



LEGEND

- FOOTPATH AND PATIOS TO BE MARSHALLS TEXTURED UTILITY 450 x 450mm BUFF CONCRETE PLAYS BUT JONED ON 50mm THICK SAND 800 ON 100mm THICK LAYER OF WELL CONSOLIDATED HARDCORE
- PARKING BAYS / DRIVEWAYS IN TRIPICABLE BLACK BITUMEN MACADAM WEARING SURFACE TO LOCAL AUTHORITY STANDARDS. REFER TO CIVIL ENGINEERS DRAWINGS
- MARSHALLS PRORA 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 BS5589 WHERE NOTED)
- 2000mm HIGH CLOSE BOARD FENCE. SEE RSD 9102 TYPE A (TIMBERS TO COMPLY WITH BS5589 WHERE NOTED)
- 1100 - 1500mm HIGH HOODED TOP METAL RAILING. SEE RSD 9002 & NOTE ON LAYOUT
- 1800mm HIGH CLOSE BOARDED GATE. SLAM TO LOCK WITH ACCESS KEY. GATES HATCHED WITH AN ACCESS KEY 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 RADII)
- TREES TO BE REMOVED (REFER TO TREE SURVEY).
- PV PANELS
- GP SHARED OWNERSHIP
- GP AFFORDABLE RENT

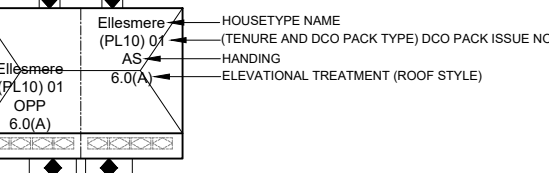
NOTES

- PATIOS GENERALLY TO BE 900mm WIDE
- PAVING SLABS TO BE OFFSET MIN. 10mm WHERE A FOOTPATH OR PATIO IS ADJACENT TO A DWELLING
- MOVING STRIP TO BE PROVIDED WHERE TURNED AREAS ADJUT HOUSE. TO CONSIST OF 150mm WIDE WHITE STONE CHIPPINGS.
- GROUND LEVEL ADJACENT TO HOUSE TO BE 150mm BELOW S.L. UNLESS OTHERWISE NOTED
- ALL DWELLING FRONT ENTRANCES TO HAVE LEVEL THRESHOLD

MATERIAL REFERENCE
B.O. = BRICK
R.O. = BRICK / RENDER
T.O. = TILE HANGING

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

HOUSETYPE REFERENCES



GP ACCOMMODATION SCHEDULE								
HOUSE TYPE	NUMBER	SQFT	BED	TOTAL SQFT	Mid	End	Det	Total
Cork	30	734	2	22020	2	28	0	30
Elkmore	6	855	3	5130	0	4	2	6
New Weaver	8	885	3	6920	0	8	0	8
Birch	30	899	3	26970	0	29	1	30
Aspen	12	899	3	10788	0	3	9	12
Larch	16	1046	4	16736	0	16	0	16
TOTAL =	102		TOTAL =	88564				

Net Area 4.56 Acres
Coverage 19421.9098 SQFT/Acre
Density 22.3684211 UPA

TBC ACCOMMODATION SCHEDULE								
HOUSE TYPE	NUMBER	SQFT	BED	TOTAL SQFT	Mid	End	Det	Total
2 Bed Apartment	24	613	2	14712	0	0	0	
TOTAL =	24		TOTAL =	14712				
Net Area	0.47 Acres							
Coverage	31302.1277 SQFT/Acre							
Density	51.0638298 UPA							

OPEN MARKET ACCOMMODATION SCHEDULE								
HOUSE TYPE	NUMBER	SQFT	BED	TOTAL SQFT	Mid	End	Det	Total
New Weaver	12	865	3	10380	0	12	0	12
Lea	14	932	3	13048	0	14	0	14
New Stanford	10	1005	3	10050	0	10	0	10
New Ashbourne	17	991	3	16847	0	0	17	17
Blyth	10	1002	3	10020	0	0	10	10
Ashop	10	1075	3	10750	0	0	10	10
Conisdon	3	1184	4	3552	0	0	3	3
Durham	10	1199	4	11990	0	0	10	10
Lynington	7	1206	4	8442	0	0	7	7
TOTAL =	93		TOTAL =	95079				

TOTALS
Total Units 219
Total SQFT 189355
Net Area 11.81 Acres
Coverage 16765.5123 SQFT/Acre
Density 18.5436071 UPA

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Royle Road
Rochdale

Planning Layout

Scale: 1:500
Date: Sept 18

Drawn by: SMc
Checked by:

Project No: SK537-PL-01

Sheet No: 1 of 1
Revision: BF