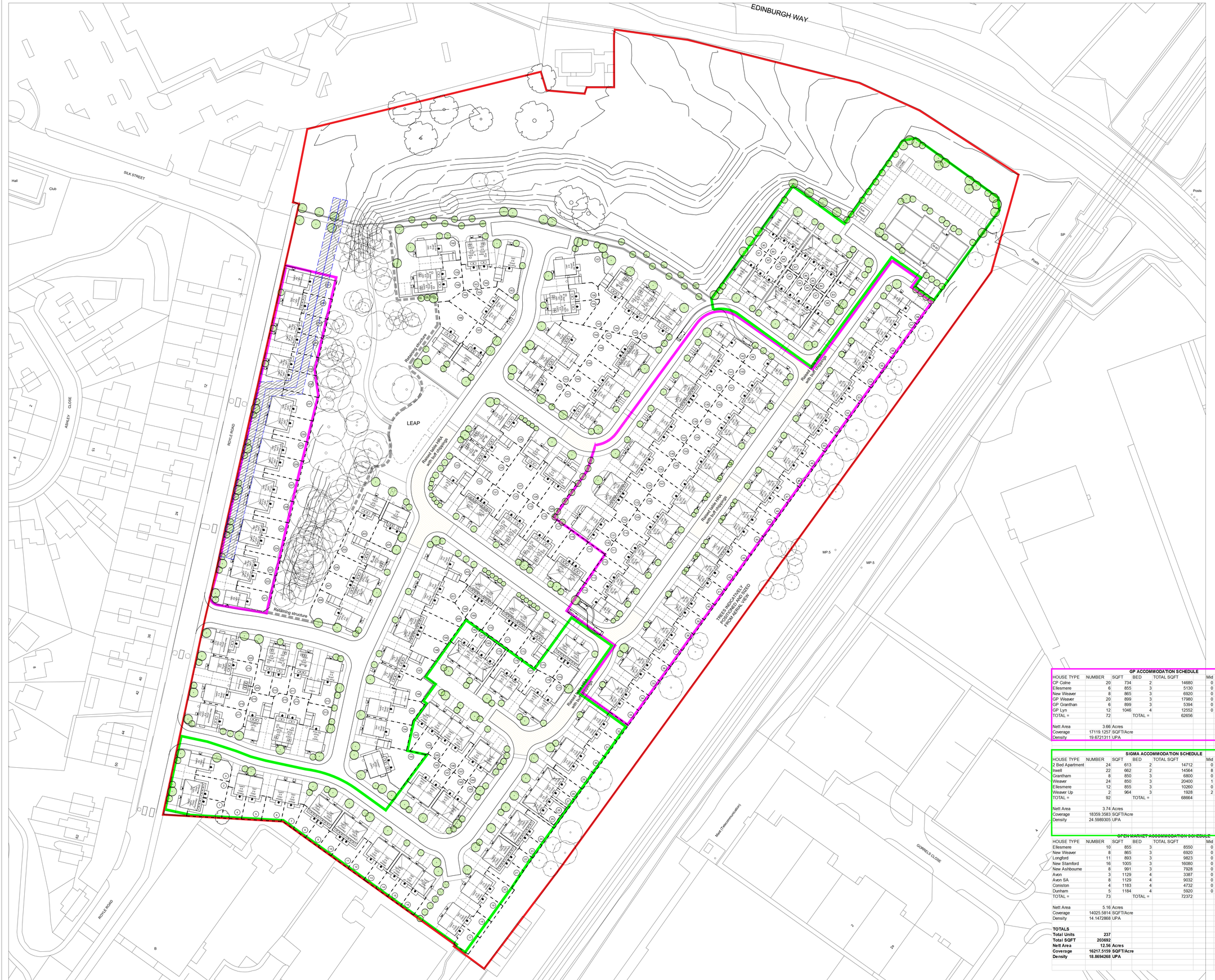


LEGEND

- FOOTPATH AND PATIOS TO BE MARSHALLS TEXTURED UTILITY 400 x 450mm BUFF CONCRETE FLAGS BUTT JOINTED, ON 50mm THICK SAND BED ON 100mm THICK LAYER OF WELL CONSOLIDATED HARDCORE.
- PARKING BAYS / DRIVEWAYS IN TRAFFICABLE BLACK BITUMEN MACADAM WEARING SURFACE TO LOCAL AUTHORITY STANDARDS, REFER TO CIVIL ENGINEERS DRAWINGS.
- MARSHALLS PRIORA PERMEABLE BRINDLE BLOCK PAVING
- DENOTES RAISED TABLE SURFACE
- EASEMENT
- HATCH DENOTES LANDSCAPING, PLEASE REFER TO SPECIALIST CONTRACTORS DRAWING
- 1800mm HIGH BRICK WALL, SEE RSD 9001 TYPE 1.
- 2100mm HIGH BRICK WALL, SEE RSD 9001 TYPE 1.
- 1800mm HIGH CLOSE BOARD FENCE , SEE RSD 9102 TYPE A (TIMBERS TO COMPLY WITH BS5989 WHERE NOTED).
- 2500mm HIGH CLOSE BOARD FENCE , SEE RSD 9102 TYPE A (TIMBERS TO COMPLY WITH BS5989 WHERE NOTED).
- 1100 - 1500mm HIGH HOOPED TOP METAL RAILING, SEE RSD 9202 & NOTE ON LAYOUT
- 1800mm HIGH CLOSE BOARDED GATE, SLAM TO LOCK WITH ACCESS KEY. GATES MARKED WITH AN * TO BE SLAM TO LOCK WITH COMMUNAL ACCESS KEY.
- FRONT ENTRANCE DOOR, ALL DOORS TO HAVE FLUSH THRESHOLD. UNLESS NOTED OTHERWISE PROVIDE 1200 x 1200mm LEVEL PLATFORM AT ENTRANCE TO DWELLING.
- PATIO / FRENCH DOORS
- GARAGE PERSONNEL DOORS
- GARAGE DOORS
- DENOTES PLOTS WITH GABLE WINDOWS OMITTED

- TREES TO BE RETAINED (REFER TO TREE SURVEY).
- ROOT PROTECTION AREA (REFER TO TREE SURVEY FOR RADIUS).
- TREES TO BE REMOVED (REFER TO TREE SURVEY).

NOTES

- PATHS GENERALLY TO BE 900mm WIDE.
- PATIOS GENERALLY TO BE 2700 x 1800mm UNLESS INDICATED OTHERWISE.
- PAVING SLABS TO BE OFFSET MIN. 10mm WHERE A FOOTPATH OR PATIO IS ADJACENT TO A DWELLING
- MOWING STRIP TO BE PROVIDED WHERE TURFED AREAS ABUT HOUSE, TO CONSIST OF 150mm WIDE WHITE STONE CHIPPINGS.
- GROUND LEVEL ADJACENT TO HOUSE TO BE 150mm BELOW S.S.L. UNLESS OTHERWISE NOTED.
- ALL DWELLING FRONT ENTRANCES TO HAVE LEVEL THRESHOLD.

MATERIAL REFERENCE
6.0 = BRICK
6.1 = BRICK / RENDER
6.2 = TILE HANGING

METER REFERENCES
G = GAS METER
E = ELECTRIC METER
W = STOP TAP

HOUSETYPE REFERENCES



0 2.5 5 10 15 25 m
SCALE BAR 1:500

GP ACCOMMODATION SCHEDULE

HOUSE TYPE	NUMBER	SQFT	BED	TOTAL SQFT	Mid	End	Det	Total
CP Colne	20	734	2	14680	0	20	0	20
Ellesmere	6	855	3	5130	0	4	2	6
New Weaver	8	865	3	6920	0	8	0	8
GP Weaver	20	899	3	17980	0	20	0	20
GP Grantham	6	899	3	5394	0	0	6	6
GP Lyn	12	1046	4	12552	0	12	0	12
TOTAL =	72		TOTAL =	62656				
Nett Area	3.66 Acres							
Coverage	17119.1257 SQFT/Acre							
Density	19.6721311 UPA							

SIGMA ACCOMMODATION SCHEDULE

HOUSE TYPE	NUMBER	SQFT	BED	TOTAL SQFT	Mid	End	Det	Total
2 Bed Apartment	24	613	2	14712	0	0	0	0
Irwell	22	662	2	14564	8	14	0	22
Grantham	8	850	3	6800	0	3	5	8
Weaver	24	850	3	20400	1	23	0	24
Ellesmere	12	855	3	10260	0	12	0	12
Weaver Up	2	964	3	1928	2	0	0	2
TOTAL =	92		TOTAL =	68664				
Nett Area	3.74 Acres							
Coverage	18359.3583 SQFT/Acre							
Density	24.5989305 UPA							

OPEN MARKET ACCOMMODATION SCHEDULE

HOUSE TYPE	NUMBER	SQFT	BED	TOTAL SQFT	Mid	End	Det	Total
Ellesmere	10	855	3	8550	0	10	0	10
New Weaver	8	865	3	6920	0	8	0	8
Longford	11	893	3	9823	0	4	7	11
New Stamford	16	1005	3	16080	0	16	0	16
New Ashbourne	8	991	3	7928	0	0	8	8
Avon	3	1129	4	3387	0	0	3	3
Avon SA	8	1129	4	9032	0	0	8	8
Coniston	4	1183	4	4732	0	0	4	4
Dunham	5	1184	4	5920	0	0	5	5
TOTAL =	73		TOTAL =	72372				
Nett Area	5.16 Acres							
Coverage	14025.5814 SQFT/Acre							
Density	14.1472868 UPA							
TOTALS								
Total Units	**237**							
Total SQFT	**203692**							
Nett Area	**12.56 Acres**							
Coverage	**16217.5159 SQFT/Acre**							
Density	**18.8694268 UPA**							

Rev.	Date	By	Description	Chk'd
N	25.04.19	SMc	Parking added to plots 179. Red edge turned on.	
M	25.04.19	SMc	Signs and great places area amended as requested. Additional amends to internal comments.	
L	09.04.19	SMc	Signs and great places area amended. Additional amends to highways comments.	
K	15.03.19	SMc	Extensive amendments though-out due to LA comments. Ashbourne changed to Longford.	
J	05.03.19	SMc	Avon SA type amended. Plots 150-156 changed to Ellesmere, Plot 159 changed to Longford. Plots 174-177 moved forward. Plots 188 rotation amended. Sales area moved (from edition). Plots 9-11 and 176-187 amended to split 4 blocks. Ellesmere GF WC removed.	
H	21.02.19	SMc	Entrance point amended. House type configuration amended to Royle Road to avoid existing traffic calming. Units reduced near Edinburgh Way.	
G	06.02.19	SMc	Entrance point amended. Sigma units reduced by 2.	
F	01.02.19	SMc	6.75m road extended.	
E	27.01.19	SMc	Materials amended.	
D	23.01.19	SMc	Layout re-designed to planners comments and amended following internal audit.	
C	02.11.18	SMc	Signs and Great Places areas amended (Great Places front Royle Rd). Slight mix amendment to GP & Sigma to suit. PFS sales area and mix relocated. Slight adjustment to overall mix.	
A	11.11.18	SMc	Amended to pre-app comments. 61.62 & 67-74 amended to GP comments.	CHd

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site: Royle Road Rochdale

title: Planning Layout

scale: @A0 1:500 | drawn by: SMc
date: Sept 18 | checked:
drawing no: SK537-PL-01
sheet no: Sheet 1 of 1 | revision: N

FS 33304 ISO 9001:2008 EMS 610530 ISO 14001:2004

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