

Note:

Please refer to the drawings and specifications provided by T J Booth Associates (20A Eastgate St, Rochdale, OL16 1DH, Tel: 01706 868288, Email: office@tjba.co.uk), Consulting Civil and Geotechnical Engineers. These include the Drainage Plan and Details, Drainage Strategy Report, and Flood Risk Assessment. The provided documents offer a comprehensive site analysis, establishing the external levels that define and optimize the functionality of the entire site.



Proposed Site Plan
Scale 1:500
0m 10m 20m 30m 40m

Schedule of Accommodation

House type	Accommodation	No.	sqm	sqft	No. storey	Integral Garage
Type A	1 Bed 2 Person Walk Up Apartments	4	45	484	1 Storey	No
Type B	2 Bed 4 Person House	11	74	797	2 Storey	No
Type C	3 Bed 5 Person House	2	88	947	2 Storey	No
Type C1	3 Bed 5 Person House	1	88	947	2 Storey	No
Type C2	3 Bed 5 Person House	4	88	947	2 Storey	No
Type D	4 Bed 6 Person House	2	111	1195	2.5 Storey	No
Type D1	4 Bed 6 Person House	6	111	1195	2.5 Storey	No
Type E	3 Bed 5 Person House	6	110	1184	2.5 Storey	Yes
Type F	3 Bed 5 Person House	4	123	1324	2.5 Storey	Yes
Type F1	3 Bed 5 Person House	6	123	1324	2.5 Storey	Yes
Type G	4 Bed 8 Person House	6	263	2831	3 Storey	No
Total Houses		52				

NOTES

This drawing is the property of Equilibrium Architects and copyright is reserved by them. This drawing is not to be copied or disclosed by or to any unauthorised persons without the prior written consent of Equilibrium Architects. Do not scale from this drawing. All dimensions are to be checked on site prior to construction, manufacture of any components and ordering of materials and equipment. Any discrepancies are to be reported to the architect for clarification. All materials and workmanship to be in accordance with the current British Standards and codes of practice. This drawing is to be read in conjunction with all relevant Architectural, Structural Engineers, Mechanical Engineers, Electrical Engineers and Specialists drawings and specifications. The Construction Design and Management Regulations 2015 applies and Client will need to appoint a Principal Designer and a Principal Contractor. Equilibrium Architects Ltd have been appointed to provide designs and drawings for Planning application and Building Regulations purposes only and will generally not be involved during the on-site construction works (unless this is specifically required by the client under a written appointment). Therefore, unless Equilibrium have been appointed as Principal Designer for the project, our advice and guidance is limited to our involvement at Pre Construction stage, where we have taken every opportunity to eliminate risks and hazards (as far as it is practicable to do so) within consideration of the proposed design for the works. The significant risks (that the Principal Contractor needs to be aware of at the Construction stage) include: excavations within the ground (sometimes deep and often directly adjacent existing structures and including live drains and possibly buried electrical cables and gas pipes), working on / or directly adjacent above ground live services (240 volt electrical circuits and incoming gas main) and where temporary works are required when forming new openings within masonry walls, or where walls are being removed to open up spaces and where there are walls and floors above which can often comprise significant loads. Temporary structural works need to be carefully considered prior to any start of the works on site and where necessary these works need to be designed by a structural engineer. The Principal Contractor must: Plan, manage and monitor and coordinate all health and safety matters to ensure that, so far as is reasonably practicable, construction work is carried out without risks to health and safety. Consider the General Principles of Prevention when design, technical and organisational aspects are being decided when planning the work and when estimating the period of time required to complete the work. Prepare a suitable Construction Phase Plan before the Construction phase begins (and follow it). Organise cooperation between Contractors and coordinate implementation of all applicable legal requirements for health and safety. Ensure that employers consistently apply the General Principles of Prevention (especially Part 4 of the Health and Safety at Work Act), including adequately maintain equipment and other systems to ensure their safety, provide all necessary training and information to carry out the work processes safely, provide a safe place to work and working environment, develop a health and safety policy and undertake risk assessments. The building owner is to serve a Party Wall Act Notice as applicable to adjoining property owners as outlined in The Party Wall Act 1996. The Building Contractor is to verify the thickness of the party walls prior to commencement of the proposed works.

Legend:

- Indicative landscape plan for final design by landscape architect
- Refer to the structural engineer's details for all proposed external levels and the drainage strategy
- Tobermore or an equivalent block paving, slabs, and kerbs as per Client's selection, with color TBC
- Tarmac finish to new access road
- Front of house
- A 900mm-high, low-level brick wall in stretcher bond, topped with a soldier course
- Access from road level
- A Tensar earth retaining system, if required, to be designed by the Structural Engineer
- Concrete interlocking roof tiles
- Brickwork wall, specifications TBC
- UPVC windows, colour TBC with Artstone Cill & Head as indicated on elevations
- Composite entrance door, colour TBC & proprietary GRP canopy
- Existing access to car park
- Repair and resurface access to the existing footbridge with block paving
- 8m minimum Riparian Area
- A 1800mm-high brick wall in stretcher bond, topped with a soldier course, set back from the property line and softened by a row of evergreen hedge
- Existing railings and masonry walls to be preserved and repaired. New metal fencing to be added where needed to match the existing style

Drawing Status: PLANNING

D	Indicated proposed site levels to match Drainage Engineer site levels & design	18.11.2024
C	Steps adjusted for Units 25-30 to match site levels; Type F2 renamed as Type F	04.10.2024
B	As agreed during the meeting on 24th September 2024 with the Planning Officer and Client, the layout has been updated as follows: the riparian area is increased to 8 meters; Units 31-44 have been modified per Planning feedback to preserve the existing Bury Road elevation and rooflines, access to Units 27-30 has been reversed, and the roofline replaced with gables to match the surrounding streetscape; the rear fence wall of Units 25-26 is recessed and softened with hedges; the existing car park access is indicated, along with the resurfaced access to the footbridge.	26.09.2024
A	Layout Revised per Planning Department Guidance	29.08.2024
REV	DESCRIPTION	CHECK DATE

CLIENT
Hallmark Developments

PROJECT
Proposed Residential Development at
Oakenrod, Rochdale, OL11 4EQ

DRAWING
Proposed Site Plan

SCALE	DATE	DRAWN	CHECKED
1:500 @ A1	06.2024	PB	
DRAWING NO.	CAD REFERENCE NO.	REVISION	
R-0885-100		D	

