Smithy Bridge Lane, Rochdale
Layout Schedule

	House Type	Dwelling Type	Square Footage	No. Units	No Storeys	Total Sqft	Mix %	Terraced	Semi-Detached	Detached
OPEN MARKET										
2 BED TERRACED HOUSES	**4**						3	4		
	BRAFORD	(EMA22 - 2B3P)	792	4	2	3168	2.0	4		
2 BED SEMI-DETACHED HOUSES	**2**						1		2	
	BRAFORD	(EMA22 - 2B3P)	792	2	2	1584	1.0		2	
3 BED TERRACED HOUSES	**8**						4.0	8		
	EYNSFORD	(EMA33 - 3B4P)	987	4	2	3948	2.0	4		
	HARRTON	(EMB31 - 3B5P)	1154	4	2.5	4616	2.0	4		
3 BED SEMI-DETACHED HOUSES	**60**						30		60	
	EYNSFORD	(EMA33 - 3B4P)	987	24	2	23688	12.1		24	
	TETFORD	(EMA35 - 3B5P)	1037	4	2	4148	2.0		4	
	HARRTON	(EMB31 - 3B5P)	1154	32	2.5	36928	16.1		32	
3 BED DETACHED HOUSES	**47**						24			47
	TETFORD	(EMA35 - 3B5P)	1037	10	2	10370	5.0			10
	AYNESDALE	(EMT31 - 3B5P)	1013	24	2	25750	12.1			24
	BYRNEHAM	(EMG31 - 3B5P)	1144	13	2	14872	6.5			13
4 BED DETACHED HOUSES	**66**						33			66
	COLFORD	(EMA43 - 4B5/6P)	1268	34	2	43112	17.1			34
	HUBHAM	(EMG43 - 4B7P)	1389	19	2	26391	9.5			19
	BIGHTFORD	(EMA46 - 4B7P)	1392	13	2	18096	6.5			13
5 BED DETACHED HOUSES	**12**						6			12
	AIRETON	(EMD51 - 5B7P)	1691	12	2.5	20292	6.0			12
TOTAL				**199**		**236965**	**64.0**	**12**	**62**	**125**
GRAND TOTAL				**199**		**236965**	**% Total**	**6**	**31**	**63**
NET DEVELOPABLE AREA*				6.26 Ha						
				15.48 Acres						
COVERAGE				15308 sqft/acre						
DENSITY				32 DPH						



KEY

Site boundary 14.13ha

EXISTING

- Trees/vegetation
- Trees/vegetation to be removed or cut back
- 8m offset from the River Roch. Existing landscape to be retained
- Wet area (Refer to Ecological Assessment) to be retained
- Drainage within POS (Refer to Drainage Proposals)
- Public Right of Way

PROPOSED

- Mown paths
- Wildflower meadow grass such as Emorsgate EM1 Basic General Purpose Meadow Mixture or similar and approved. (To be overseeded in southern POS area)
- Wetland meadow grass such as Emorsgate EM8 meadow Mixture for Wetlands or similar and approved. (To be overseeded in southern POS area)
- Public open space grass
- Bulb planting
- Ornamental shrub planting
- Native shrub mix
- Marginal planting to SUDs basin
- Rear gardens: Grass seed
- Front gardens: Turf
- Trees
- Specimen shrubs
- Ornamental hedgerow
- Native hedgerow
- Hard surfaced footpath
- Ornamental Gravel
- Pedestrian link
- Indicative location of seating within POS
- Indicative location of active zone (20m from properties)
- Underground Drainage feature (Refer to Drainage Proposals by others)
- Link Road
- Street
- Lane
- Private Drive
- Cycleway
- Footpath
- Proposed Dwellings
- Sub Station
- Gas Governer

1:1000 @ A1 0 10m 20m 30m 40m 50m; 0 1cm 2cm 3cm 4cm 5cm

PEGASUS GROUP

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SMITHY BRIDGE ROAD ROCHDALE