

Pink hatch denotes extents of proposed reduction of existing road width to improve junction geometry.

Proposed highways junction subject to specialist comment.

Blue hatch denotes extents of assumed Rochdale Borough Housing ownership.

Drop kerb indicated to provide access into adjacent existing car park to Cotton Tree Inn and car wash.

T1 Removed.
T2 Removed.
Pink dashed line denotes extents of retaining wall, circa 60 linear metres. Height varies subject to existing adjacent levels.

Proposed raised table to facilitate traffic calming.

G27 Removed.
T28 Removed.
T30 Removed.

T6 Removed.

G8 removed in its entirety.

Disabled parking bay markings indicative only, not to be installed on site.

T18 Removed.

T14 Removed.

T15 Removed.

T13 Removed.

T17 Removed.

G12 Removed.

Red dashed line denotes extents of existing structure, to be demolished.

Brown hatch denotes indicative extent of 1:3 banking.

G10 Removed in its entirety.

T11 Removed.

Provision of retaining wall 1:3 banking subject to detailed land levels being ascertained following demolition of existing building.

Indicative proposed landscaping, subject to specialist comment.

Brown hatch denotes indicative extent of 1:3 banking.

Red dashed line denotes extents of existing structure, to be demolished.

Trees plotted as per Topographical Survey, as provided by Chris Partington Land Surveyors, Drawing REF: 220222JC-01

G21 Removed.

T20 Removed.

T23 Removed.

G19 Removed.

G22 Removed.

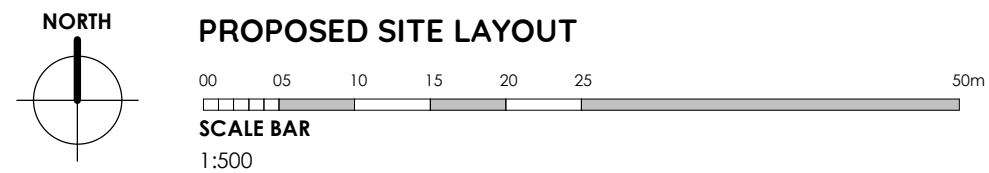
Pink dashed line denotes extents of proposed retaining wall. Height varies subject to existing adjacent levels. Circa 50 linear metres.

Dotted Line denotes 45 degree visibility splay from adjacent french doors to rear elevation of no.25 Jubilee Terrace.

Light grey denotes extents of single storey side addition [Garage/utility].

Extent of original property.

G10 removed in its entirety.



KEY	
	SITE BOUNDARY: Assumed extent, subject to Land Registry
	GRASS: Turf / planting beds to front of property
	GRASS: Turf to rear / side of property
	HIGHWAY: Black Tarmacadam
	PUBLIC FOOTPATH: Black Tarmacadam
	PRIVATE FOOTPATH / PATIOS: 600x600 precast paving slabs
	DRIVEWAYS: Permeable Drive Sett
	VISITOR BAYS: Porous coloured Tarmacadam
	TREES: Existing tree to be removed
	TREES: Existing group of trees to be removed
	TREES: Existing tree to be retained
	TREES: Proposed new tree
	BIN STORE: Proposed bin storage
	SHED: Proposed external Shed for cycle storage
	AIR SOURCE HEAT PUMP: Proposed external Air source heat pump, subject to detailed design

NOTE: Scheme design subject to statutory approvals. All proposed levels are indicative only and subject to detailed design.

All Tree reference numbers to be cross-checked by We Know Services, following receipt of detailed Topographical survey.

SCHEDULE OF ACCOMMODATION	
House Type A	
11no. 2b4p Dwellings CAT 1 compliant - Part M GIFA @ 67.15 m ² / 723 ft ² approx.	
2 storey dual pitched roofs over approx: Eaves @ 4800mm Ridge @ 7550mm	
House Type B	
8no. 3b5p Dwellings CAT 1 compliant - Part M GIFA @ 79.05 m ² / 851 ft ² approx.	
2 storey dual pitched roofs over approx: Eaves @ 4800mm Ridge @ 7610mm	
House Type C	
1no. 3b5p Dwelling CAT 3 compliant - Part M GIFA @ 116.25 m ² / 1251 ft ² approx. (GIFA subject to detail design)	
2 storey dual pitched roofs over approx: Eaves @ 4800mm Ridge @ 8920mm	
Each 2 bedroom dwelling consists of 1no. curtilage parking spaces.	
Each 3 bedroom dwelling consists of 2no. curtilage parking spaces, including 1no. disabled parking bay.	
6no. visitor parking bays provided throughout the scheme.	
OVERALL SCHEME 20no. UNITS	

FOR APPROVAL			
C	Amendments following Planning Officer comments.	LMC	05.04.2024
B	Amendments to suit Landscape Architect proposals, REF: 7181.02A	LMC	14.08.2023
A	Minor Amendments.	LMC	10.08.2023
-	First Issue.	LMC	01.07.2022



Client

Kwick Build Ltd. / Tyson Construction

Project

Phoenix Works - Middleton

Title

Proposed Site Layout

Scale Date Drawn By

As indicated@A2 JULY 22 LMC

Drawing No Revision

21-050-P-110 C

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