



- Legend**
- Site boundary
 - Development boundary
 - 600 wall / 1200 close boarded fence (feature wall detail)
 - 1800 concrete post & close boarded panel fence
 - 600 post & rail fence
 - 1100 Railings
 - 1100 Post & 3 rail fence
 - Bin storage area
 - Bin collection point
 - Vehicle charging point
 - Front door (1200 level threshold)
 - Rear patio door (1800 x 1800 paved area)
 - Indicative tree planting
 - Existing water course
 - Existing water course culvert
 - Existing woodland
 - Existing tree to remain
 - Existing tree to removed

- External Finishes**
- Adaptable Highway** - 3343m²
Refer to engineers designs for specification.
 - Private Drive** - 1285m²
Black tarmacadam
Refer to engineers designs for specification.
 - Shared Drive** - 412m²
Black tarmacadam with Red Chippings (adaptable standard)
Refer to engineers designs for specification.
 - Paving** - 911m²
Marshall Pendle River 430x430x32mm
Charcoal
 - Decorative Gravel** - 138m²
6-18mm (no fines) drainage gravel.
 - Feature Landscaping** - 2368m²
Refer to landscape designs.
 - Rear Garden Turf** - 1947m²

Please Note - External finishes drawing to be read in conjunction with:

- Planning Layout
- External Works
- Landscape Designs

Rev	Date	Comments	By
-	-	-	-

ACCOMMODATION SCHEDULE							
House type	Number	Mid	End	Bed	En-Su	Total Sqft	
New	17	8	9	0	255	2	No
Holly	20	2	16	2	911	3	No
Old	2	0	1	1	914	3	Yes
Yellow	10	4	6	0	1164	4	Yes
TOTAL	49						44623
Gross Area	24	Acres					
Nett Area	2.6	Acres					
Coverage	17,124	Sqft/Acre					
Density	18.8	UPA					



Stonebond Properties (Manchester) Ltd
Registered Office:
Suite 5, Egerton House
Towers Business Park
Wilmslow Rd
Disbury, M20 2DX

Site: Edenfield Rd
Norden
Rochadel

File: External Finishes
Sheet 2

Scale: 1:200
Date: Dec 23
Drawing no: SBM-001-EF02

Sheet no: Sheet 2 of 2

North arrow pointing up

Scale bar: 0m to 30m