

25/3464/FUL

Bespak HC Limited

London Road

Holmes Chapel

CW4 8BE



1 SITE PLAN
1 : 1250

PLANNING



**Integrated
Project
Services**
Engineering
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Compliance
Consulting

2100 The Crescent,
Birmingham Business Park,
Birmingham,
B37 7YE
PHONE: +44(0) 121 289 3471

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IPS DRAWING No. 24322-ARC-DRG-0531

LEGEND

- OWNERSHIP BOUNDARY
- DEVELOPMENT BOUNDARY (1.98 ha)
- EXISTING ROAD
- RIVER
- ROAD
- FOOTPATH
- EXISTING
- PROPOSED

B	22 AUG 2025	MA	MAB	MB
A	01 AUG 2025	MA	MAB	MB
REV	DATE	DRAWN BY	CHECKED BY	APPROVED BY

SCALE AT A1
0 12.5m 25m 37.5m 50m 62.5m
ALL DIMENSIONS IN (mm) UNLESS SPECIFIED OTHERWISE

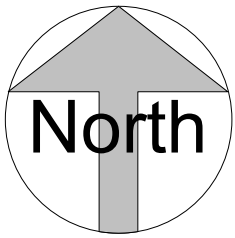


London Road
Holmes Chapel
Cheshire
CW4 6SE
Telephone 01477-637112

SCALE As indicated	Revit/CAD File No: Autodesk Docs/24322- Bespak/24322-IPS-BES-ZZ-M3-A-0002.rvt	CAD X-Reference attached
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TITLE
PLANNING - LOCATION PLAN

A1 DRAWING No. HC/00/02/531



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IPS DRAWING No. 24322-ARC-DRG-0530

LEGEND

- OWNERSHIP BOUNDARY
- DEVELOPMENT BOUNDARY (1.98 ha)
- EXISTING ROAD
- RIVER
- ROAD
- FOOTPATH
- EXISTING
- PROPOSED

NOTES :

TOTAL GIA = 7091 m²

E	03 SEP 2025	MA	MAB	MB
D	22 AUG 2025	MA	MAB	MB
C	12 AUG 2025	AT	SB	MB
B	01 AUG 2025	MA	MAB	MB
A	17 JUL 2025	MA	MAB	MB
REV	DATE	DRAWN BY	CHECKED BY	APPROVED BY

SCALE AT A1
0 5m 10m 15m 20m 25m
ALL DIMENSIONS IN (mm) UNLESS SPECIFIED OTHERWISE



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Cheshire
CW4 6SE
Telephone 01477-637112

SCALE As indicated	Revit/CAD File No: Autodesk Docs/24322- Bespak/24322-IPS-BES-ZZ-M3-A-0002.rvt	CAD X-Reference attached
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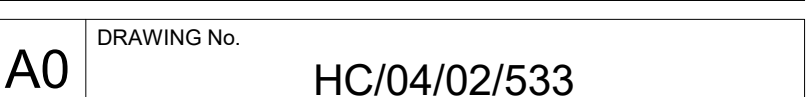
TITLE
**PLANNING - SITE PLAN
(PROPOSED)**

A1 DRAWING No. HC/00/02/530

1

SITE PLAN - PROPOSED
1 : 500

PLANNING



FLOOR AREA = 3929 m²

PLANNING





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IPS DRAWING No. 24322-ARC-DRG-0535



- LEGEND**
- ① METAL INSULATING SANDWICH PANEL CLADDING SYSTEMS
 - ② TRANSLUCENT WALL SYSTEM
 - ③ LOUVRE SCREEN SYSTEMS
 - ④ STICK CURTAIN WALLING SYSTEM
 - ⑤ EXTERNAL STEEL DOORSET
 - ⑥ EXTERNAL ROLLER SHUTTERS
 - ⑦ EXTERNAL GLASS DOORSET
 - ⑧ METAL INSULATING SANDWICH PANEL ROOF SYSTEMS
 - ⑨ PHOTOVOLTAIC (PV) CELL
 - ⑩ ROOF GUTTERS

NOTES:
FLOOR AREA = 2561 m²

C	03 SEP 2025	MA	MAB	MB	
B	22 AUG 2025	MA	MAB	MB	
A	01 AUG 2025	MA	MAB	MB	
REV	DRAWN BY	DATE	CHECKED BY	APPROVED BY	

SCALE AT A0 - 1:100
0 1m 2m 3m 4m 5m
ALL DIMENSIONS IN (mm) UNLESS SPECIFIED OTHERWISE



BESPAK

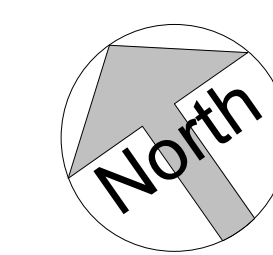
London Road
Charnock Road
Charnock
Charnock
Charnock
Telephone 01477 021112

SCALE	Rev/CAD File No.	CAD X-Reference attached
1:100	Autodesk Revit 2020 Bespak/24322-ARC-DRG-0535-A-0002.rvt	

TITLE
PLANNING - PROPOSED PLANT ROOM LEVEL

DRAWING No. HC/04/02/535

PLANNING



- 1 METAL INSULATING SANDWICH PANEL CLADDING SYSTEMS
- 2 TRANSLUCENT WALL SYSTEM
- 3 LOUVRE SCREEN SYSTEMS
- 4 STICK CURTAIN WALLING SYSTEM
- 5 EXTERNAL STEEL DOORSET
- 6 EXTERNAL ROLLER SHUTTERS
- 7 EXTERNAL GLASS DOORSET
- 8 METAL INSULATING SANDWICH PANEL ROOF SYSTEM
- 9 PHOTOVOLTAIC (PV) CELL
- 10 ROOF GUTTERS

SCALE AT A0 - 1 : 100

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ALL DIMENSIONS IN (mm) UNLESS SPECIFIED OTHERWISE

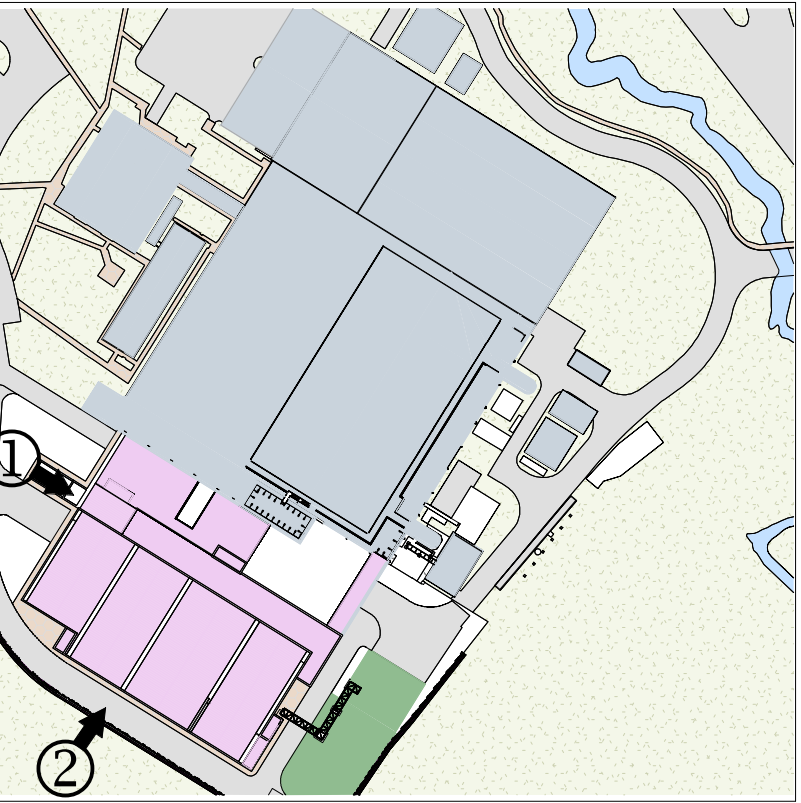


TITLE
PLANNING - PROPOSED ROOF
PLAN

A0	DRAWING No. HC/04/02/536
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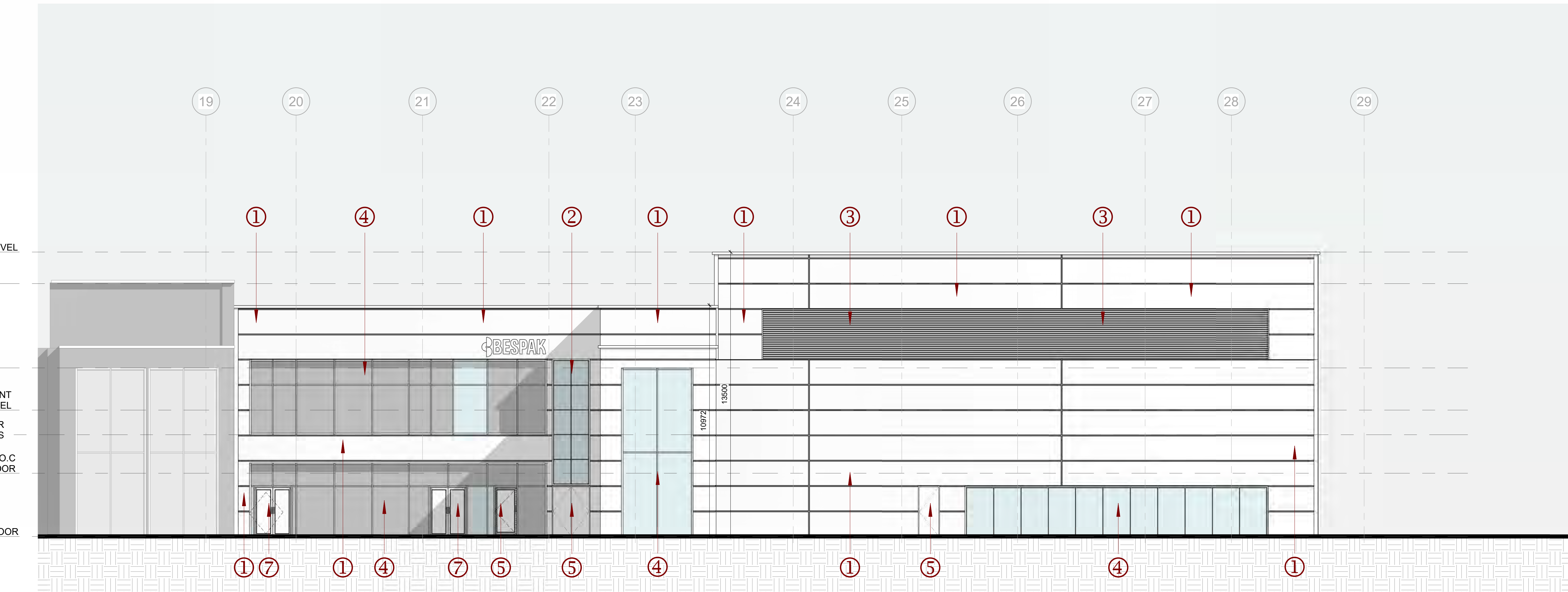
1 PROPOSED ROOF PLAN
1 : 100

PLANNING

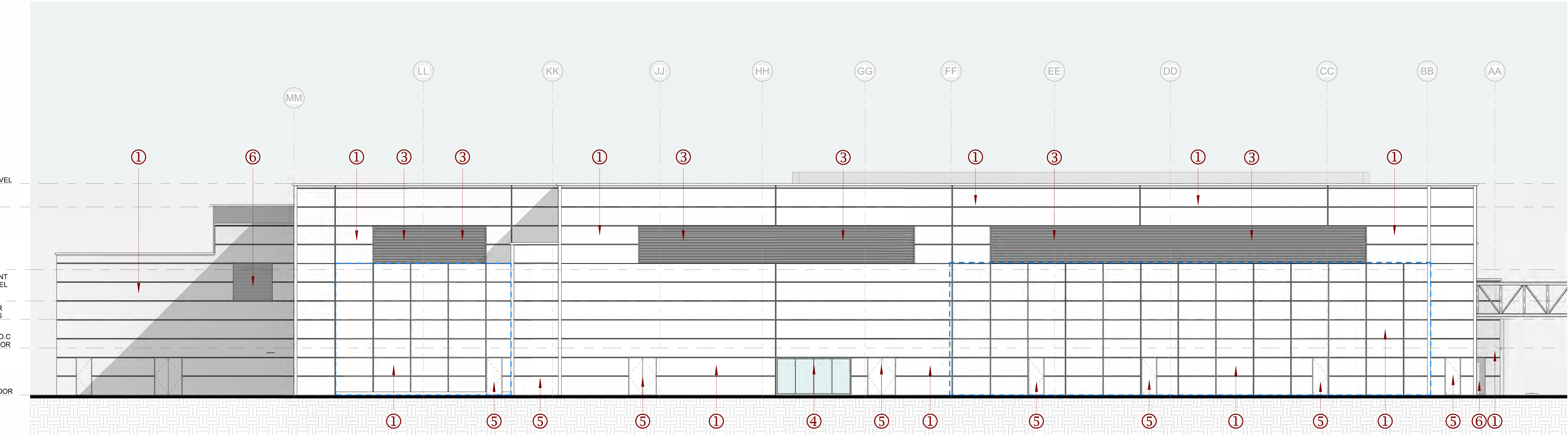


LEGEND

- ① METAL INSULATING SANDWICH PANEL CLADDING SYSTEMS
- ② TRANSLUCENT WALL SYSTEM
- ③ LOUVRE SCREEN SYSTEMS
- ④ STICK CURTAIN WALLING SYSTEM
- ⑤ EXTERNAL STEEL DOORSET
- ⑥ EXTERNAL ROLLER SHUTTERS
- ⑦ EXTERNAL GLASS DOORSET
- ⑧ METAL INSULATING SANDWICH PANEL ROOF SYSTEMS
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- ⑩ ROOF GUTTERS



1 NORTH WEST ELEVATION
1 : 100



2 SOUTH WEST ELEVATION
1 : 100

B	22 AUG 2025	MA	MAB	MB	
A	01 AUG 2025	MA	MAB	MB	
REV	DRAWN BY	DATE	CHECKED BY	APPROVED BY	

SCALE AT A0 - As Indicated
0 1m 2m 3m 4m 5m
ALL DIMENSIONS IN (mm) UNLESS SPECIFIED OTHERWISE



SCALE	Revit/CAD File No:	CAD X-Reference attached
As indicated	As indicated	As indicated

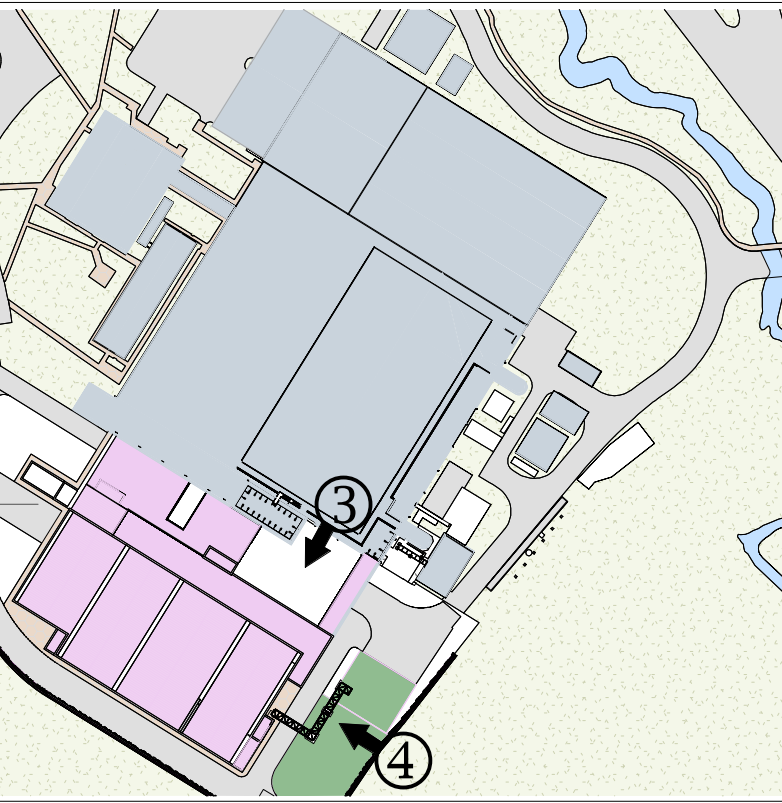
TITLE	PLANNING - PROPOSED ELEVATIONS
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A0	DRAWING No. HC/04/02/537
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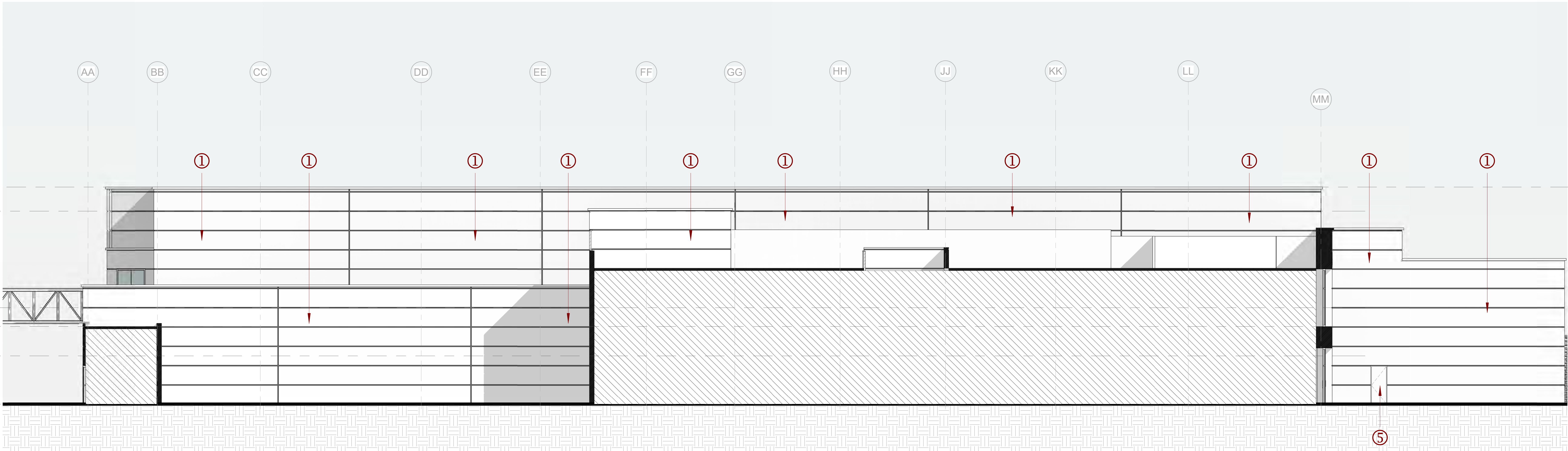
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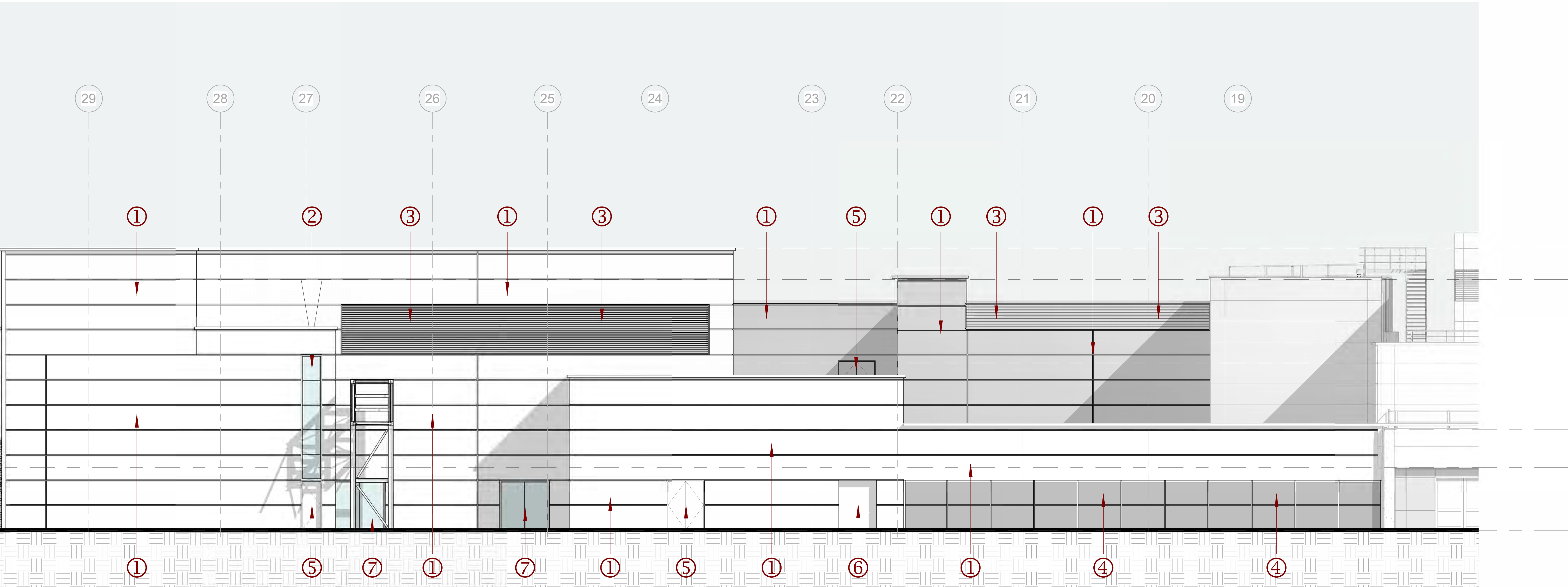


LEGEND

- ① METAL INSULATING SANDWICH PANEL CLADDING SYSTEMS
- ② TRANSLUCENT WALL SYSTEM
- ③ LOUVRE SCREEN SYSTEMS
- ④ STICK CURTAIN WALLING SYSTEM
- ⑤ EXTERNAL STEEL DOORSET
- ⑥ EXTERNAL ROLLER SHUTTERS
- ⑦ EXTERNAL GLASS DOORSET
- ⑧ METAL INSULATING SANDWICH PANEL ROOF SYSTEMS
- ⑨ PHOTOVOLTAIC (PV) CELL
- ⑩ ROOF GUTTERS



3 NORTH EAST ELEVATION
1 : 100



4 SOUTH EAST ELEVATION
1 : 100

PLANNING

B	22 AUG 2025	MA	MAB	MB	
A	01 AUG 2025	MA	MAB	MB	
REV	DRAWN BY	DATE	CHECKED BY	APPROVED BY	

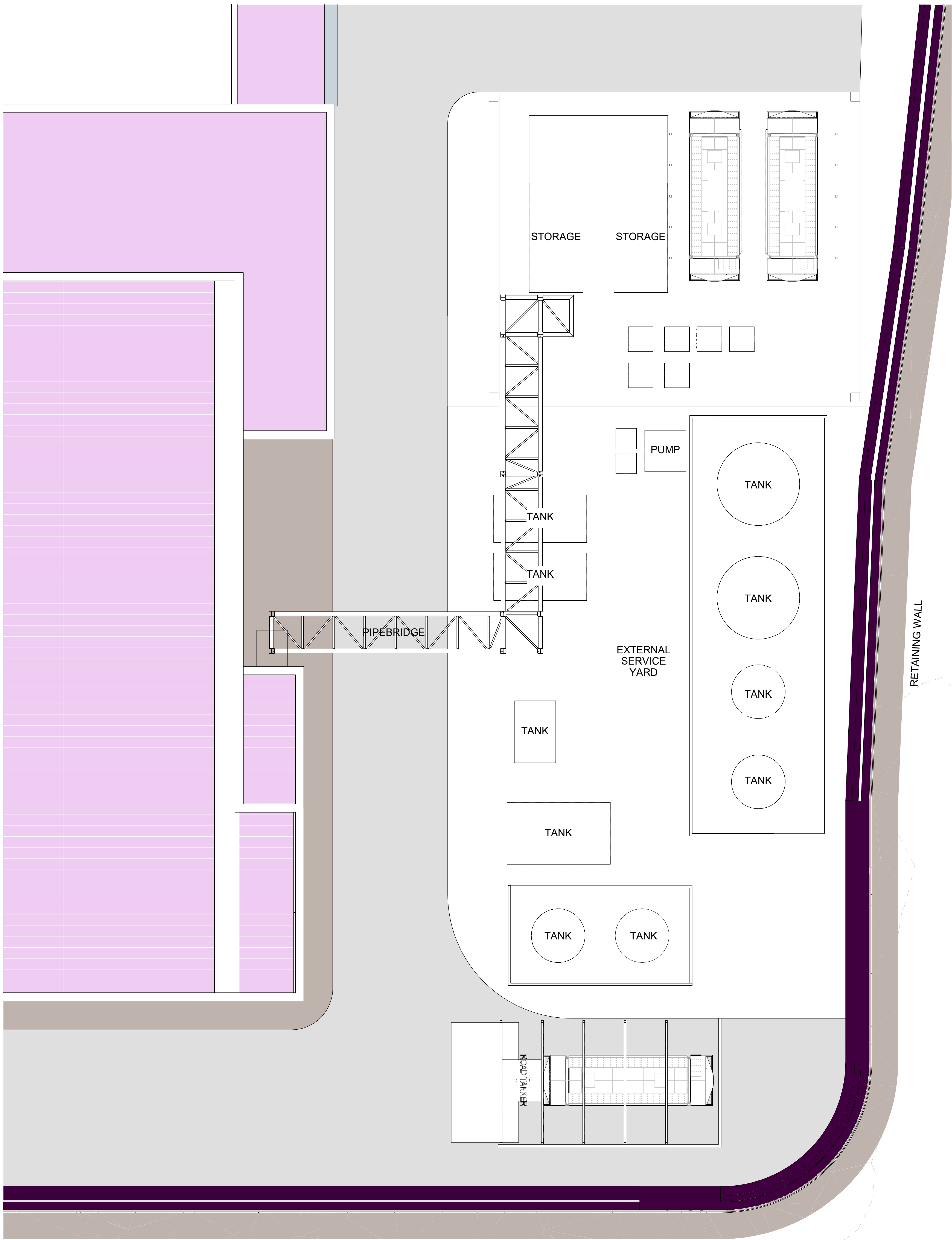
SCALE AT A0 - As Indicated
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ALL DIMENSIONS IN (mm) UNLESS SPECIFIED OTHERWISE



SCALE	Revit/CAD File No:	CAD X-Reference attached
As indicated	As per Revit/CAD File No: 24322-ARC-DRG-0538	

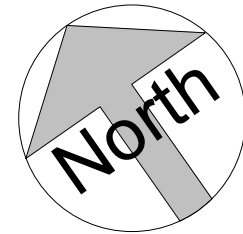
TITLE
PLANNING - PROPOSED ELEVATIONS

A0 DRAWING No. HC/04/02/538



1 PROPOSED EXTERNAL SERVICE YARD
1 : 100

PLANNING



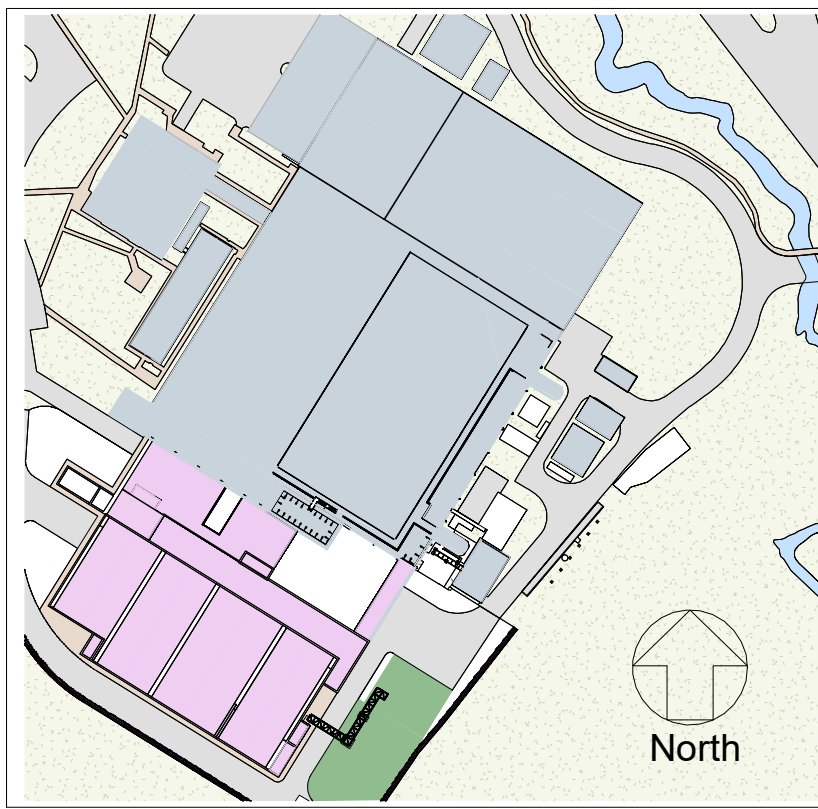


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IPS DRAWING No. 24322-ARC-DRG-0540



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SCALE AT A0 - As Indicated
0 1m 2m 3m 4m 5m
ALL DIMENSIONS IN (mm) UNLESS SPECIFIED OTHERWISE



London Road
Charnock Road
Charnock
Charnock
Charnock
Telephone 01477 021112

SCALE	Revit/CAD File No:	CAD X-Reference attached
As indicated	As indicated	As indicated

TITLE
**PLANNING - PROPOSED
EXTERNAL SERVICE YARD**

A0 DRAWING No. HC/00/02/540





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Birmingham Business Park,
Birmingham
B37 7YE

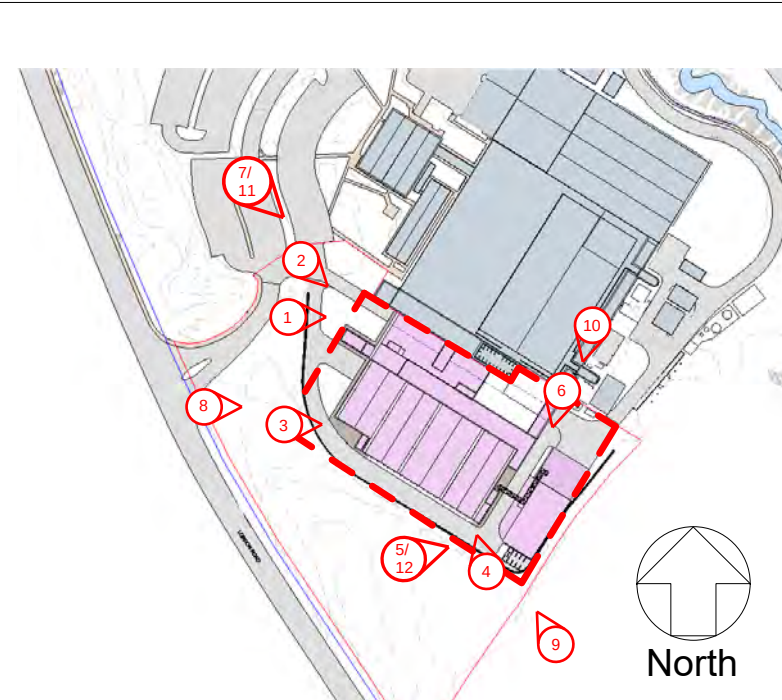
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IPS DRAWING No: 24322-ARC-DRG-0590



A	02 SEP 2025	MA	MAB	MB
REV	DRAWN BY	DATE	CHECKED BY	APPROVED BY

SCALE AT A0 -

0 

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Hales Chapel
Chester
CW4 8BE
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SCALE	Revit/CAD File No: Autodesk Docs\24322 - Bespoke\24322-PS-BES-22-M3-A-0002.rvt	CAD X-Reference attached
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TITLE	PROPOSED VIEWS
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ISSUED FOR
INFORMATION