

SILVERHILL FARM, KINGSWAY, ROCCHDALE
PLANNING LAYOUT



DAVID WILSON HOMES WHERE QUALITY LIVES		BARRATT HOMES		SILVERHILL FARM, KINGSWAY, ROCHDALE ACCOMMODATION SCHEDULE		
House Type	Standards for Accessibility (M4) & Internal Space (NDSS)	Accommodation	Floor Area M ²	Floor Area Ft ²	Total Units	Total Ft ²
David Wilson Homes						
Core Quarter						
2 BED						
LECH - Tenby (End)	M4(1) + NDSS	2B/4P	80.8	869.7	4	3478.8
LECO - Tenby (End)	M4(1) + NDSS	2B/4P	80.8	869.7	3	2609.1
LIC - Tenby (Mid)	M4(1) + NDSS	2B/4P	80.8	869.7	1	869.7
LECO - Bala (End)	M4(1) + NDSS	2B/4P	93.04	1001	1	1001
LECO - Bala (End)	M4(1) + NDSS	2B/4P	93.04	1001	2	2002
LECO - Bala (Det)	M4(1) + NDSS	2B/4P	93.04	1001	3	3003
3 BED						
LECO - Langstone (End)	M4(1) + NDSS	3B/5P	109.82	1181	2	2362
4 Bed						
LECO - Hazelborough (Det)	M4(1) + NDSS	4B/5P	108.12	1163	2	2326
LECO - Hazelborough (Det)	M4(1) + NDSS	4B/5P	108.12	1163	2	2326
LECO - Barmey (Det)	M4(2) + NDSS	4B/5P	124.35	1338	5	6690
LECO - Dunnett (Det)	M4(2) + NDSS	4B/5P	125.9	1354	3	4062
LECO - Dunnett (Det)	M4(2) + NDSS	4B/5P	125.9	1354	4	5416
LECO - Hamford (Det)	M4(1) + NDSS	4B/5P	118.51	1275	2	2550
LECO - Conwy (Det)	M4(2) + NDSS	4B/5P	138.35	1489	4	5956
Edge Quarter						
2 BED						
LECH - Tenby (End)	M4(1) + NDSS	2B/4P	80.8	869.7	6	5218.2
LECO - Tenby (Mid)	M4(1) + NDSS	2B/4P	80.8	869.7	1	869.7
LECO - Bala (End)	M4(1) + NDSS	2B/4P	93.04	1001	2	2002
4 Bed						
L-G7 - Hazelborough (Det)	M4(1) + NDSS	4B/5P	108.12	1163	1	1163
L-G7 - Barmey (Det)	M4(2) + NDSS	4B/5P	124.35	1338	1	1338
L-G7 - Dunnett (Det)	M4(2) + NDSS	4B/5P	125.9	1354	2	2708
L-G7 - Hamford (Det)	M4(1) + NDSS	4B/5P	118.51	1275	1	1275
L-G7 - Conwy (Det)	M4(2) + NDSS	4B/5P	138.35	1489	1	1489
Storah Architecture						
New Bungalow	N/A	4B/5P	165	1769	1	1769
New House	N/A	4B/5P	168	1808	1	1808
Barn	N/A	4B/5P	205	2206	1	2206
Farm House	N/A	5B/6P	207	2225	1	2225
DWH Total					53	60714.5
Development Total					57	65355.5
M4(1) + NDSS					(Total)	33
M4(2) + NDSS					(Total)	20
Parcel Area					(Acres)	5.89
Parcel Area					(Hectares)	2.38
Total POS, Undevelopable & SSR					(Acres)	1.42
Developable					(Acres)	4.47
Developable					(Hectares)	1.81
Coverage					(Sq Ft / Acre)	15232.06
Density					(Units/Hectare)	31.51
Av. Unit Size					(Sq Ft)	1199.22



Note:
All plots to be constructed inline with Part L1A 2021 Building Regulations.

Electric Vehicle Charging Points to be Pod Point Solo 3 S7-UC-3 - Mode 3 - 7KW.

Please refer to detailed layouts:
H7491-203150_Materials Layout
H7491-203250_Hard Surfacing & Boundary Treatment Layout
H7491-203002_Electric Vehicle Charging Point Layout

Key:

- Proposed Dwelling Name
Part M Category + Nationally Described Space Standard
- Proposed Garage(s) To Be Built
- Denotes Handing of Plot (As or Opposite)
- Core - House Type Design Style
- Edge - House Type Design Style
- Denotes Windows Omitted From Gable;
(Refer to Plot Schedule for window references)
- Indicative GRP Chimney Position
- Vehicle Charging Point - Wall Mounted
(Refer to: H7491-203002 - Electric Vehicle Charging Plan)
- Vehicle Charging Point - Garage Mounted
(Refer to: H7491-203002 - Electric Vehicle Charging Plan)
- Vehicle Charging Point - Post Mounted
(Refer to: H7491-203002 - Electric Vehicle Charging Plan)
- Personnel Gates
- Bin Collection Area
- Sales Area - Plot 01 & 14
(Refer to: H7491-203000 - Sales & Marketing Area)
- Sewer Easement
- Private Off-line Attenuation Tanks (Underground)
- Tree Protection Fencing
- Tree Retention
- Indicative New Tree Locations
(Refer to: H7491-205101 & H7491-205102 - Garden & POS Landscaping)
- Indicative Hedge Locations
(Refer to: H7491-205101 & H7491-205102 - Garden & POS Landscaping)
- Indicative Planting Locations
(Refer to: H7491-205101 & H7491-205102 - Garden & POS Landscaping)
- Retaining Wall With Estate Rail
(Refer to: H7491-313100 - External Works)
- Development Name Plate
- Embedded within Retaining Wall

Rev	Amendment	Drawn/Date:
P02	- A footpath connecting Broad Lane to Lower Lane has been added to the front of the site. The existing trees in this area will be removed and replaced with a retaining wall and new planting. The retaining wall reaches the road on both sides of the entrance, the development name plate will be embedded into the wall, omitting the entrance feature. - The depth of the Tenby House Type has been increased to 9055mm in order to comply with NDSS requirements. The Tenby House Type is located on Plot: 13, 14, 25, 28-33, 43-45 & 51-53.	JR/09.04.24

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Project
SILVERHILL FARM
KINGSWAY
ROCHDALE

Drawing Title
Planning Layout

Status
For Comment

Scale
1:500 @ A1

Date
17.01.22

Drawn By
ML

Drawing Ref
H7491-203001

Revision
P02