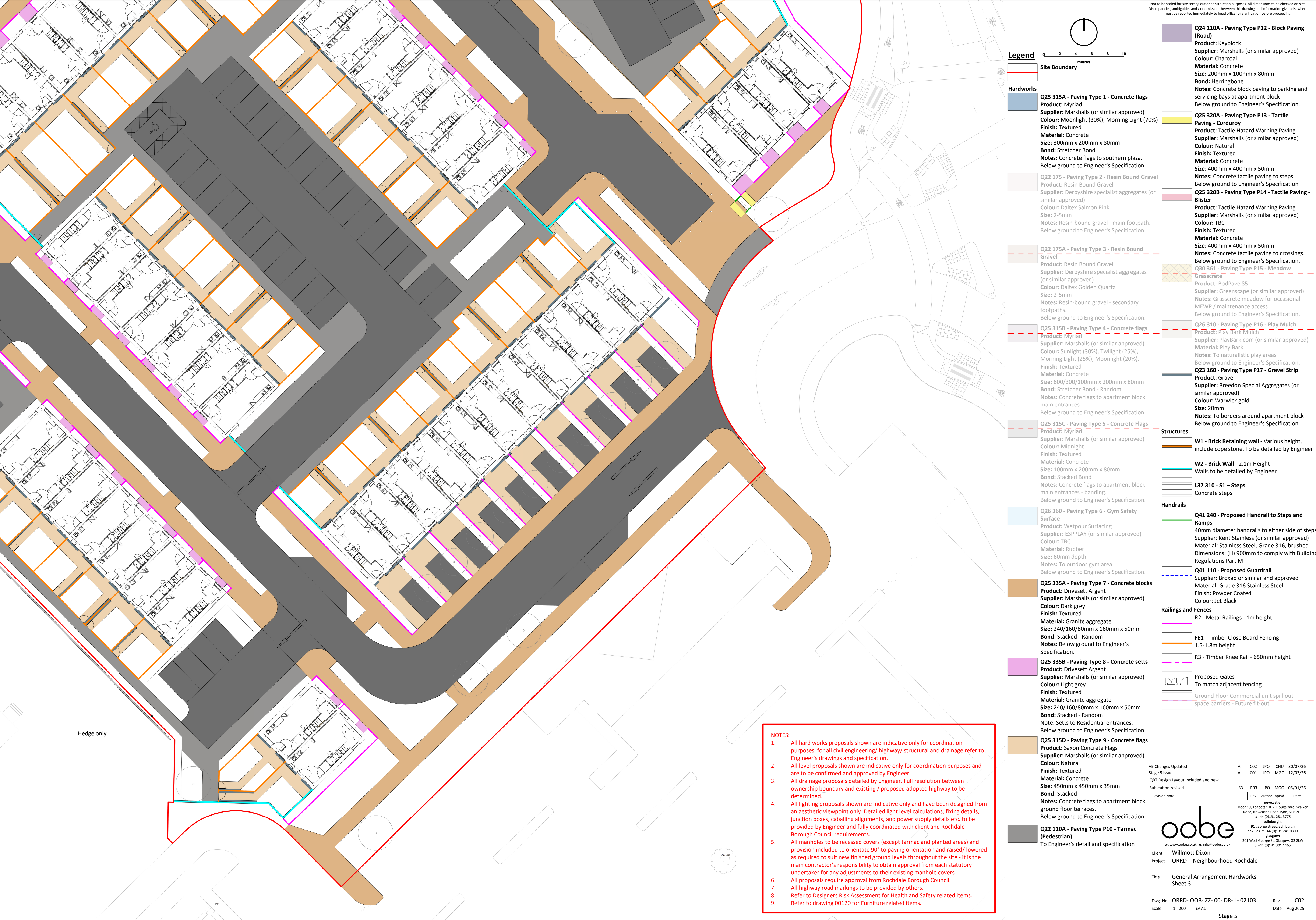
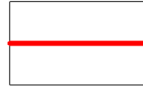




Not to be scaled for site setting out or construction purposes. All dimensions to be checked on site. Discrepancies, ambiguities and / or omissions between this drawing and information given elsewhere must be reported immediately to head office for clarification before proceeding.

Legend



Site Boundary

Hardworks



Q25 315A - Paving Type 1 - Concrete flags
Product: Myriad
Supplier: Marshalls (or similar approved)
Colour: Moonlight (30%), Morning Light (70%)
Finish: Textured
Material: Concrete
Size: 300mm x 200mm x 80mm
Bond: Stretcher Bond
Notes: Concrete flags to southern plaza. Below ground to Engineer's Specification.



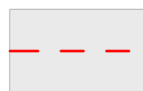
Q22 175 - Paving Type 2 - Resin Bound Gravel
Product: Resin Bound Gravel
Supplier: Derbyshire specialist aggregates (or similar approved)
Colour: Daltec Salmon Pink
Size: 2-5mm
Notes: Resin-bound gravel - main footpath. Below ground to Engineer's Specification.



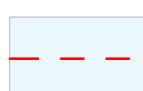
Q22 175A - Paving Type 3 - Resin Bound Gravel
Product: Resin Bound Gravel
Supplier: Derbyshire specialist aggregates (or similar approved)
Colour: Daltec Golden Quartz
Size: 2-5mm
Notes: Resin-bound gravel - secondary footpaths. Below ground to Engineer's Specification.



Q25 315B - Paving Type 4 - Concrete flags
Product: Myriad
Supplier: Marshalls (or similar approved)
Colour: Sunlight (30%), Twilight (25%), Morning Light (25%), Moonlight (20%).
Finish: Textured
Material: Concrete
Size: 600/300/100mm x 200mm x 80mm
Bond: Stretcher Bond - Random
Notes: Concrete flags to apartment block main entrances. Below ground to Engineer's Specification.



Q25 315C - Paving Type 5 - Concrete Flags
Product: Myriad
Supplier: Marshalls (or similar approved)
Colour: Midnight
Finish: Textured
Material: Concrete
Size: 100mm x 200mm x 80mm
Bond: Stacked Bond
Notes: Concrete flags to apartment block main entrances - banding. Below ground to Engineer's Specification.



Q26 360 - Paving Type 6 - Gym Safety Surface
Product: Wetpour Surfacing
Supplier: ESPPLAY (or similar approved)
Colour: TBC
Material: Rubber
Size: 60mm depth
Notes: To outdoor gym area. Below ground to Engineer's Specification.



Q25 335A - Paving Type 7 - Concrete blocks
Product: Drivesett Argent
Supplier: Marshalls (or similar approved)
Colour: Dark grey
Finish: Textured
Material: Granite aggregate
Size: 240/160/80mm x 160mm x 50mm
Bond: Stacked - Random
Notes: Below ground to Engineer's Specification.



Q25 335B - Paving Type 8 - Concrete setts
Product: Drivesett Argent
Supplier: Marshalls (or similar approved)
Colour: Light grey
Finish: Textured
Material: Granite aggregate
Size: 240/160/80mm x 160mm x 50mm
Bond: Stacked - Random
Note: Setts to Residential entrances. Below ground to Engineer's Specification.



Q25 315D - Paving Type 9 - Concrete flags
Product: Saxon Concrete Flags
Supplier: Marshalls (or similar approved)
Colour: Natural
Finish: Textured
Material: Concrete
Size: 450mm x 450mm x 35mm
Bond: Stacked
Notes: Concrete flags to apartment block ground floor terraces. Below ground to Engineer's Specification.



Q22 110A - Paving Type P10 - Tarmac (Pedestrian)
To Engineer's detail and specification

Q24 110A - Paving Type P12 - Block Paving (Road)
Product: Keyblock
Supplier: Marshalls (or similar approved)
Colour: Charcoal
Material: Concrete
Size: 200mm x 100mm x 80mm
Bond: Herringbone
Notes: Concrete block paving to parking and servicing bays at apartment block Below ground to Engineer's Specification.

Q25 320A - Paving Type P13 - Tactile Paving - Corduroy
Product: Tactile Hazard Warning Paving
Supplier: Marshalls (or similar approved)
Colour: Natural
Finish: Textured
Material: Concrete
Size: 400mm x 400mm x 50mm
Notes: Concrete tactile paving to steps. Below ground to Engineer's Specification.

Q25 320B - Paving Type P14 - Tactile Paving - Blister
Product: Tactile Hazard Warning Paving
Supplier: Marshalls (or similar approved)
Colour: TBC
Finish: Textured
Material: Concrete
Size: 400mm x 400mm x 50mm
Notes: Concrete tactile paving to crossings. Below ground to Engineer's Specification.

Q30 361 - Paving Type P15 - Meadow Grasscrete
Product: BodPave 85
Supplier: Greenscape (or similar approved)
Notes: Grasscrete meadow for occasional MEWP / maintenance access. Below ground to Engineer's Specification.

Q26 310 - Paving Type P16 - Play Mulch
Product: Play Bark Mulch
Supplier: PlayBark.com (or similar approved)
Material: Play Bark
Notes: To naturalistic play areas Below ground to Engineer's Specification.

Q23 160 - Paving Type P17 - Gravel Strip
Product: Gravel
Supplier: Breedon Special Aggregates (or similar approved)
Colour: Warwick gold
Size: 20mm
Notes: To borders around apartment block Below ground to Engineer's Specification.

Structures
W1 - Brick Retaining wall - Various height, include cope stone. To be detailed by Engineer
W2 - Brick Wall - 2.1m Height Walls to be detailed by Engineer
L37 310 - S1 - Steps Concrete steps

Handrails
Q41 240 - Proposed Handrail to Steps and Ramps
40mm diameter handrails to either side of steps
Supplier: Kent Stainless (or similar approved)
Material: Stainless Steel, Grade 316, brushed
Dimensions: (H) 900mm to comply with Building Regulations Part M
Q41 110 - Proposed Guardrail
Supplier: Broxap or similar and approved
Material: Grade 316 Stainless Steel
Finish: Powder Coated
Colour: Jet Black

Railings and Fences
R2 - Metal Railings - 1m height
FE1 - Timber Close Board Fencing 1.5-1.8m height
R3 - Timber Knee Rail - 650mm height
Proposed Gates
To match adjacent fencing
Ground Floor Commercial unit spill out
Space barriers - Future fit-out.

NOTES:
1. All hard works proposals shown are indicative only for coordination purposes, for all civil engineering/ highway/ structural and drainage refer to Engineer's drawings and specification.
2. All level proposals shown are indicative only for coordination purposes and are to be confirmed and approved by Engineer.
3. All drainage proposals detailed by Engineer. Full resolution between ownership boundary and existing / proposed adopted highway to be determined.
4. All lighting proposals shown are indicative only and have been designed from an aesthetic viewpoint only. Detailed light level calculations, fixing details, junction boxes, cabling alignments, and power supply details etc. to be provided by Engineer and fully coordinated with client and Rochdale Borough Council requirements.
5. All manholes to be recessed covers (except tarmac and planted areas) and provision included to orientate 90° to paving orientation and raised/ lowered as required to suit new finished ground levels throughout the site - it is the main contractor's responsibility to obtain approval from each statutory undertaker for any adjustments to their existing manhole covers.
6. All proposals require approval from Rochdale Borough Council.
7. All highway road markings to be provided by others.
8. Refer to Designers Risk Assessment for Health and Safety related items.
9. Refer to drawing 00120 for Furniture related items.

VE Changes Updated	A	C02	JPO	CHU	30/07/26
Stage 5 Issue	A	C01	JPO	MGO	12/03/26
QBT Design Layout included and new					
Substation revised	S3	P03	JPO	MGO	06/01/26
Revision Note	Rev.	Author	Aprvd	Date	
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glasgow: 201 West George St, Glasgow, G2 2LW t: +44 (0)141 301 1465					
w: www.oobe.co.uk e: info@oobe.co.uk					
Client	Willmott Dixon				
Project	ORRD - Neighbourhood Rochdale				
Title	General Arrangement Hardworks Sheet 3				
Dwg. No.	ORRD- OOB- ZZ- 00- DR- L- 02103				Rev. C02
Scale	1: 200	@ A1			Date Aug 2025