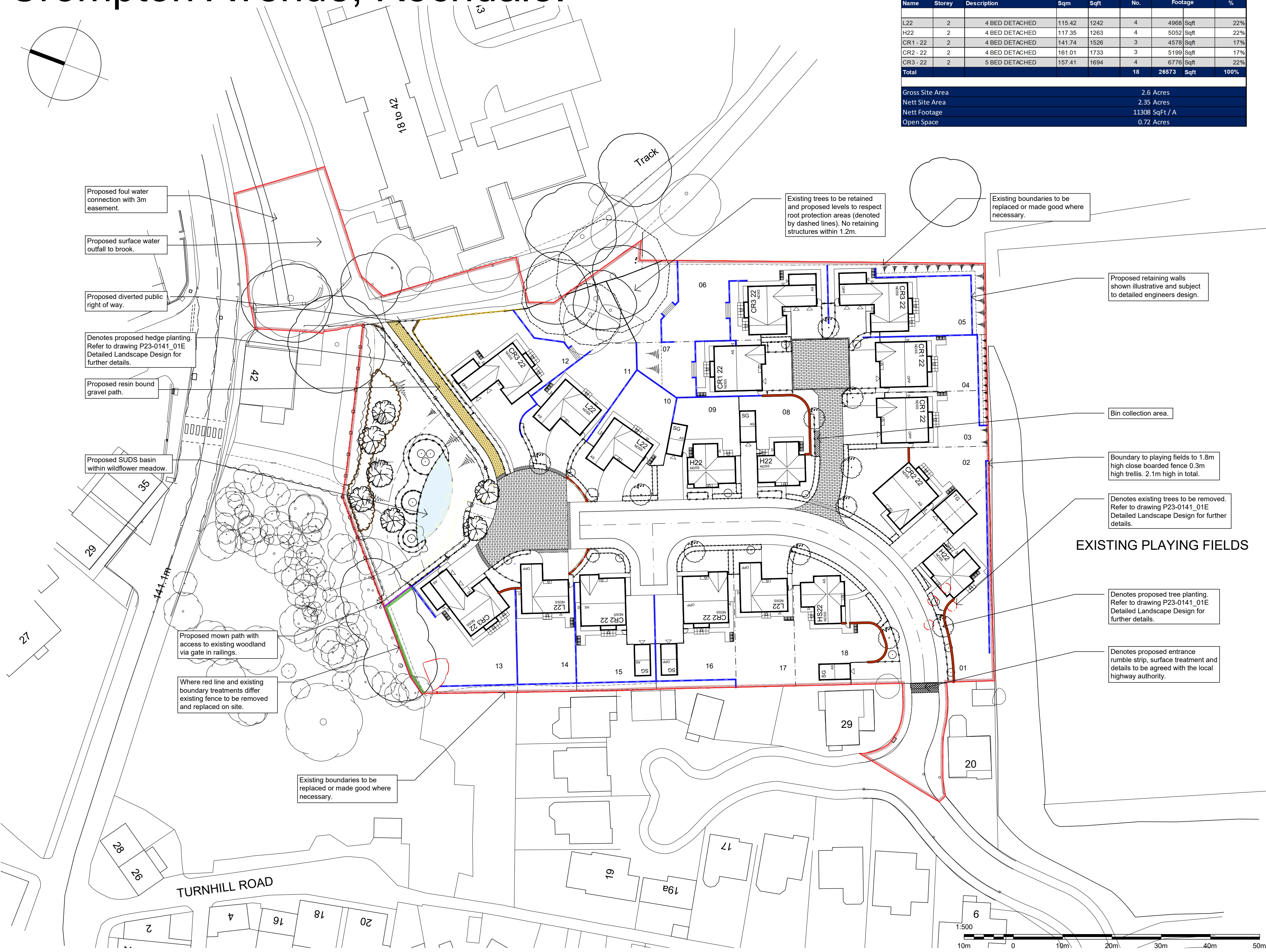


Crompton Avenue, Rochdale.



Schedule Of Accommodation							
Name	Storey	Description	Sqm	Sqft	No.	Footage	%
L22	2	4 BED DETACHED	115.42	1242	4	4968 Sqft	22%
H22	2	4 BED DETACHED	117.35	1263	4	5052 Sqft	22%
CR1 - 22	2	4 BED DETACHED	141.74	1526	3	4578 Sqft	17%
CR2 - 22	2	4 BED DETACHED	161.01	1733	3	5199 Sqft	17%
CR3 - 22	2	5 BED DETACHED	157.41	1694	4	6776 Sqft	22%
Total					18	26573 Sqft	100%
Gross Site Area						2.6 Acres	
Nett Site Area						2.35 Acres	
Nett Footage						11308 SqFt / A	
Open Space						0.72 Acres	

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Do not scale from this drawing - Work to figured dimensions only. All dimensions to be checked on site prior to the execution of any work.

For the avoidance of doubt all dimensions are measured to wall structure and not the finishes unless otherwise stated.

Where any discrepancy is found to exist within or between drawings and/or documents it should be reported to the architect immediately.

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NOTE:

Layout to be read in conjunction with boundary treatment layout, boundary treatment details, materials layout and engineer's drawing for retaining wall heights.

- KEY**
- Denotes proposed tegula paved areas
 - Denotes bin collection area
 - Denotes access gates to private properties.
 - Denotes 2.2m high screen brick wall with piers, to match adjacent property.
 - Denotes 0.9m high low brick wall with piers, to match adjacent property.
 - Denotes 2.1m high close-boarded timber screen fence.
 - Denotes 1.8m high plot divisional fence with 0.3m high trellis. 2.1m total height.
 - Denotes 1.8m high iron railings with hedge on garden side - painted black
 - Denotes 1.2m high iron railings - painted black
 - Denotes retaining wall **B** Brick retaining wall within gardens
 - Denotes retaining wall **C** Brick retaining wall with piers and timber fence infill. 2.1m total height.
 - Denotes proposed steps in gardens. Location and size shown indicatively, refer to engineers details for more information.

J	09.04.2024	1.8m high railing with hedge on garden side added.	CW
H	19.12.2023	Landscape report incorporated retaining wall A & D removed.	CW
G	18.10.2023	Play Area updated	AC
F	19.04.2023	Rumble strip shown at access & key updated to reflect boundary treatment changes.	CW
E	17.04.2023	Site boundary amended. Drainage strategy updated to reflect RED B of the Drainage Strategy Plan	CW
D	06.04.2023	Layout finalised for submission.	CW
C	31.03.2023	Notes added and plot 18 garage moved forward.	AC
B	20.01.2023	Boundary treatments amended & SUDS area updated.	AC
A	28.11.2022	Plot 02 & 03 amended	AC

Rev Date Revision Initial

* Client

LANCET HOMES

* Drawing Title

PLANNING LAYOUT

* Project

Proposed Residential Development, Crompton Avenue, Rochdale.

Job No	20109	Drawn	AC	Rev	J
Scale	1:500 @ A2	Date	APRIL 2023	Stage	FOR PLANNING

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