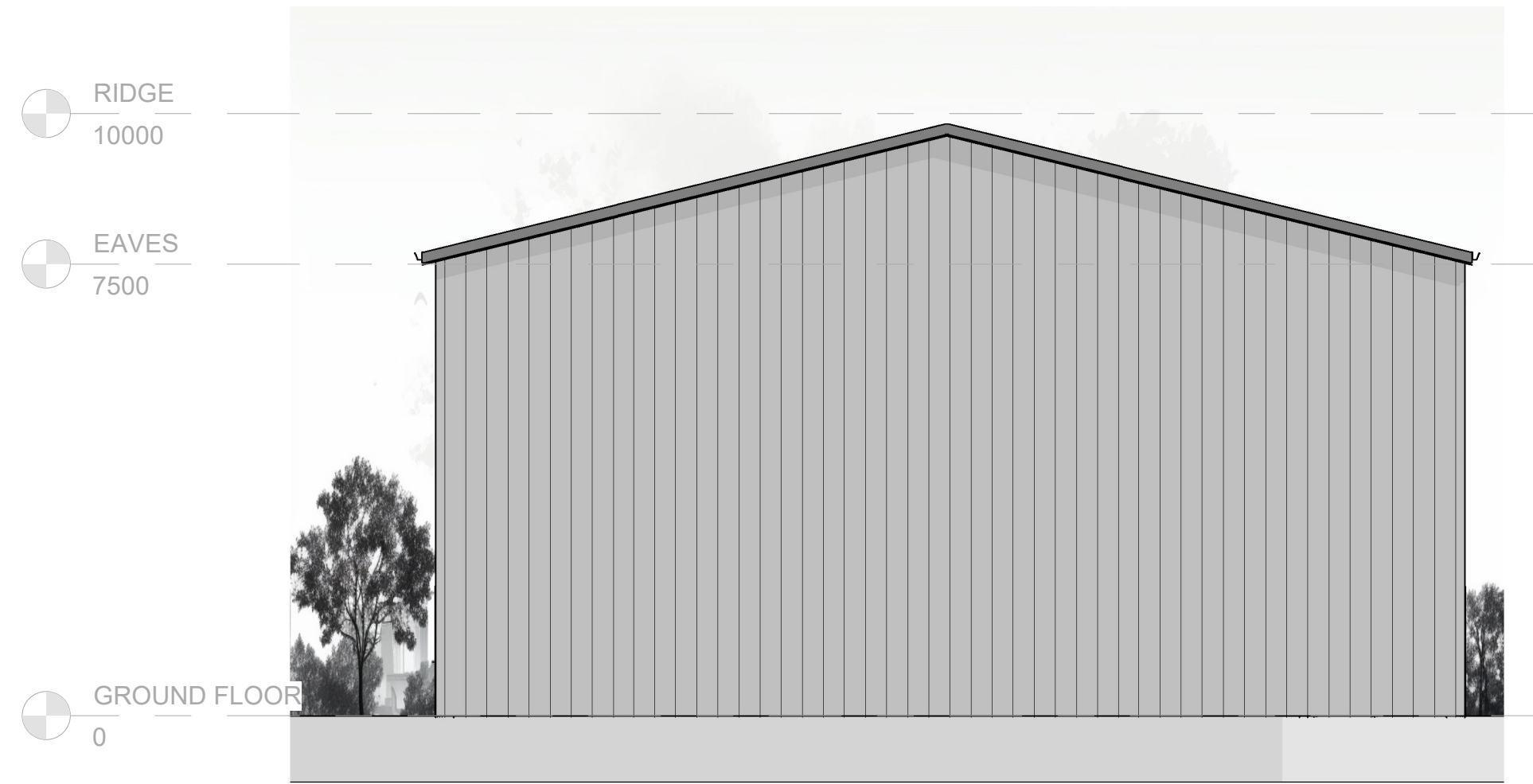
PROPOSED FRONT ELEVATION
1 : 100



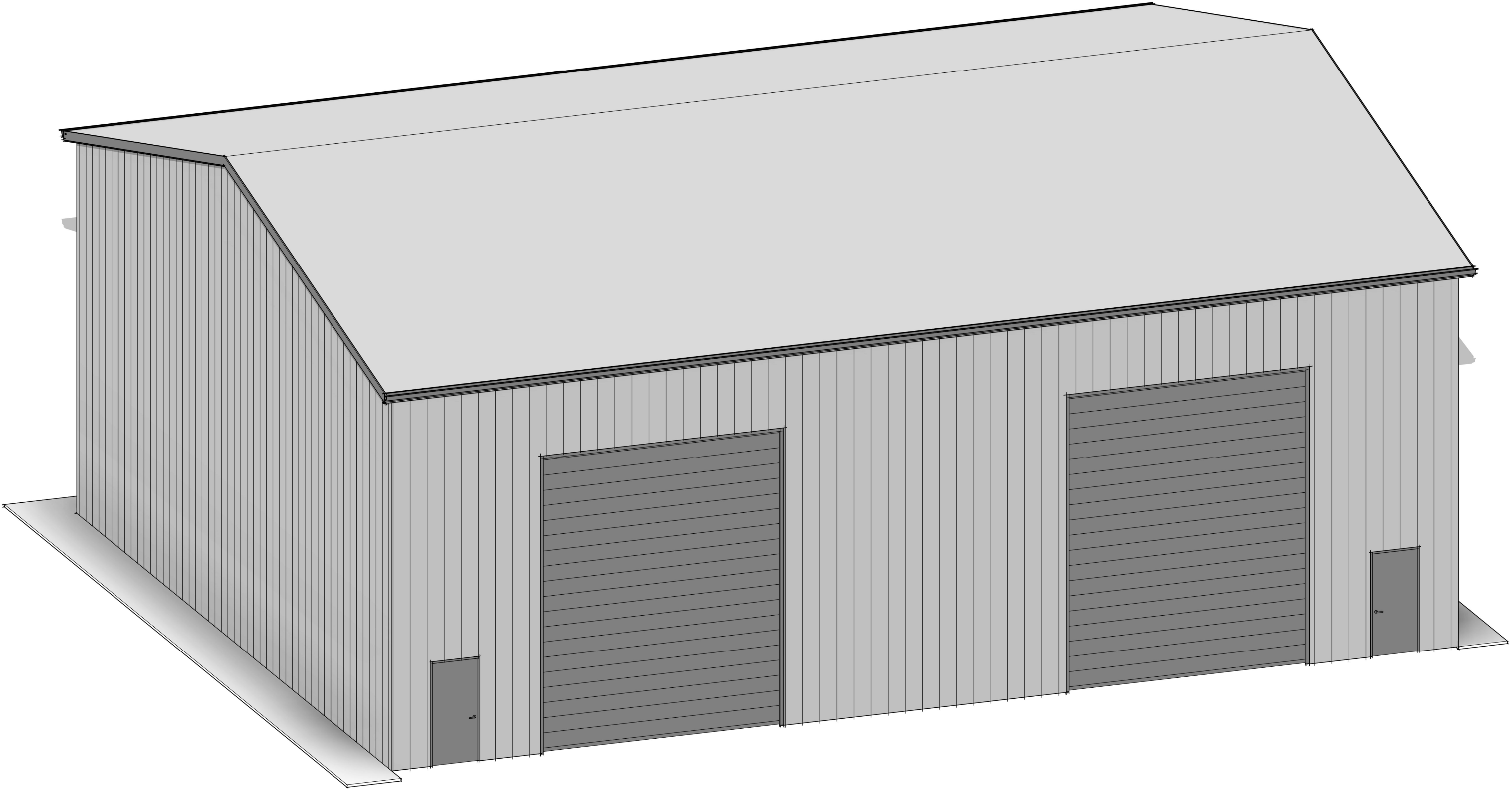
PROPOSED SIDE ELEVATION 1
1 : 100



PROPOSED REAR ELEVATION
1 : 100



PROPOSED SIDE ELEVATION 2
1 : 100



INDICATIVE 3D VIEW

0m1m2m3m4m

VISUAL SCALE 1:50 @ A1

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Client:
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Project:
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Drawing Title:
INDICATIVE 3D VIEW

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