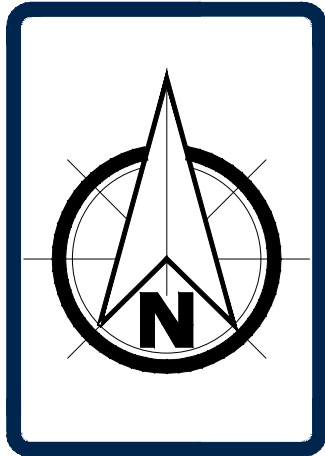


SILVERHILL FARM, KINGSWAY, ROCHDALE

PLANNING LAYOUT



DAVID WILSON HOMES WHERE QUALITY LIVES		 BARATT HOMES		SILVERHILL FARM, KINGSWAY, ROCHDALE ACCOMMODATION SCHEDULE			
House Type	Standards for Accessibility (M4) & Internal Space (NDSS)	Accommodation	Floor Area M ²	Floor Area Ft ²	Total Units	Total Ft ²	
David Wilson Homes							
Core Quarter							
2 BED							
N262 XECC - Tenby (End)	M4(1) + NDSS	2B4P	79.8	859	4	3436	
N262 XECC - Tenby (End)	M4(1) + NDSS	2B4P	79.8	859	3	2577	
N262 XIC - Tenby (Mid)	M4(1) + NDSS	2B4P	79.8	859	1	859	
N241 XECC - Bala (End)	M4(1) + NDSS	2B4P	93.04	1001	1	1001	
N241 XECC - Bala (End)	M4(1) + NDSS	2B4P	93.04	1001	2	2002	
N241 XECC - Bala (Det)	M4(1) + NDSS	2B4P	93.04	1001	3	3003	
3 BED							
N322 XECC - Langstone (End)	M4(1) + NDSS	3B5P	109.82	1181	2	2362	
4 Bed							
N403 XDCG - Hazelborough (Det)	M4(1) + NDSS	4B5P	108.12	1163	2	2326	
N403 XDCG - Hazelborough (Det)	M4(1) + NDSS	4B5P	108.12	1163	2	2326	
Y411 XDCG - Barrow (Det)	M4(2) + NDSS	4B5P	124.35	1338	5	6690	
Y442 XDCG - Dunnett (Det)	M4(2) + NDSS	4B5P	125.8	1364	3	4062	
Y442 XDCG - Dunnett (Det)	M4(2) + NDSS	4B5P	125.8	1364	4	5416	
N431 XDCG - Hamford (Det)	M4(1) + NDSS	4B5P	118.81	1275	2	2560	
Y456 XDCG - Conwy (Det)	M4(2) + NDSS	4B5P	138.35	1489	4	5956	
Edge Quarter							
2 BED							
P362 XEEH - Tenby (End)	M4(1) + NDSS	2B4P	79.8	859	6	5154	
P362 XIEI - Tenby (Mid)	M4(1) + NDSS	2B4P	79.8	859	1	859	
P341 XEEG - Bala (Det)	M4(1) + NDSS	2B4P	93.04	1001	2	2002	
4 Bed							
N403 X-G7 - Hazelborough (Det)	M4(1) + NDSS	4B5P	108.12	1163	1	1163	
Y411 X-H7 - Barrow (Det)	M4(2) + NDSS	4B5P	124.35	1338	1	1338	
Y442 X-H7 - Dunnett (Det)	M4(2) + NDSS	4B5P	125.8	1364	2	2708	
N431 X-H7 - Hamford (Det)	M4(1) + NDSS	4B5P	118.81	1275	1	1275	
Y456 X-G7 - Conwy (Det)	M4(2) + NDSS	4B5P	138.35	1489	1	1489	
Storage Architecture							
New Bungalow	N/A	4B5P	155	1399	1	1399	
New House	N/A	4B5P	168	1809	1	1809	
Barn	N/A	4B5P	205	2206	1	2206	
Farm House	N/A	5B5P	207	2228	1	2228	
DWH Total					53	60594	
Development Total					57	68195	
					(Total)	33	
					(Total)	20	
					(Acres)	5.89	
Parcel Area					(Acres)	2.38	
Total POS, Undevelopable & SSR					(Acres)	1.42	
Developable					(Acres)	4.47	
Developable					(Hectares)	1.81	
Coverage					(Sq Ft / Acre)	15256.15	
Density					(Units/Hectare)	31.51	
Avg. Unit Size					(Sq Ft)	1196.40	



Note:
All plots to be constructed inline with Part L1A 2021 Building Regulations.

Electric Vehicle Charging Points to be Pod Point Solo 3 S7-UC-3 - Mode 3 - 7KW.

Please refer to detailed layouts:
H7491-203150_Materials Layout
H7491-203250_Hard Surfacing & Boundary Treatment Layout
H7491-203002_Electric Vehicle Charging Point Layout

Key:

- Proposed Dwelling Name
Part M Category + Nationally Described Space Standard
- Proposed Garage(s) To Be Built
- Denotes Handing of Plot (As or Opposite)
- Core - House Type Design Style
- Edge - House Type Design Style
- Denotes Windows Omitted From Gable;
(Refer to Plot Schedule for window references)
- Indicative GRP Chimney Position
- Vehicle Charging Point - Wall Mounted
(Refer to: H7491-203002 - Electric Vehicle Charging Plan)
- Vehicle Charging Point - Garage Mounted
(Refer to: H7491-203002 - Electric Vehicle Charging Plan)
- Vehicle Charging Point - Post Mounted
(Refer to: H7491-203002 - Electric Vehicle Charging Plan)
- Personnel Gates
- Bin Collection Area
- Sales Area - Plot 01 & 14
(Refer to: H7491-203000 - Sales & Marketing Area)
- Sewer Easement
- Private Off-line Attenuation Tanks (Underground)
- Tree Protection Fencing
- Tree Retention
- Indicative New Tree Locations
(Refer to: H7491-205101 & H7491-205102 - Garden & POS Landscaping)
- Indicative Hedge Locations
(Refer to: H7491-205101 & H7491-205102 - Garden & POS Landscaping)
- Indicative Planting Locations
(Refer to: H7491-205101 & H7491-205102 - Garden & POS Landscaping)
- Retaining Wall With Estate Rail
(Refer to: H7491-313100 - External Works)
- Development Name Plate
- Embedded within Retaining Wall

Rev	Amendment	Drawn/Date:
P03	House Type Codes added to the Planning Layout. House Types with flat front bay roofs and flat rear bay pod roofs have been updated with pitched front bay roofs and pitched rear bay pod roofs.	JR/07.10.24
P04	The substation has been omitted from the design in compliance with the approved service designs; all electricity for the site is sourced from the main connected to the offsite substation.	JR/23.03.26

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DAVID WILSON HOMES
WHERE QUALITY LIVES

Project
SILVERHILL FARM
KINGSWAY
ROCHDALE

Drawing Title
Planning Layout

Status
Subject To Planning Approval

Scale
1:500 @ A1

Date
17.01.22

Drawn By
ML

Drawing Ref
H7491-203001

Revision
P04