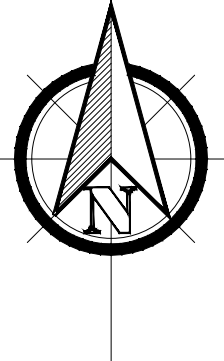


GREENVALE, BAMFORD, ROCHDALE								
Code	House Type	Bed & Type	Storey	Parking	Unit No.	Build Sq/Ft	Total Build Sq/Ft	Mix %
Affordable								
GOR	Gorsefield	3B-4P Mews	2	2PS	3	970	2910	7%
OAK	Oakrise	4B-5P Semi	2.5	2PS	3	1294	3882	7%
Sub-Total					6	2264	6792	13%
Open Market								
PAR	Parkland	3B-4P Semi	2	2PS	5	1012	5060	11%
MEA	Meadowvale	3B-4P Semi / Detached	2	2PS	9	1094	9846	20%
HIG	Highstone	4B-7P Detached	2	2PS + SIG	7	1396	9772	16%
PEA	Peakridge	5B-8P Detached	2	2PS + SIG	6	1679	10074	13%
STA	Standish	5B-8P Detached	2	2PS + SIG	6	1907	11442	13%
CAP	Capstone	5B-8P Detached	2	2PS + DDG	6	2240	13440	13%
Sub-Total					39	9328	59634	87%
TOTAL					45	11592	66426	100%
Gross Site Area		6.66	Acres					
Nett Site Area		4.23	Acres					
Net Density		11	Units / Acre					
SqFt / Net Developable Acre		15704	SqFt / Acre					



- General notes:
- All information on this drawing is copyright ©
 - All sizes to be verified on-site
 - No dimensions to be scaled off this drawing
 - All dimensions to drawing in metres unless otherwise stated
 - This drawing is to be read in conjunction with all other project drawings

In locations where it is not possible to erect a boundary treatment on the line of the legal ownership, an additional line will be identified on the above plan to illustrate the approximate fence location. The boundary fence will, therefore, be erected as close to the title boundary as possible without causing damage to the existing features. This may be a result of the following items:

Existing hedgerows/trees and Woodland areas
Existing boundary fences and significant topographical features
Proposed and existing retaining structures and foundations.

The resident is responsible for maintaining all items within the plot boundary identified by the red edge boundary.

DRAWING TO BE PRINTED IN COLOUR.

KEY	
	Red Edge Application Boundary
	Adopted Roads
	Adopted Roads (Red chipping)
	Adopted footpaths
	Shared Drives
	Parking Bays
	Private Paths
	Private Gardens
	Open Space
	Grasscrete / Bodpave ground reinforcement
	Pond / Attenuation Pond
	Self binding hoggin path
	Plot divisional boundaries
	Knee Rail
	Brick Pier Wall & Timber Infill
	Screen Wall R4
	Railings
	Service verge
	Feature Plot with dual aspect elevations
	Affordable Units
	Feather Edge Fencing & gate
	Denotes overhead line swing
	1.2M Estate Railing Gate (BT1201)
	Indicative Native Understorey Scrub mix
	Indicative Native Hedge Planting
	Indicative Ornamental Hedge Planting
	Indicative Ornamental Shrub Planting
	Indicative Tree Planting
	Removed Trees / Hedges
	Retained Trees / Hedges

REV	DATE	DESCRIPTION	BY
Project Title: GREENVALE BAMFORD ROCHDALE			
Drawing Title: PROPOSED SITE LAYOUT (JG Option 07)			
PLANNING			
Drawing No: WH-001-NW-A-401			
Scale: 1:500@A1	Date: Sep 2025	Site Code: 001	
Drawn by: JSG	Checked by: XX	Revision: Q	

0 2.5 5 10 15 25 m
SCALE BAR 1:500

Existing trees to the southern boundary and just around the south-eastern corner removed, replaced with a new native species hedgerow and a number of larger stock trees, that will be located outside the private garden boundaries, within a linear 2m wide strip of land that is to be maintained by the management company.