

Smithy Bridge Lane, Rochdale Layout Schedule							
	House Type	Dwelling Type	Square Footage	No. Units	No Storeys	Total Sqt	Mix %
OPEN MARKET							
2 BED SEMI-DETACHED HOUSES							
	BEAFORD	(EMA22 - 2B3P)	778	8	2	6224	4.0
3 BED SEMI-DETACHED HOUSES							
	60	EYNSFORD (EMA33 - 3B4P)	972	30	2	29160	30.0
	HARRTON	(EMB31 - 3B5P)	1141	30	2.5	34230	35.0
3 BED DETACHED HOUSES							
	52	TETFORD (EMA35 - 3B5P)	1021	19	2	19399	20.0
	AYNESDALE	(EMT31 - 3B5P)	1058	19	2	20102	21.0
	BYRNEHAM	(EMG31 - 3B5P)	1126	14	2	15764	16.0
4 BED DETACHED HOUSES							
	67	COLFORD (EMA43 - 4B5/6P)	1252	23	2	28796	30.0
	HUBHAM	(EMG43 - 4B7P)	1370	23	2	31510	33.0
	RIGHTFORD	(EMA46 - 4B7P)	1374	21	2	28854	30.0
5 BED DETACHED HOUSES							
	12	AIRETON (EMB51 - 5B7P)	1652	12	2.5	19824	21.0
TOTAL							
				199		233863	100.0



- Key**
- Site Boundary 14.13Ha
 - Residential Character Area A
 - Residential Character Area B
 - Residential Character Area C
 - Residential Character Area Green Wedge
 - Residential Character Area Roch Valley
 - Relief Road 6.5m Carriageway 2x 2m Footpath 3m Bi-Directional Cycleway Residential Street 6.5m
 - Private Drive 4.5m
 - Shared Pedestrian & Cycle Path 3m
 - Public Right of Way 2m (dropped kerbs at eastern crossing point along relief road) Refer to drawing 206A for details.
 - Dutch Crossing Points Raised Table and Formal Pedestrian and Cycle Crossings.
 - Existing Vegetation
 - Proposed Vegetation
 - Public Open Space
 - Green Wedge A Including 2m footpath and formal meeting places.
 - Green Wedge B Including 3m Cycle Link, PROW, and LEAP.
 - LEAP Play equipment within 20m offset to housing (shaded).
 - SUDS Pond Including planting scheme
 - Water Storage Subterranean Water Storage.
 - Retained Wet Area Refer to Ecological Survey
 - River Roch 8m Offset
 - Electricity Substation
 - Gas Governor