LEGEND

- FOOTPATH AND PATIOS TO BE MARSHALLS TEXTURED UTILITY 450 x 400mm BUFF CONCRETE FLAGS BUTT JOINTED, ON 50mm THICK SAND BED ON 100mm THICK LAYER OF WELL CONSOLIDATED HARDCORE
- PARKING BAYS / DRIVEWAYS IN TRGPICABLE 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).
- PV PANELS
- GP SHARED OWNERSHIP
- GP AFFORDABLE RENT

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
6.0 = BRICK / RENDER
6.0 = TILE HANGING

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

HOUSETYPE REFERENCES

Rev	Date	By	Description	Ckd
BA	19.06.23	GA	PV Panels added to plots 1 - 22, 79 - 90, 117 - 159 & Apartments 54 - 77, as requested.	
AZ	31.10.22	GA	Plot 187 Garden Fence adjacent to Plot 160 reduced to give more garden space to Plot 160	
AY	19.10.22	TDW	Additional Flagging added to rear Gardens in GP areas to accommodate the bins.	
AX	10.08.22	SMc	sub-station moved forward 1.2m to get a greater stand-off from RPA	
AW	22.07.22	TDW	additional Sub-station trial location was left on as this has been removed.	
AV	19.07.22	SMc	Sub-station size amended to reflect brick construction size.	
AU	05.07.22	SMc	Sub-station relocated	
AT	29.03.22	SMc	Apartment crib updated to co-ordinate with latest apartment working drawing package	
AS	17.03.22	PACC	Apartment crib updated to co-ordinate with latest apartment working drawing package	
AR	02.03.22	SMc	Affordable tenure amended on plots 109,110,1628183 amended to AR. Plots 28,30,169,161	
AQ	03.11.21	TDW	Sub Station re-located to the apartments parking area.	
AP	08.10.21	SMc	Sub-station moved adjacent to plot 151	
AO	27.09.21	TDW	Sub-station moved to rear gardens of Plots 145 & 146.	
AN	27.09.21	TDW	Paths and fences adjusted on plots 175,53,42,161,185,195.	
AM	08.07.21	SMc	Footpath link from POS to Royle Rd removed.	
AL	15.03.21	TDW	Plot 24 Handed - for boiler location. Unit is now an OPP.	
AK	23.10.20	CW	Plot 171 Garden and side Pathways have been amended to match the External Works.	
AJ	21.10.20	SMc	GP Tenure annotation added.	
AH	21.09.20	SMc	Additional amendments to accommodate planning comments. (sales area amended)	
AG	11.09.20	SMc	Plots 3, 145, 187, 199 & 202 amended from Coniston to New Ashbourne	
AF	06.08.20	SMc	Daft Reyden	
AE	31.07.20	TDW	Paths, Walls & gates added. Brick Reference added to units.	
AD	13.07.20	SMc	Missing GPAffordable annotation added to plots 82-107	
AC	09.07.20	SMc	PL units removed and replaced with OM. New OM mix plotted.	
AB	21.04.20	SMc	OM units removed and replaced with 40no. PL units and 4no. GP unit.	
AA	16.04.20	SMc	GPAva reference replaced with Package Living	
Z	08.04.20	SMc	Dunham and Coniston house types removed and replaced with New Ashbourne's, Ashop's and Aintop FC1's. Plots GPAvilad are; 119-120, 145-146, 150-151, 155, 159-160, 162, 189-190, 191 & 199.	
Y	31.03.20	SMc	Plots 114-116, 125-142, 161-168 (PFS to GP) and 203 -204 (New Stamford to E4A) amended.	
X	01.11.19	SMc	Plots 125-130 moved to improve plot 130 drive. Plot 204 omitted for 2no. New Stamfords, plots 161-163 and 201-202 amended to suit.	
W	30.10.19	SMc	Render removed from Royle Rd elevation. Plots 200-201 (New Stamfords) amended to Blyth. Plots 194-197 amended to align the Dunhams with the entrance road. Shared drive amended to plot 130.	
V	17.10.19	TW	Re-plan on apartment and parking.	
U	06.08.19	AC	Tenure Lines updated to suite site amendments.	
T	31.07.19	SMc	Plots B,GP amended.	
S	26.06.19	SMc	Material reference no. added.	
R	19.06.19	SMc	Sales area amended. Plots 135&136 swapped with 145&146.	
Q	06.06.19	SMc	139-138 amended to PFS.	
P	14.05.19	SMc	Mix amended to PFS area. PLna area amended to accommodate new structure. 8no. units down.	
N	29.04.19	SMc	Parking added to plots 179. Red edge turned on.	
M	29.04.19	SMc	PLna and great places area amended as requested. Additional amends to internal comments.	
L	09.04.19	SMc	PLna 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 Ellesmere.	
J	05.03.19	SMc	4no.BA type amended. Plots 150-156 changed to Ellesmere, Plot 150 changed to Longford. Plots 174-177 moved forward. Plots 188 rotation amended. Sales area amended. Plots 1-3 changed to Plots 5-7. Plots 197 amended to split 4 blocks. Driveway layout re-specified to suit 4 blocks.	
H	21.02.19	SMc	Entrance point amended. House type configuration amended to Royle Road to avoid existing VGPs/ cabling. Units reduced near Edinburgh Way.	
G	06.02.19	SMc	Entrance point amended. PLna units reduced by 2.	
F	01.02.19	SMc	S-75m road extended.	
E	27.01.19	SMc	Materials amended.	
D	23.01.19	SMc	Layout re-daffy'ned to planners comments and amended following internal audit.	
C	02.11.18	SMc	PLna and Great Places areas amended (Great Places front Royle Rd). Slight mix amendment to GP & PLna 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.	Ckd

GP ACCOMMODATION SCHEDULE

HOUSE TYPE	NUMBER	SQFT	BED	TOTAL SQFT	Mid	End	Det	Total
Cork	30	734	2	22020	2	28	0	30
Ellesmere	6	855	3	5130	0	4	2	6
New Weaver	8	865	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				
Nett Area	4.56	Acres						
Coverage	19421.9298	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	0
TOTAL =	24		TOTAL =	14712				
Nett 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 Stamford	10	1005	3	10050	0	0	10	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
Coniston	6	1184	4	7104	0	0	6	6
Dunham	10	1199	4	11990	0	0	10	10
Lymington	7	1206	4	8442	0	0	7	7
TOTAL =	96		TOTAL =	98631				
Nett Area	6.78	Acres						
Coverage	14547.3451	SQFT/Acre						
Density	14.159292	UPA						
TOTALS								
Total Units	**222**							
Total SQFT	**201907**							
Nett Area	**11.81**	**Acres**						
Coverage	**17096.2743**	**SQFT/Acre**						
Density	**18.7976291**	**UPA**						

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Countryside Properties (UK) Limited
Partnerships North
301 Bridgewater Place
Birchwood Park, Birchwood
Warrington WA3 6XG
Tel: 01925 248900 Fax: 01925 248901
www.countryside-properties.com

site: Royle Road Rochdale

title: Planning Layout

scale: @A0 1:500
date: Sept 18
drawn by: SMc
checked:

drawing no: SK537-PL-01

sheet no: Sheet 1 of 1
revision: BA

FS 53004 ISO 9001:2008
EMS 61532 ISO 14001:2004

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