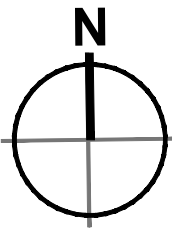


23/2419M

ADLINGTON BUSINESS PARK,
LONDON ROAD, ADLINGTON,
SK10 4NQ



- Dimensions are in millimeters, unless stated otherwise.
- Scaling of this drawing is not recommended.
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- All relevant drawings and specifications should be read in conjunction with this drawing.



Key
Application Boundary

A	Initial Issue	AM	JC	27/02/23
rev	amendments	by	ckd	date

Avro Business Park, Adlington

Location Plan

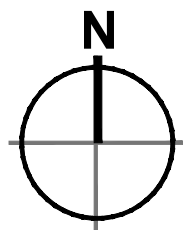
Chancerygate

umc architects
3rd Floor, Manchester Club, 81 King Street, Manchester, M2 4AH
+44 (0)161 413 0590 info@umcarchitects.com

Drawing Status:	Planning
Drawn / Checked:	AM / JC
Date:	27/02/23
Scale:	1:1000 A1
Drawing no:	Revision:
21552-UMC-ZZZZ-SI-DR-A-0501	P01

PLANNING
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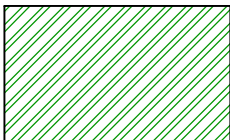


KEY

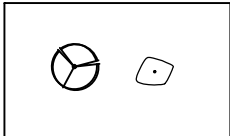
Site Boundary:
7.85 Acres (3.1766 Hectares)



Site Boundary



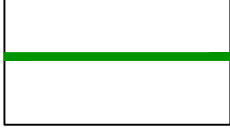
Existing Trees and Vegetation



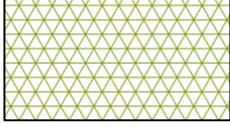
Proposed New Tree and
Specimen Shrub Planting



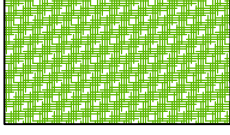
Proposed Mixed Native Hedge



Proposed Hedge



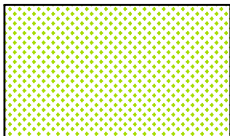
Proposed Native Whip Planting



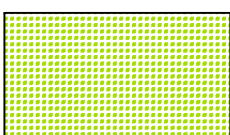
Proposed Ornamental Shrub Planting



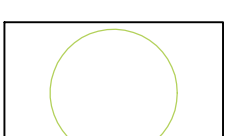
Proposed Flowering Lawn



Proposed Wildflower Hedgerow
Planting



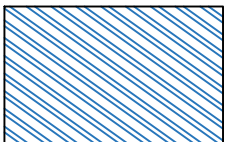
Proposed Tussock Grass
Planting



Approximate Extent Of Tree Canopy
At Full Maturity



Proposed Native Bulb Planting



Existing Pond

P05	Updated to landscape proposals	JWC	JC	01/05/24
P04	Updated to landscape proposals	JWC	JC	21/02/24
P03	Picnic Tables area updated.	JWC	JC	16/10/23
P02	Picnic Tables added to landscape area.	AM	JC	09/10/23
P01	Initial Issue	AM	JC	30/05/23
rev	amendments	by	ckd	date

Avro Business Park, Adlington

Proposed Landscaping Plan

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Drawing Status:	Planning
Drawn / Checked:	AM / JC
Date:	30/05/23
Scale:	1:500 A1
Drawing no:	Revision:
21552-UMC-ZZZZ-SI-DR-A-0605	P05

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10m SCALE 1:500



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KEY

- Site Boundary:
7.85 Acres (3.1766 Hectares)
- Overhead Power Cables (To be retained)
- 16 Level Access Doors
- Proposed 2.4m High Paladin Fence (Colour green)
- Proposed 2.2m High Timber close boarded fence.
- Proposed 2.4m High Sliding Vehicle gate in Paladin style (Colour green)
- Proposed 2.4m High Swing Gate (Colour green)
- Indicative Retaining Wall Position (Refer to SE drawing for details)
- 5no. Covered Cycle Shelters with grass roof and bug hotels.
50 standard cycle spaces
2 non-standard cycle spaces
- Electric Charging Ports x22
- Existing Trees Retained (Where Possible)

172no. Total Car parking
(inc 12 accessible space)
(inc 22 car charging spaces)

Schedule of Accommodation - Unit 1				
	GIA	GEA		Mezz %
UNIT 1	sq.m	sq.m	sq.m	sq.m
Ground Floor (inc Cores)	1,812.5	1,736.8	1,679.4	1,870.8
First Floor	321.1	3,456.3	357.3	3,845.9
Total	1,933.6	20,813.1	2,036.7	21,922.8

Schedule of Accommodation - Units 2-4				
	GIA	GEA		Mezz %
UNIT 2	sq.m	sq.m	sq.m	sq.m
Ground Floor (inc Cores)	406.1	4,371.2	437.7	4,711.4
First Floor	1,471.5	1,588.8	1,720.7	1,838.3
Total	553.7	5,960.0	608.3	6,547.7
UNIT 3	sq.m	sq.m	sq.m	sq.m
Ground Floor (inc Cores)	904.0	9,730.6	935.4	10,068.6
First Floor	159.1	1,682.3	171.1	1,841.7
Total	1,063.1	11,412.9	1,106.5	11,910.3
UNIT 4	sq.m	sq.m	sq.m	sq.m
Ground Floor (inc Cores)	1,385.7	14,915.5	1,434.4	15,439.7
First Floor	238.2	2,246.4	231.1	2,460.3
Total	1,624.4	17,162.0	1,665.5	17,900.0
GRAND TOTAL	3,208.2	34,532.7	3,380.3	36,385.2

Schedule of Accommodation Units 5-11				
	GIA	GEA		Mezz %
UNIT 5	sq.m	sq.m	sq.m	sq.m
Ground Floor (inc Cores)	2,185.5	23,556.8	2,251.8	24,238.2
First Floor	332.1	3,574.4	368.1	3,962.2
Total	2,517.6	27,131.2	2,619.9	28,200.4
UNIT 6	sq.m	sq.m	sq.m	sq.m
Ground Floor (inc Cores)	1,145.5	12,373.1	1,179.3	12,695.6
First Floor	215.0	2,314.2	237.4	2,555.3
Total	1,360.5	14,687.3	1,416.7	15,250.9
UNIT 7	sq.m	sq.m	sq.m	sq.m
Ground Floor (inc Cores)	974.1	10,485.1	1,000.0	10,780.8
First Floor	182.3	1,962.3	201.5	2,168.9
Total	1,156.4	12,447.4	1,201.5	12,949.7
UNIT 8	sq.m	sq.m	sq.m	sq.m
Ground Floor (inc Cores)	797.7	8,595.4	820.1	8,827.5
First Floor	148.1	1,604.8	162.2	1,773.2
Total	945.8	10,199.2	982.3	10,600.7
UNIT 9	sq.m	sq.m	sq.m	sq.m
Ground Floor (inc Cores)	895.4	9,638.8	920.1	9,903.9
First Floor	157.5	1,693.3	165.4	1,765.5
Total	1,052.9	11,332.1	1,085.5	11,669.4
UNIT 10	sq.m	sq.m	sq.m	sq.m
Ground Floor (inc Cores)	935.5	10,069.6	960.1	10,334.4
First Floor	174.9	1,862.5	183.4	1,960.7
Total	1,110.4	11,932.1	1,143.5	12,295.1
UNIT 11	sq.m	sq.m	sq.m	sq.m
Ground Floor (inc Cores)	1,545.5	16,646.4	1,597.7	17,197.5
First Floor	271.5	2,622.4	282.2	2,992.9
Total	1,817.0	19,268.8	1,879.9	20,190.4
GRAND TOTAL	9,979.6	107,419.4	10,382.8	111,758.8

Schedule of Accommodation - TOTAL				
	GIA	GEA		
GRAND TOTAL	15,121.4	162,765.2	15,789.9	170,659.9

P13 Fence position moved to line with retaining walls. JWC JC 30/04/24
P12 Additional dimensions added JWC JC 03/04/24
P11 Unit 5 reduced, footpath indicated JWC JC 27/03/24
P10 Addition parking shown in unit 10 yard. JWC JC 21/03/24
P09 General changes to all units JWC JC 20/03/24
rev amendments by ckd date

Avro Business Park, Adlington

Proposed Site Plan

Chancerygate

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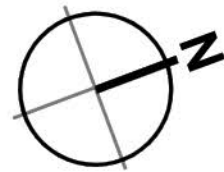
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Drawn / Checked: AM / JC
Date: 27/02/23
Scale: 1:500 A1
Drawing no: 21552-UMC-ZZZZ-SI-DR-A-0601
Revision: P13

PLANNING

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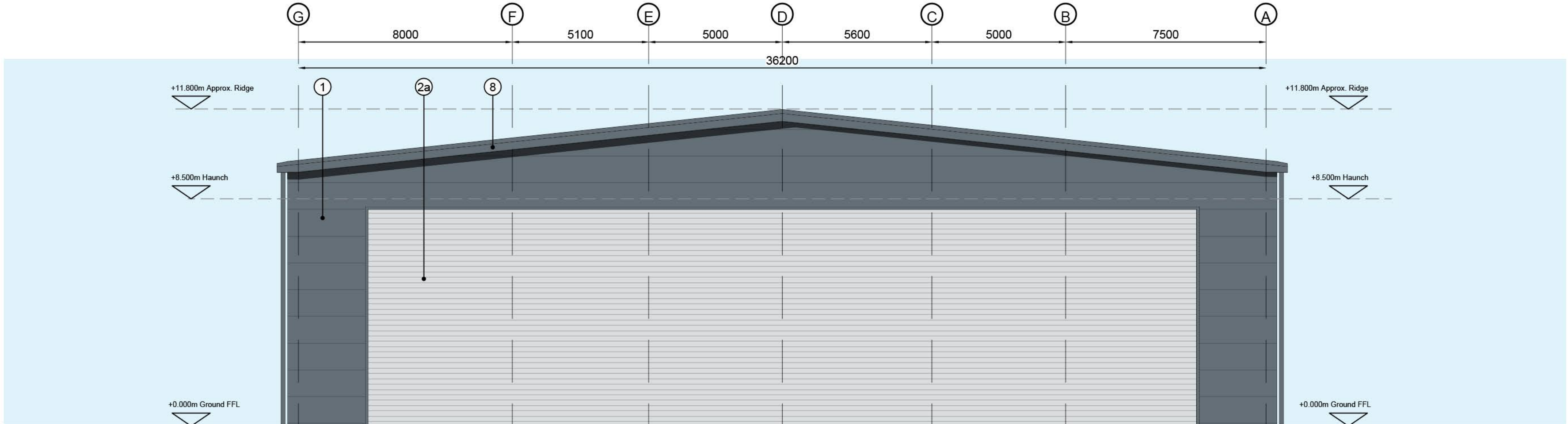
10m SCALE 1:500

- Dimensions are in millimeters, unless stated otherwise.
- Scaling of this drawing is not recommended.
- It is the recipients responsibility to print this document to the correct scale.
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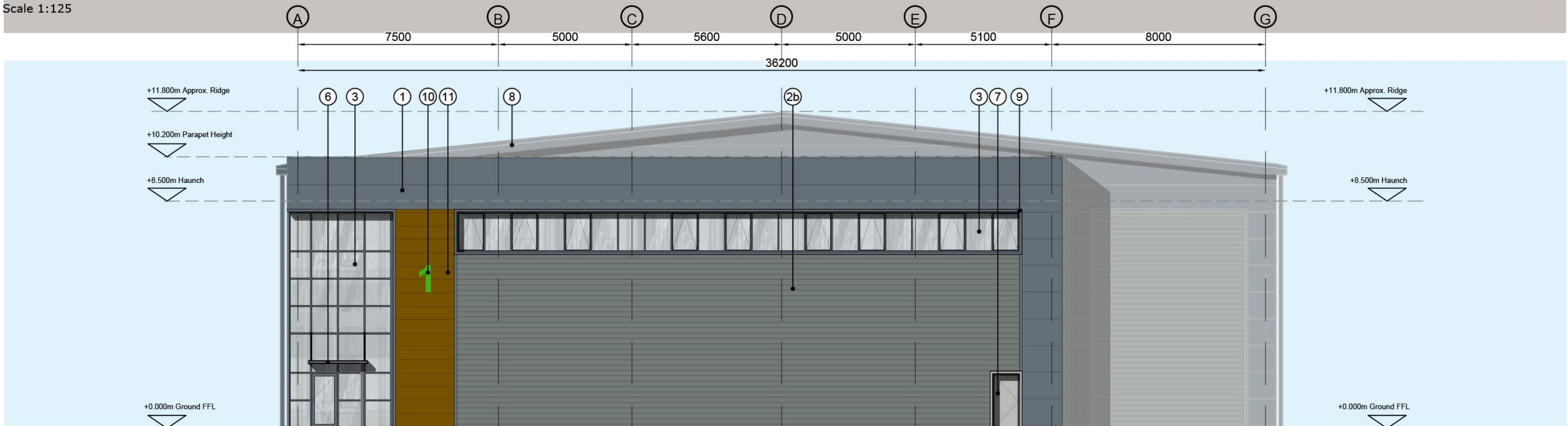


External Finishes

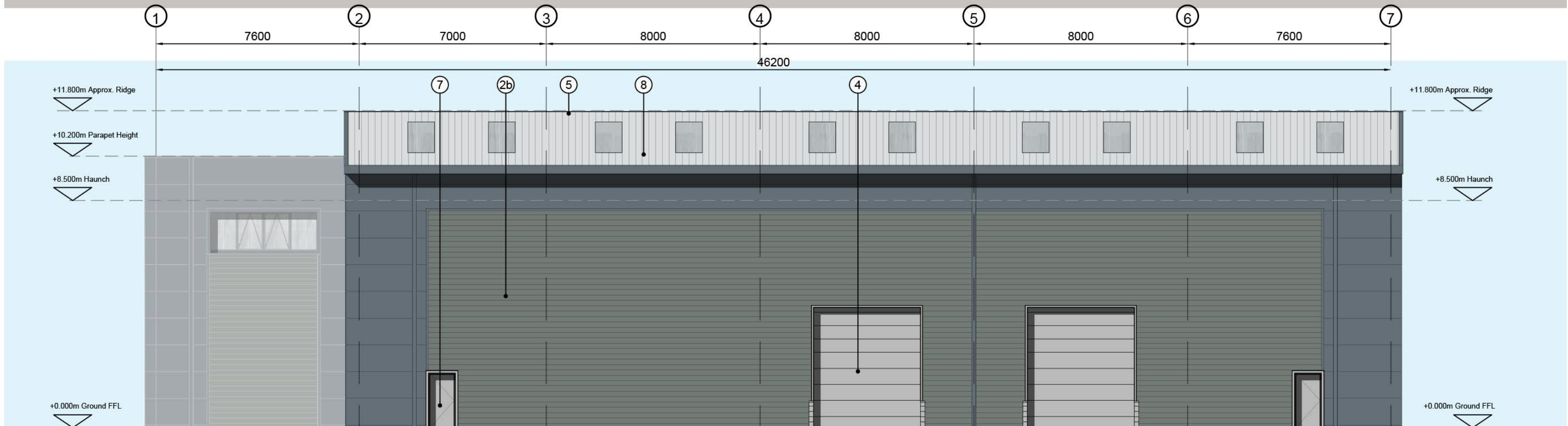
- ① Horizontally laid Microrib cladding panel system.
Finish: Tata Colorcoat HPS200 Ultra.
Colour: Merlin Grey (RAL 180 40 05).
- ②a Horizontally laid trapezoidal profiled cladding panel system.
Finish: Tata Colorcoat HPS200 Ultra.
Colour: Gull Grey (RAL 240 80 05).
- ②b Horizontally laid trapezoidal profiled cladding panel system.
Finish: Tata Colorcoat HPS200 Ultra.
Colour: Green Grey (RAL 150 40 10).
- ③ Thermally broken polyester powder coated aluminium windows.
Finish: Polyester powder coated. Glazing: Grey tinted.
Frame Colour: Anthracite (RAL 7016)
- ④ Assa Abloy OH1042P sectional doors with level access to be electrically operated with manual override. Finish: Polyester powder coated. Colour: Light Grey (External) RAL 9002 (Internal)
- ⑤ Trapezoidal profiled roof cladding panels.
Finish: Tata Colorcoat HPS200 Ultra.
Colour: Goosewing Grey (RAL 7038).
- ⑥ Glazed canopy to project 1.2m on support rods.
Glazing: Grey tinted.
Frame Colour: Anthracite (RAL 7016)
- ⑦ Steel insulated security door & frame. Finish: Polyester powder coated.
Colour: To match adjacent cladding.
- ⑧ Aluminum flashing. Finish: Tata Colorcoat HPS200 Ultra.
Colour: Merlin Grey (RAL 180 40 05)
- ⑨ All reveals to ribbon windows, doors & roller shutter doors to be Green Grey (RAL 150 40 10).
- ⑩ Unit numbering to be Green Grey (RAL 150 40 10)
- ⑪ Horizontally laid timber look a like effect cladding panel system.
Finish: Timber effect.



North Elevation - Unit 1
Scale 1:125



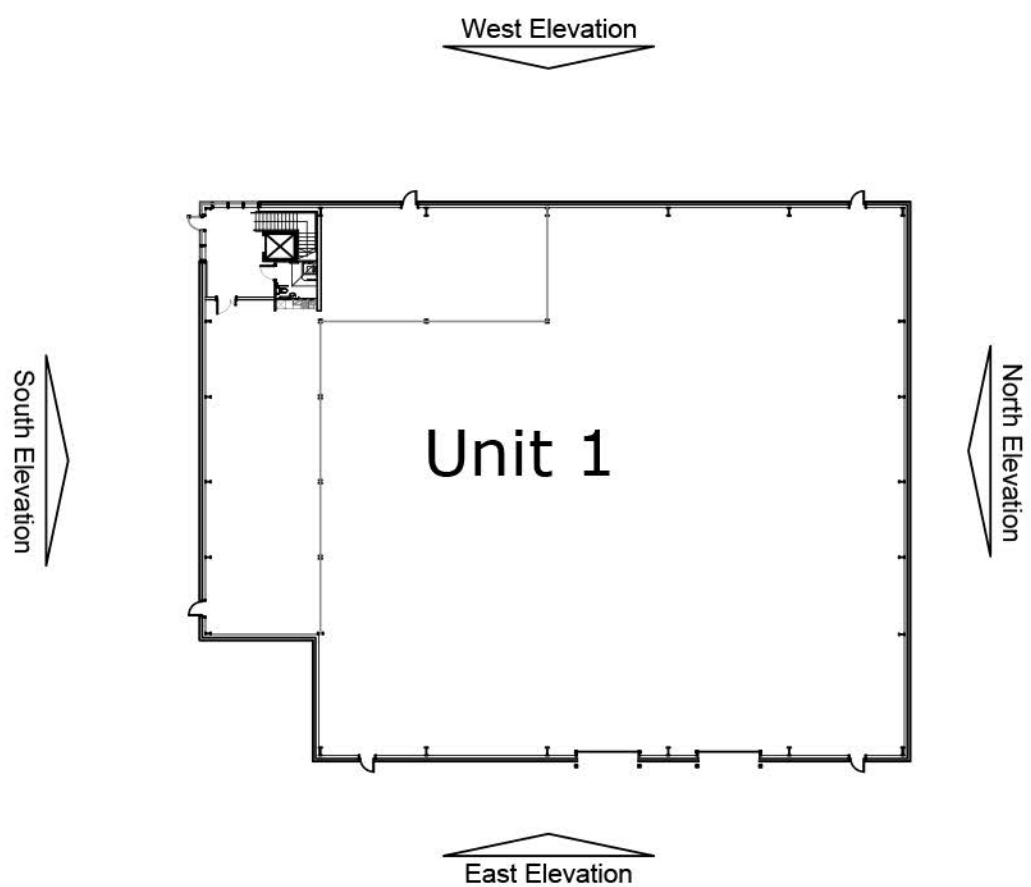
South Elevation - Unit 1
Scale 1:125



East Elevation - Unit 1
Scale 1:125



West Elevation - Unit 1
Scale 1:125



P03	Full updates to revised scheme.	JWC	JC	01/05/24
P02	Annotations Amended	AM	JC	22/05/23
P01	Initial Issue	AM	JC	30/03/23
rev	amendments	by	ckd	date

Avro Business Park,
Adlington
Elevations - Unit 1

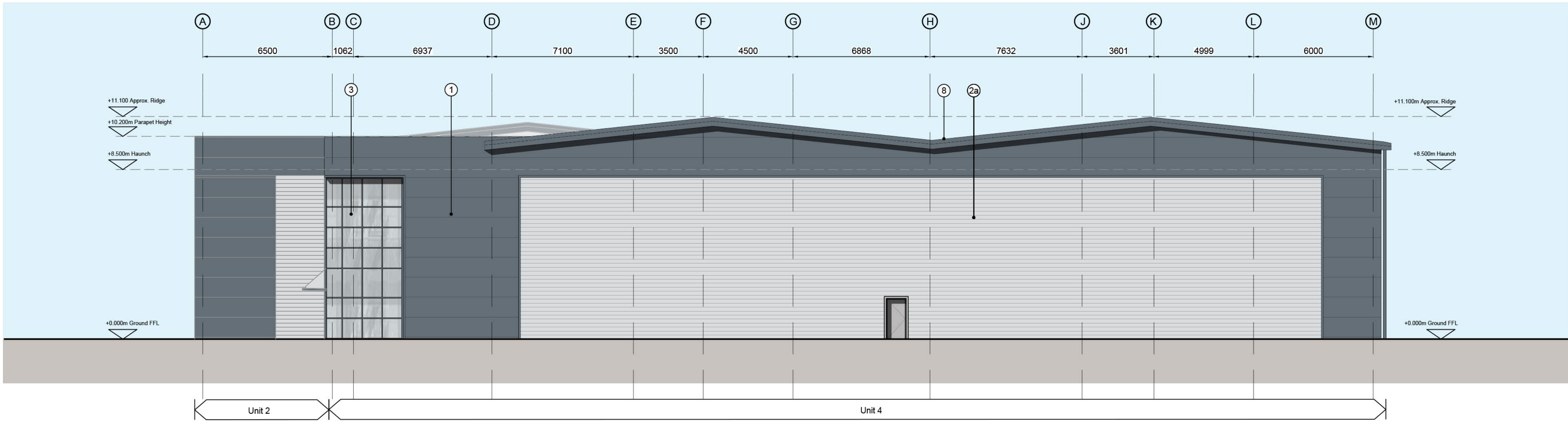
Chancerygate



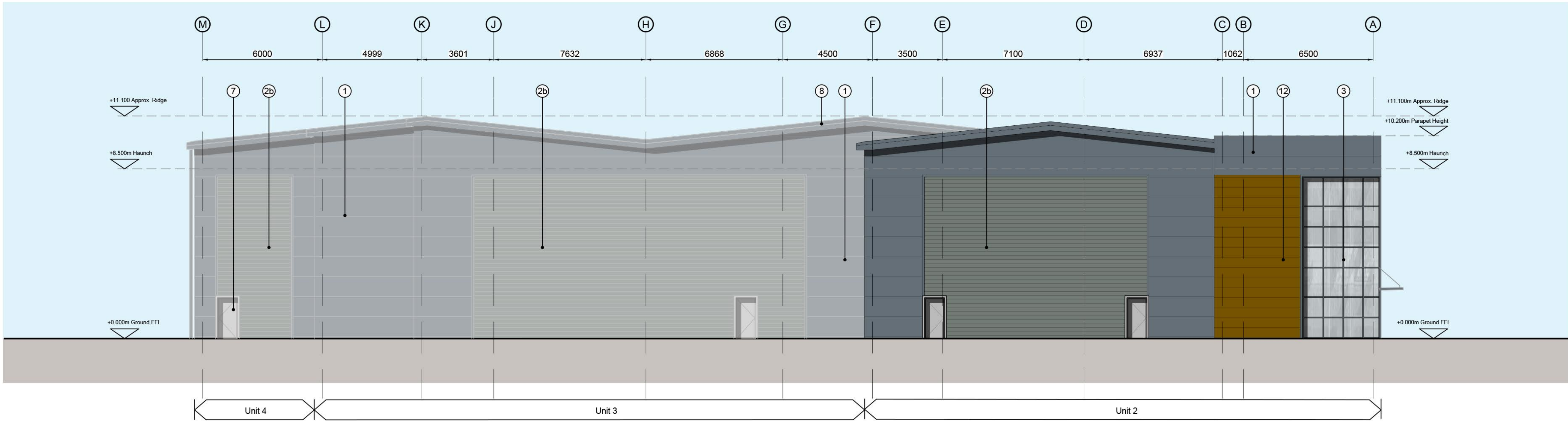
3rd Floor, Manchester Club, 81 King Street, Manchester, M2 4AH
+44 (0)161 413 0590 info@umcarchitects.com

Drawing Status:	Planning
Drawn / Checked:	AM / JC
Date:	30/03/2023
Scale:	1:125 A1
Drawing no:	Revision:
21552-UMC-XXXX-ZZ-DR-A-1301	P03

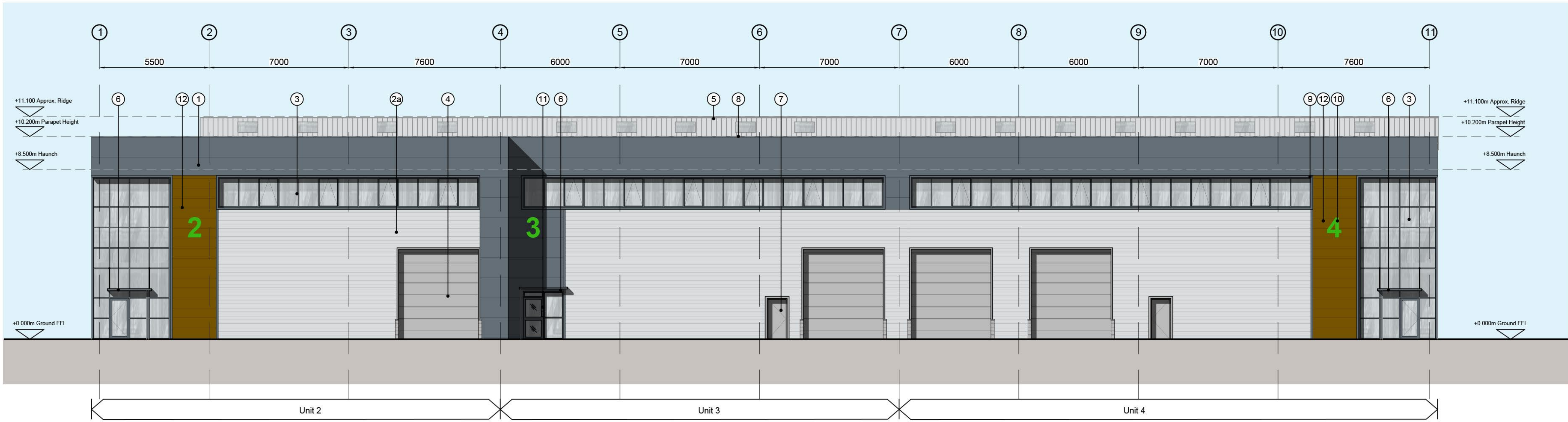




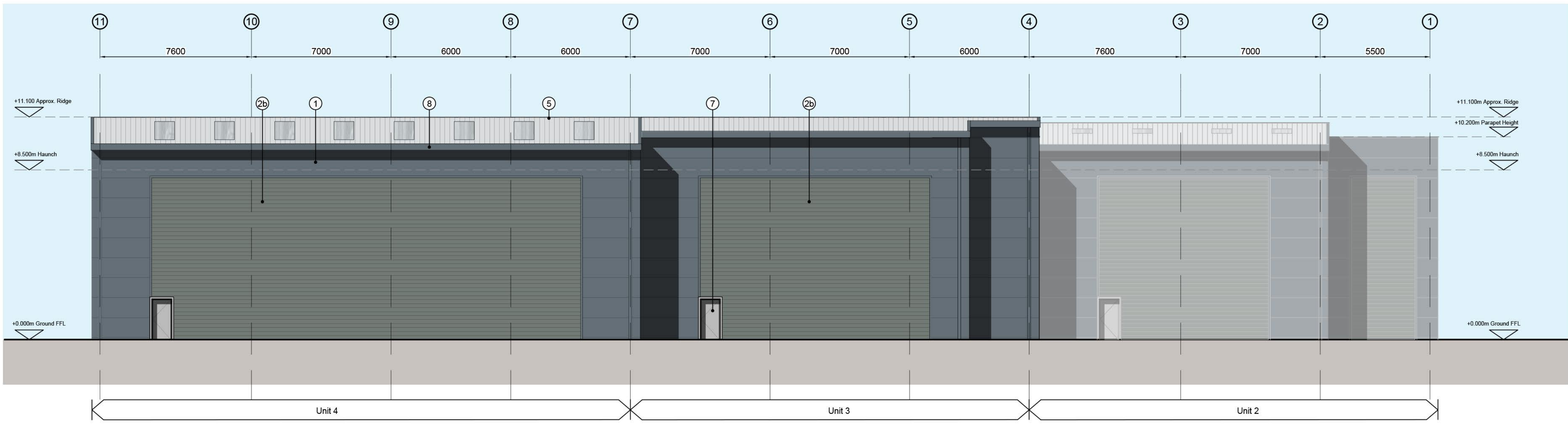
North Elevation - Units 2-4
Scale 1:125



South Elevation - Units 2-4
Scale 1:125



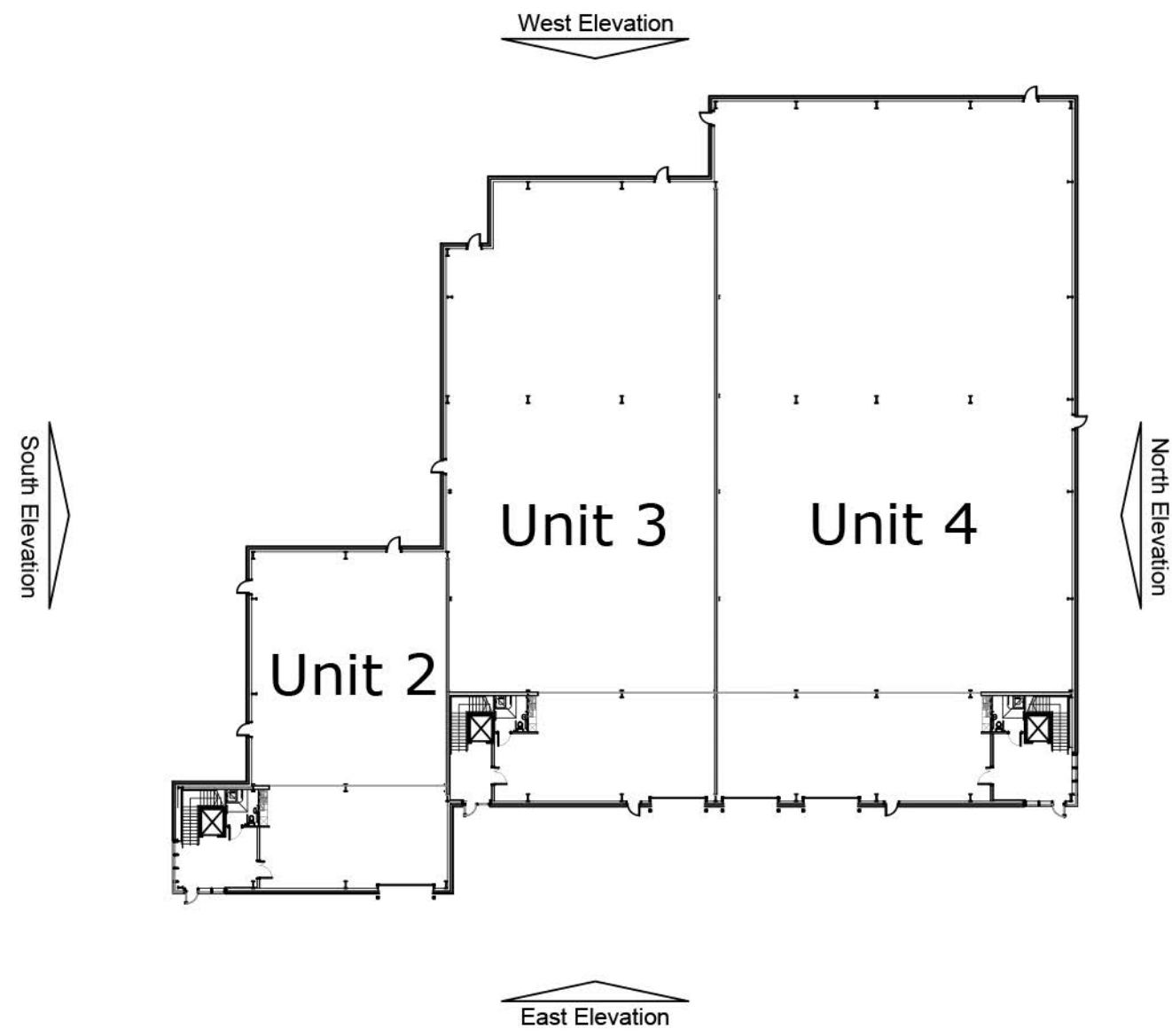
East Elevation - Units 2-4
Scale 1:125



West Elevation - Units 2-4
Scale 1:125

External Finishes

- ① Horizontally laid Micorbis cladding panel system.
Finish: Tata Colorcoat HPS200 Ultra.
Colour: Merlin Grey (RAL 180 40 05).
- ②a Horizontally laid trapezoidal profiled cladding panel system.
Finish: Tata Colorcoat HPS200 Ultra.
Colour: Gull Grey (RAL 240 80 05).
- ②b Horizontally laid trapezoidal profiled cladding panel system.
Finish: Tata Colorcoat HPS200 Ultra.
Colour: Green Grey (RAL 150 40 10).
- ③ Thermally broken polyester powder coated aluminium windows.
Finish: Polyester powder coated. Glazing: Grey tinted.
Frame Colour: Anthracite (RAL 7016)
- ④ Assa Abloy CH1042P sectional doors with level access to be electrically operated with manual override. Finish: Polyester powder coated. Colour: Light Grey (External) RAL 9002 (Internal)
- ⑤ Trapezoidal profiled roof cladding panels.
Finish: Tata Colorcoat HPS200 Ultra.
Colour: Gossamer Grey (RAL 7038)
- ⑥ Glazed canopy to project 1.2m on support rods.
Glazing: Grey tinted.
Frame Colour: Anthracite (RAL 7016)
- ⑦ Steel insulated security door & frame. Finish: Polyester powder coated.
Colour: To match adjacent cladding.
- ⑧ Aluminium flashing. Finish: Tata Colorcoat HPS200 Ultra.
Colour: Merlin Grey (RAL 180 40 05)
- ⑨ All reveals to ribbon windows, doors & roller shutter doors to be Green Grey (RAL 150 40 10).
- ⑩ Unit numbering to be Green Grey (RAL 150 40 10)
- ⑪ Corner 75% Thermally Broken Doors.
Finish: Polyester powder coated. Glazing: Grey tinted.
Frame Colour: Anthracite (RAL 7016)
- ⑫ Horizontally laid timber look a like effect cladding panel system.
Finish: Timber effect.



P04 Full updates to revised scheme. JWC JC 01/05/24

rev amendments by dtd date
Avro Business Park,
Adlington
Elevations - Units 2-4

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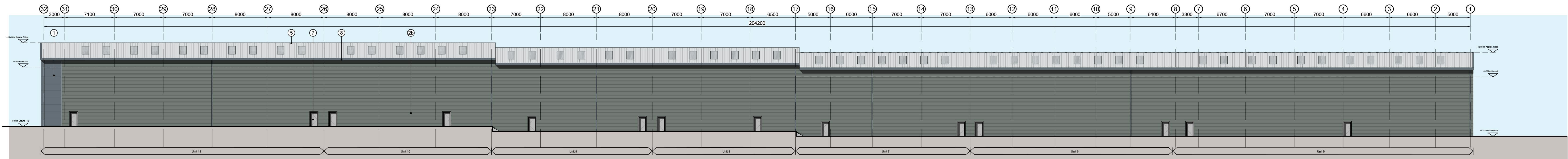
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+44 (0)161 413 0500 info@umcarchitects.com

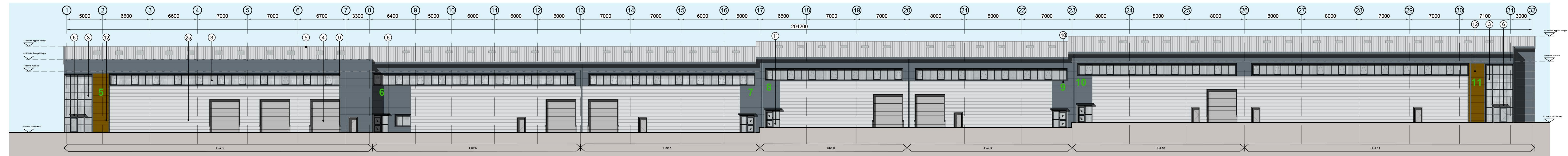
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Drawn / Checked: AM / JC
Date: 30/03/2023
Scale: 1:125 AD

Drawing no: 21552-UMC-XXXX-ZZ-DR-A-1311 P04
Revision:

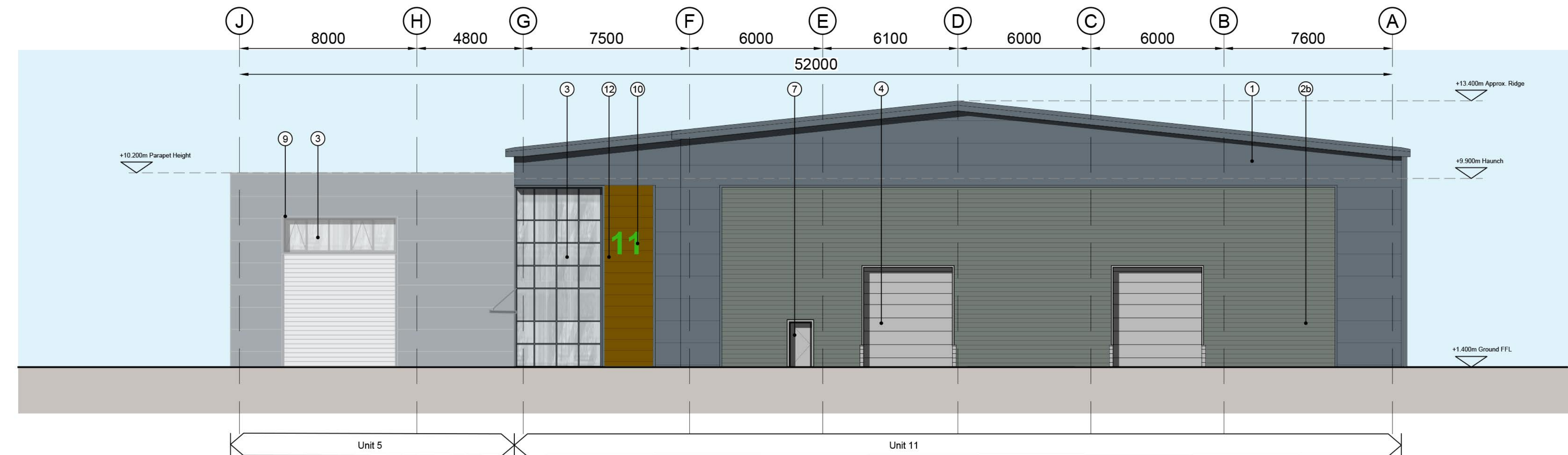
2.5m SCALE 1:125



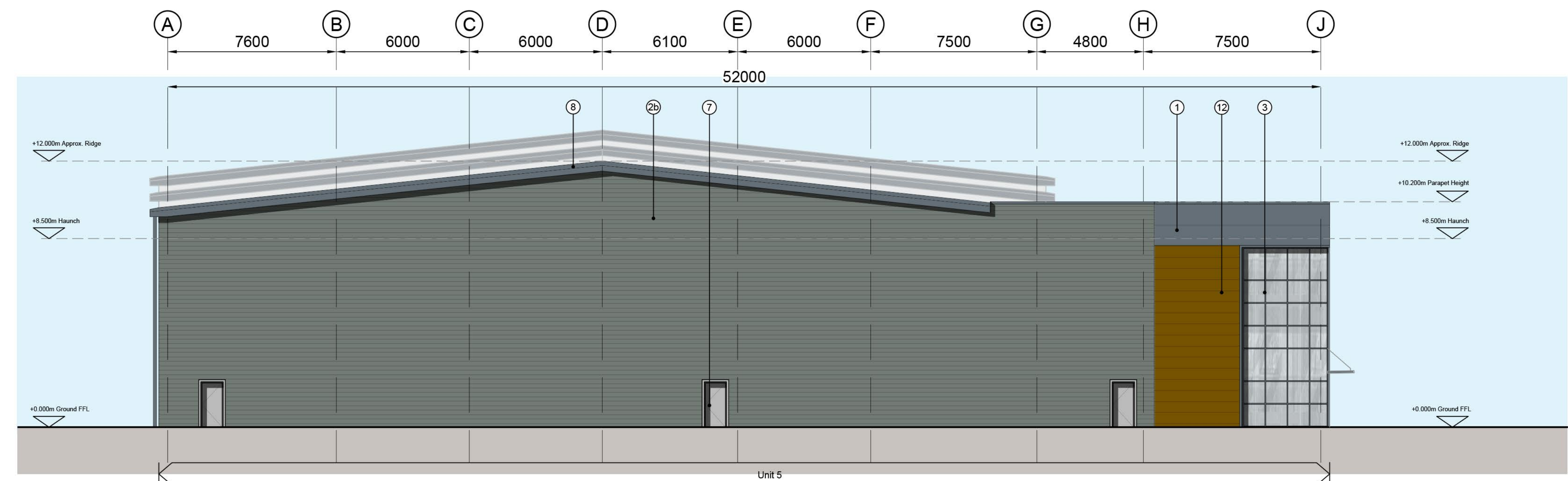
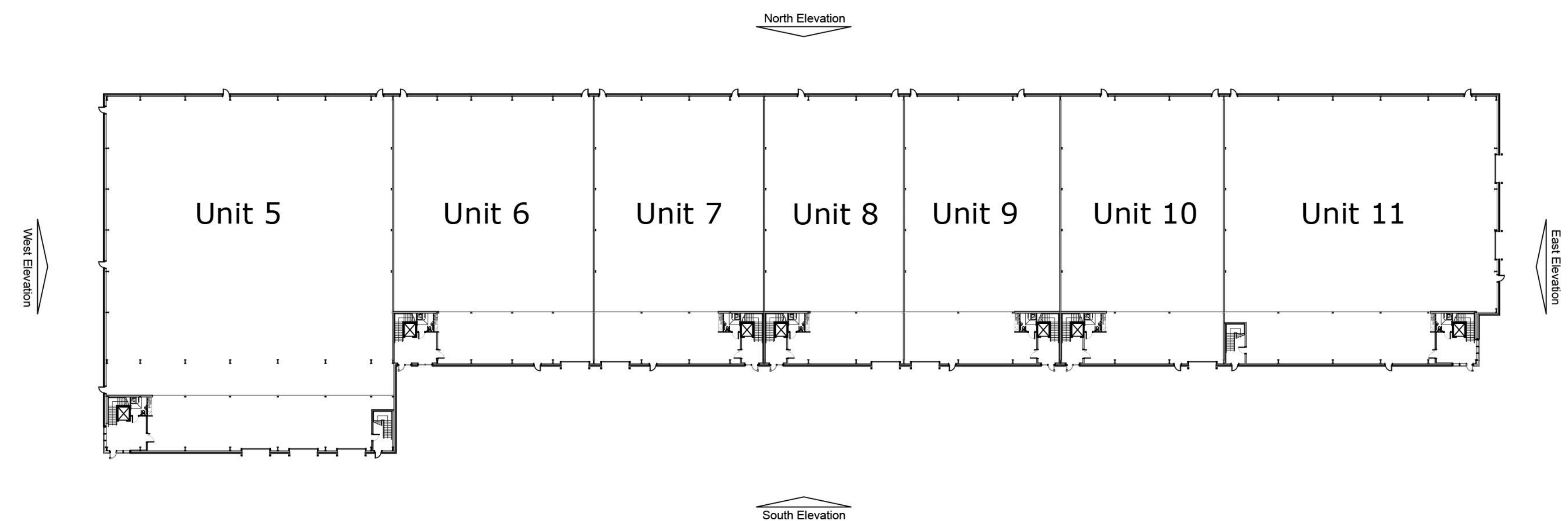
North Elevation - Units 5-11
Scale 1:200



South Elevation - Units 5-11
Scale 1:200



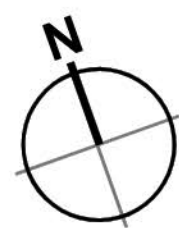
East Elevation - Units 5-11
Scale 1:125



West Elevation - Units 5-11
Scale 1:125

External Finishes

- Horizontally laid Microbri cladding panel system.
Finish: Tata Colorcoat HPS200 Ultra.
Colour: Merin Grey (RAL 180 40 05).
- Horizontally laid trapezoidal profiled cladding panel system.
Finish: Tata Colorcoat HPS200 Ultra.
Colour: Gull Grey (RAL 240 80 05).
- Horizontally laid trapezoidal profiled cladding panel system.
Finish: Tata Colorcoat HPS200 Ultra.
Colour: Green Grey (RAL 150 40 10).
- Thermally broken polyester powder coated aluminium windows.
Finish: Polyester powder coated. Glazing: Grey tinted.
Frame Colour: Anthracite (RAL 7016).
- Alsa Alloy OH1042P sectional doors with level access to be electrically operated with manual override. Finish: Polyester powder coated. Colour: Light Grey (External) RAL 9002 (Internal).
- Trapezoidal profiled roof cladding panels.
Finish: Tata Colorcoat HPS200 Ultra.
Colour: Green Grey (RAL 150 40 10).
- Glazed canopy to project 1.2m on support rods.
Glazing: Grey tinted.
Frame Colour: Anthracite (RAL 7016).
- Steel insulated security door & frame. Finish: Polyester powder coated. Colour: To match adjacent cladding.
- Aluminum flashing. Finish: Tata Colorcoat HPS200 Ultra. Colour: Merin Grey (RAL 180 40 05).
- All reveals to ribbon windows, doors & roller shutter doors to be Green Grey (RAL 150 40 10).
- Unit numbering to be Green Grey (RAL 150 40 10).
- Corner TPI Thermally Broken Doors.
Finish: Polyester powder coated. Glazing: Grey tinted.
Frame Colour: Anthracite (RAL 7016).
- Horizontally laid timber look a like effect cladding panel system.
Finish: Timber effect.

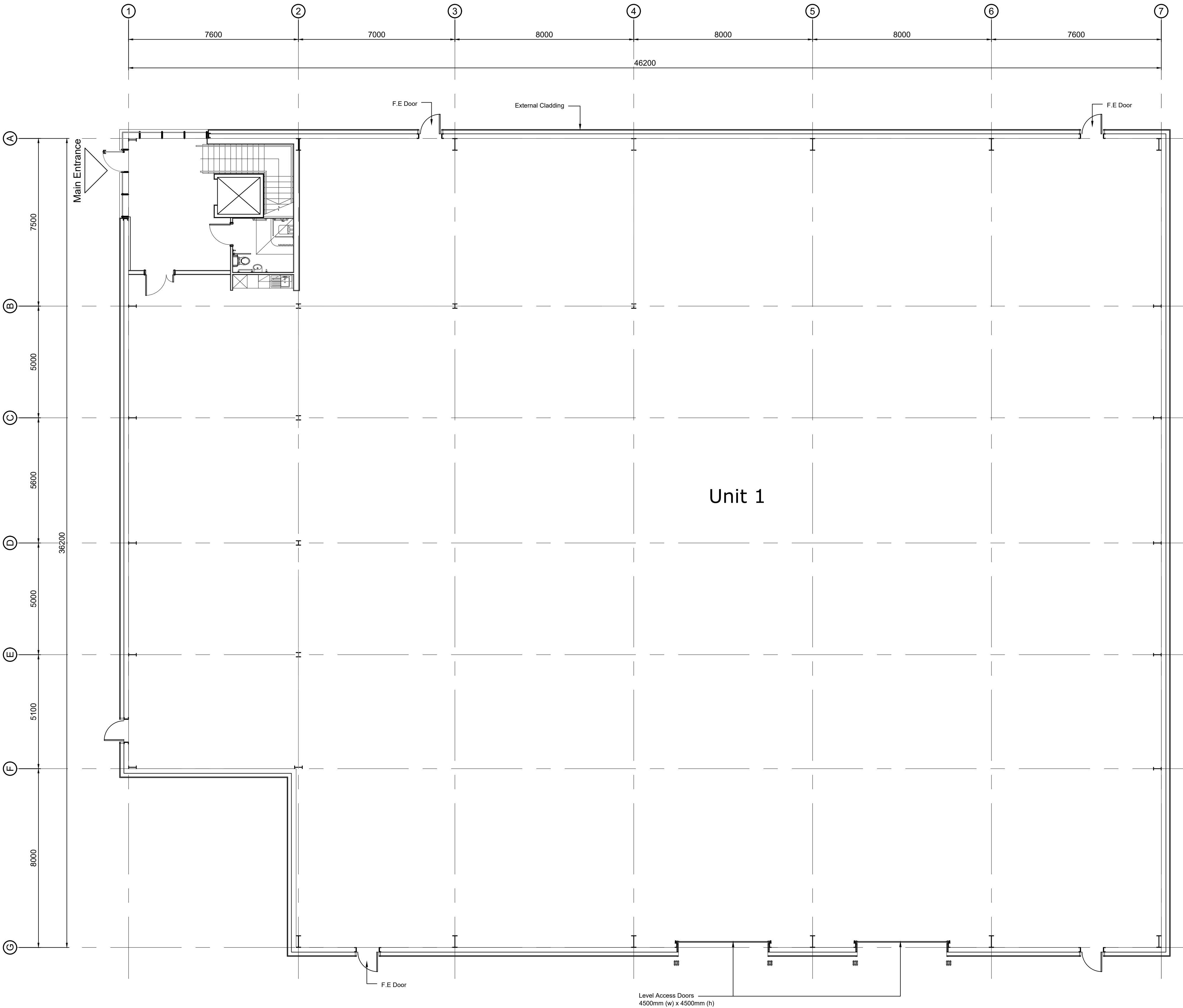


PLANNING

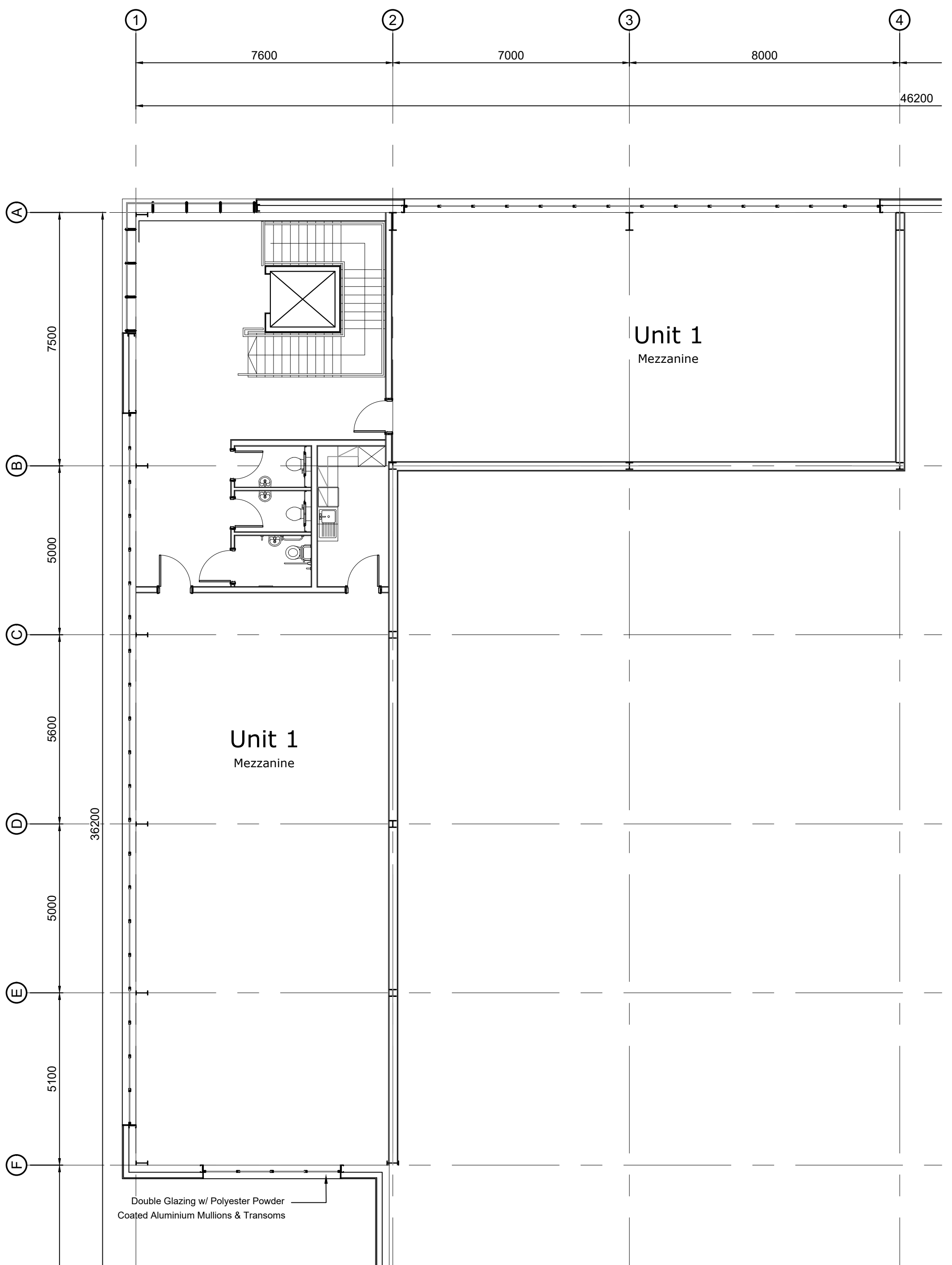
P05 Full updates to revised scheme. JWC JC 01/05/24
rev amendments by ckd date
Avro Business Park,
Adlington
Elevations - Units 5-11

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Drawing Status: Planning
Drawn / Checked: AM / JC
Date: 30/03/2023
Scale: As Noted AO
Drawing no: 21552-UMC-XXXX-ZZ-DR-A-1321 P05
Revision:

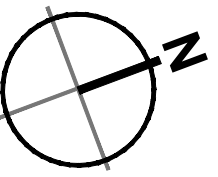


Ground Floor Plan



First Floor Plan

Schedule of Accommodation - Unit 1					
UNIT 1	GIA		GEA		Mezz %
	sq.m	sq.ft	sq.m	sq.ft	
Ground Floor (Inc Cores)	1,612.5	17,356.8	1,679.4	18,076.9	
First Floor	321.1	3,456.3	357.3	3,845.9	
Total	1,933.6	20,813.1	2,036.7	21,922.8	17%



PLANNING

P02	Full updates to revised scheme.	JWC	JC	01/05/24
P01	Initial Issue	AM	JC	30/03/23
rev	amendments	by	ckd	date

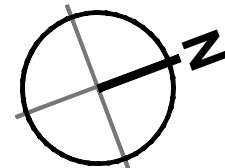
Avro Business Park,
Adlington
Building Plans - Unit 1

Chancerygate

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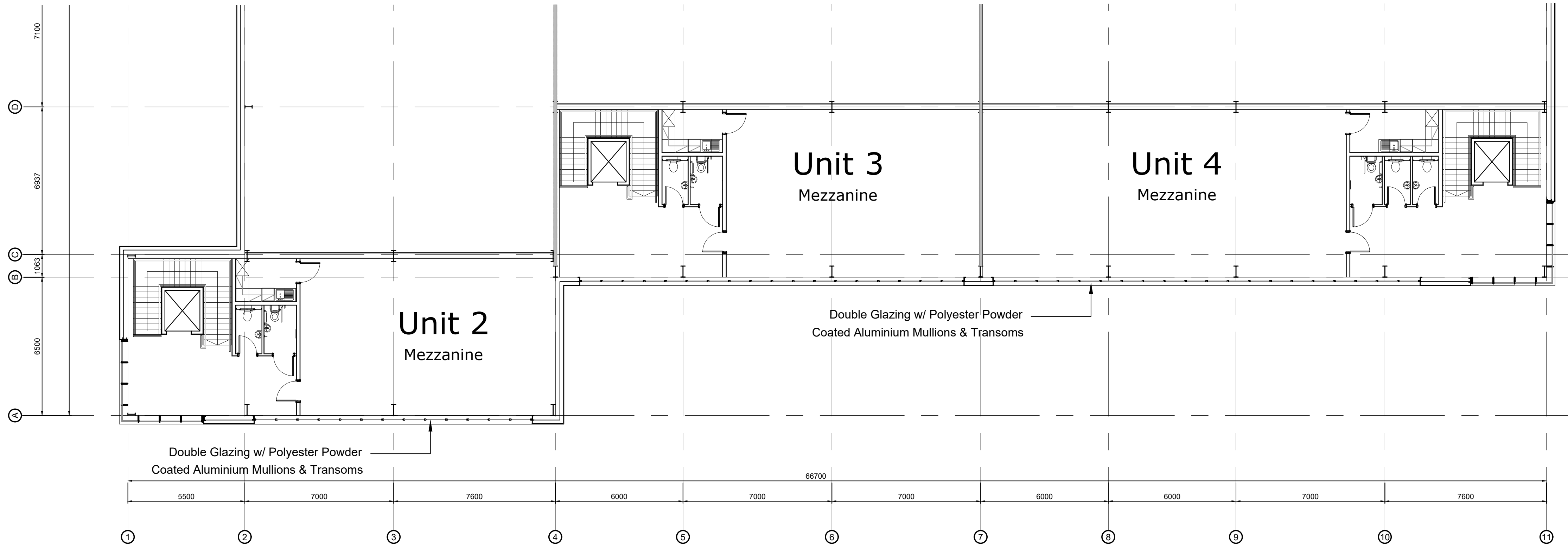
Drawing Status:	Planning
Drawn / Checked:	AM / JC
Date:	30/03/2023
Scale:	1:100 A1
Drawing no:	Revision:
21552-UMC-XXXX-ZZ-DR-A-1001	P02



Schedule of Accommodation - Units 2-4					
	GIA		GEA		Mezz %
UNIT 2	sq.m	sq.ft	sq.m	sq.ft	
Ground Floor (Inc Cores)	406.1	4,371.2	437.7	4,711.4	
First Floor	147.6	1,588.8	170.6	1,836.3	
Total	553.7	5,960.0	608.3	6,547.7	27%
UNIT 3	sq.m	sq.ft	sq.m	sq.ft	
Ground Floor (Inc Cores)	904.0	9,730.6	935.4	10,068.6	
First Floor	155.1	1,680.2	171.1	1,841.7	
Total	1,060.1	11,410.8	1,106.5	11,910.3	15%
UNIT 4	sq.m	sq.ft	sq.m	sq.ft	
Ground Floor (Inc Cores)	1,385.7	14,915.5	1,434.4	15,439.7	
First Floor	208.7	2,246.4	231.1	2,487.5	
Total	1,594.4	17,162.0	1,665.5	17,927.3	13%
GRAND TOTAL	3,208.2	34,532.7	3,380.3	36,385.2	



Ground Floor Plan



First Floor Plan

PLANNING

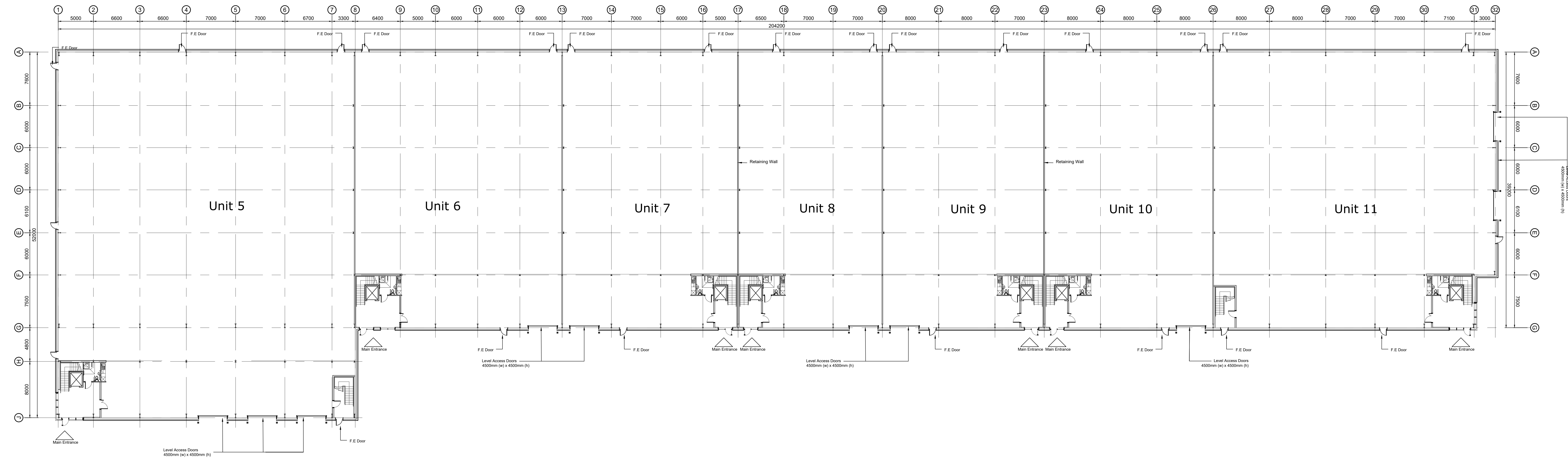
P03 Full updates to revised scheme.	JWC	JC	01/05/24
P02 Unit 4 GIA Amended	AM	JC	20/05/23
P01 Initial Issue	AM	JC	30/03/23
rev	amendments	by	cdl

Avro Business Park,
Adlington
Building Plans - Units 2-4

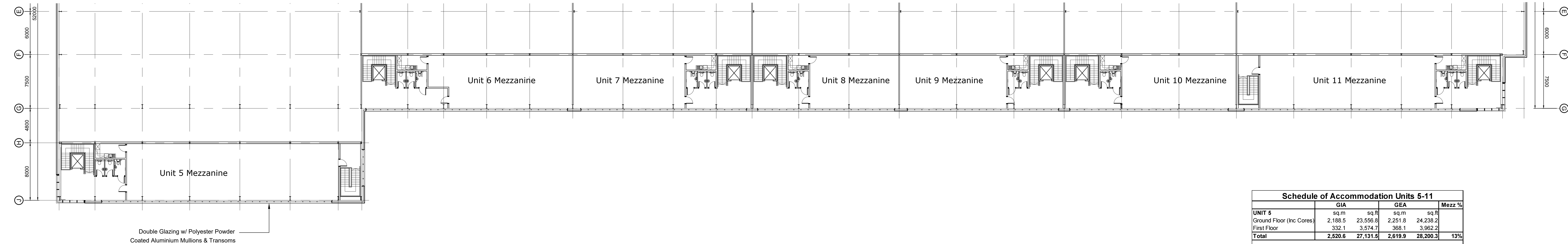
Chancerygate



Drawing Status:	Planning
Drawn / Checked:	AM / JC
Date:	30/03/2023
Scale:	1:125 A0
Drawing no:	21552-UMC-XXXX-ZZ-DR-A-1011
Revision:	P03

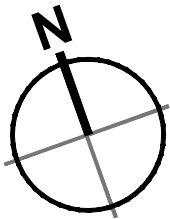


Ground Floor Plan



First Floor Plan

Schedule of Accommodation Units 5-11					
	GIA		GEA		Mezz %
	sq.m	sq.ft	sq.m	sq.ft	
UNIT 5					
Ground Floor (Inc Cores)	2,188.5	23,556.8	2,251.8	24,238.2	
First Floor	332.1	3,574.7	368.1	3,982.2	
Total	2,520.6	27,131.5	2,619.9	28,200.3	13%
UNIT 6					
Ground Floor (Inc Cores)	1,149.5	12,373.1	1,179.0	12,680.6	
First Floor	215.0	2,314.2	237.4	2,555.3	
Total	1,364.5	14,687.3	1,416.4	15,246.0	16%
UNIT 7					
Ground Floor (Inc Cores)	974.1	10,485.1	1,000.0	10,763.9	
First Floor	182.3	1,962.3	201.5	2,168.9	
Total	1,156.4	12,447.4	1,201.5	12,932.8	16%
UNIT 8					
Ground Floor (Inc Cores)	895.4	9,638.0	920.1	9,903.9	
First Floor	167.5	1,803.0	185.4	1,995.6	
Total	1,062.9	11,440.9	1,105.5	11,899.5	16%
UNIT 9					
Ground Floor (Inc Cores)	935.5	10,068.6	960.1	10,334.4	
First Floor	174.9	1,882.6	193.4	2,081.7	
Total	1,110.4	11,952.2	1,153.5	12,416.2	16%
UNIT 10					
Ground Floor (Inc Cores)	1,546.5	16,646.4	1,597.7	17,197.5	
First Floor	271.5	2,922.4	302.2	3,252.9	
Total	1,818.0	19,568.8	1,899.9	20,450.3	15%
UNIT 11					
Ground Floor (Inc Cores)	1,546.5	16,646.4	1,597.7	17,197.5	
First Floor	271.5	2,922.4	302.2	3,252.9	
Total	1,818.0	19,568.8	1,899.9	20,450.3	15%
GRAND TOTAL	9,979.6	107,419.4	10,382.0	111,750.8	



1m SCALE 1:200

P03 Full updates to revised scheme. JWC JC 01/05/24
P02 Full amendments to suit revised scheme. AM JC 28/03/24

P01 Initial Issue AM JC 30/03/23
rev amendments by ckd date

Avro Business Park,
Adlington
Building Plans - Units 5-11

Chancerygate

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Drawing Status: Planning
Drawn / Checked: AM / JC
Date: 30/03/2023
Scale: 1:200 A0

Drawing no: 21552-UMC-XXXX-ZZ-DR-A-1021 P03
Revision:

PLANNING