

Southern Planning Committee

Supplementary Agenda

Date: Wednesday 3rd December 2025
Time: 10.00 am
Venue: Committee Suite 1, 2 and 3, Delamere House, Delamere Street, Crewe, CW1 2JZ

5. **25/1757/FUL - LAND TO THE REAR OF AND INCLUDING, 481 CREWE ROAD, WINTERLEY: Erection of 54 affordable dwellings on land off Crewe Road, Winterley, with associated access, car parking, landscaping and infrastructure. No. 481 Crewe Road to be demolished to provide site access (Pages 3 - 10)**

Additional Key Plans

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Street Scene Elevation A-A



Street Scene Elevation B-B



Street Scene Elevation C-C



Street Scene Elevation D-D



Site Location Plan - Scale 1:1250

B	04/02/25	SHW	UPDATED TO LATEST LAYOUT	
A	04/02/25	SHW	UPDATED TO LATEST LAYOUT	
REV	DATE	DRAWN	DESCRIPTION	
TITLE				
STREET SCENE ELEVATIONS				
			Breck Homes 20 Sceptre Court Bamber Bridge Preston PR10 6AW Tel: 01524 587 000 Email: info@breck.co.uk www.breck.co.uk/homes hello@breck.co.uk	
PROJECT				
CREWE ROAD, WINTERLEY				
DATE	SCALE	JOB REF	DRAWING NUMBER	REV
MAR 25	1:50 @ A1	-	P09 Crewe Road / Street Scene Elevations	B

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TYPE B (2B3P 61 Bungalow) - Semi-Detached (AS/OPP) - 2 Bedroom 3 Person Bungalow (61m²)
NDSS Compliant



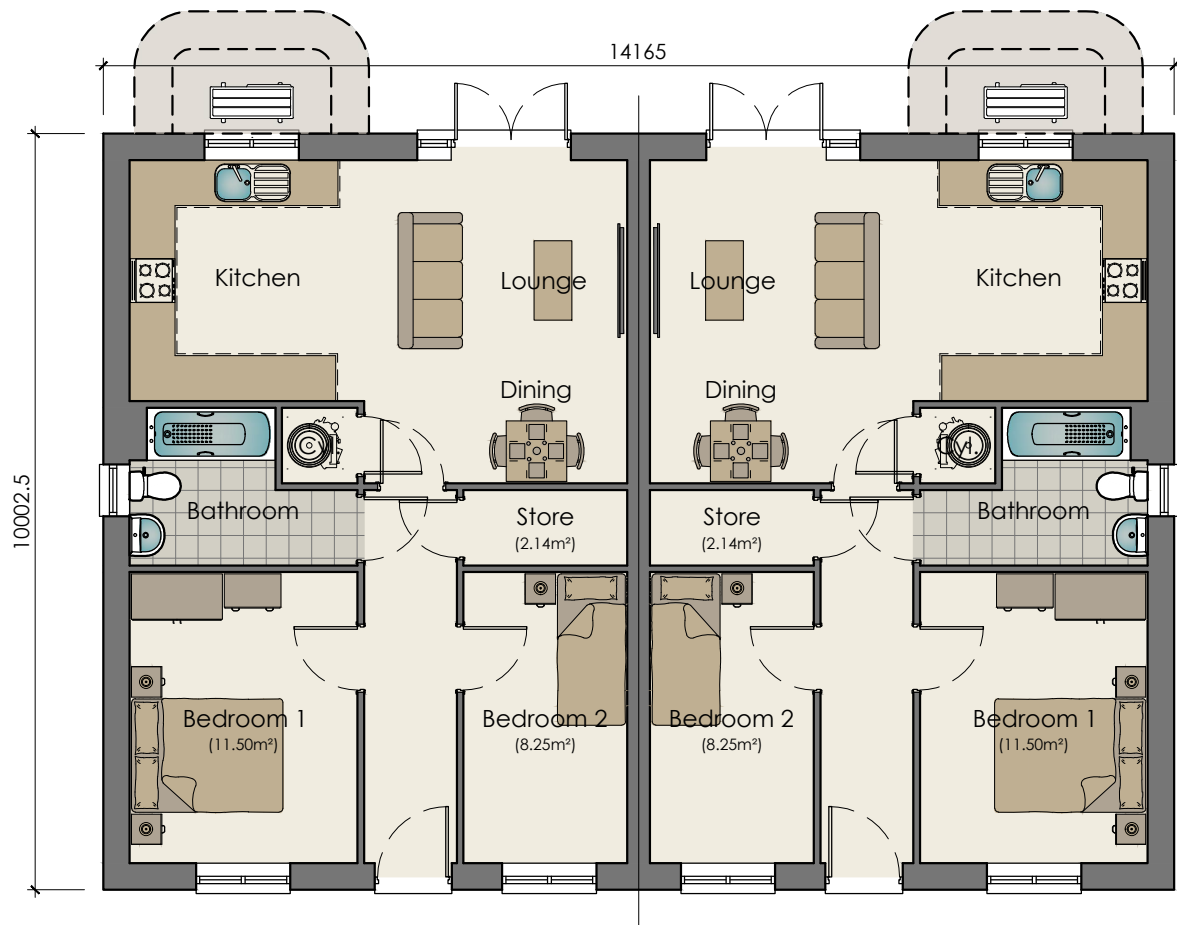
TYPE B
2B3P 61 Bungalow (AS)
FRONT ELEVATION

TYPE B
2B3P 61 Bungalow (OPP)



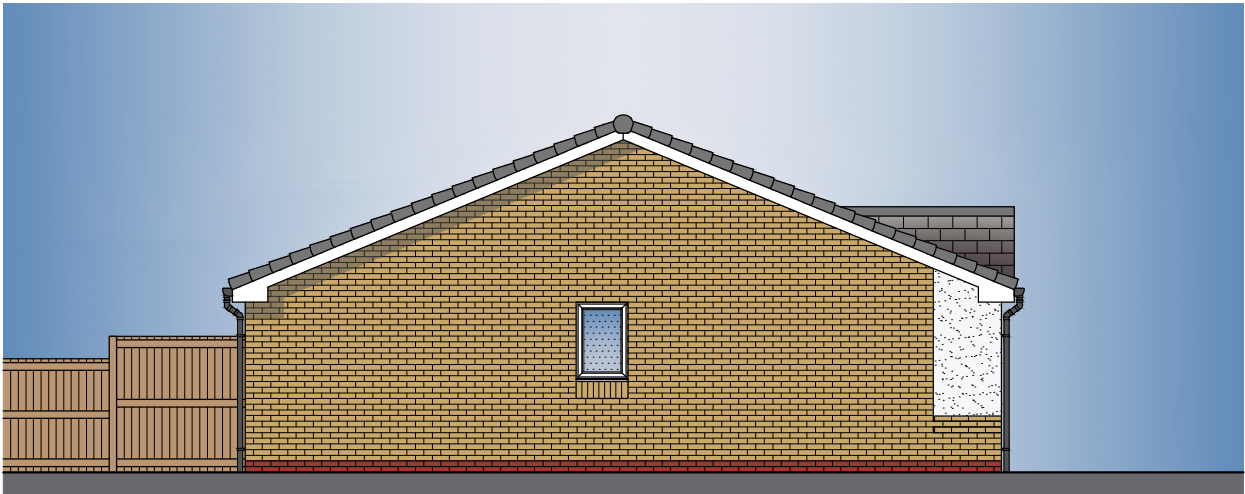
TYPE B
2B3P 61 Bungalow (OPP)
REAR ELEVATION

TYPE B
2B3P 61 Bungalow (AS)



TYPE B
2B3P 61 Bungalow (AS)
GROUND FLOOR PLAN - Semi-Detached

TYPE B
2B3P 61 Bungalow (OPP)



TYPE B
2B3P 61 Bungalow (AS)
SIDE ELEVATION

NDSS Compliance Schedule				
Type:	2 Bed 3 Person Bungalow (1 Storey)			
Gross Internal Area:				
NDSS GIA:	61m ²		Actual GIA:	61m ²
Room Sizes:				
Name:	NDSS Width:	Actual Width:	NDSS Area:	Actual Area:
Bedroom 1	2.75m x 2.75m	2.98m x 3.82m	11.5m ²	11.50m ²
Bedroom 2	2.15m x 2.15m	2.15m x 3.82m	7.5m ²	8.25m ²
Storage:				
Name:	Area:			
GF Store	2.14m ²			
Total:	2.14m ²			
NDSS:	2.0m ²			

Plot No's 01 & 02

REV	DATE	DRAWN	DESCRIPTION
-	-	-	-
TITLE:			
TYPE B - 2 BED 3 PERSON BUNGALOW (61m²)			
FLOOR PLANS & ELEVATIONS			
 Breck Homes 20 Sceptre Court Bamber Bridge Preston PR5 6AW tel: 01253 587 010 web: www.breck.co.uk/homes hello@breck.co.uk			
PROJECT:			
CREWE ROAD, WINTERLEY			
DATE:	SCALE:	JOB REF:	DRAWING NUMBER:
AUG.25	1:100 @ A2	-	P23 - Crewe Road / Type B 2B3P Bungalow 61
REV:			-

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TYPE D - 2B4P 81 Aspect (AS) & TYPE F - 3B4P 86 (OPP) - NDSS Compliant



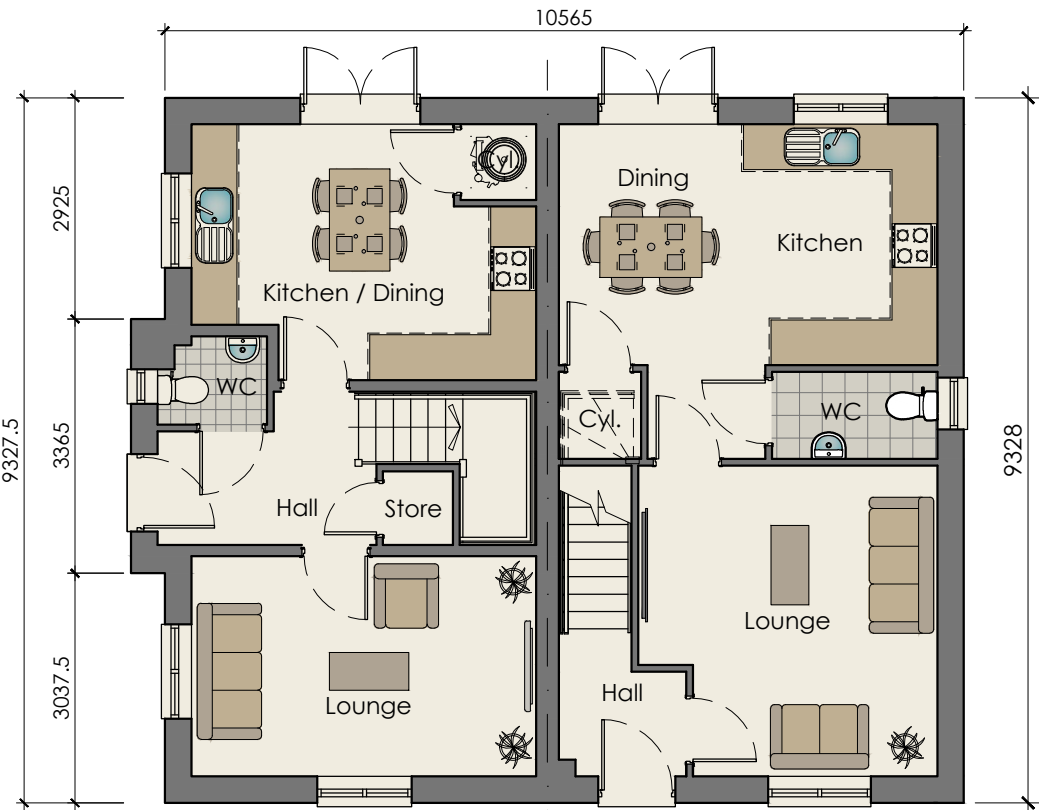
TYPE D
2B4P 81 (AS)
FRONT ELEVATION - Semi-Detached



TYPE F
3B4P 86 (OPP)
REAR ELEVATION

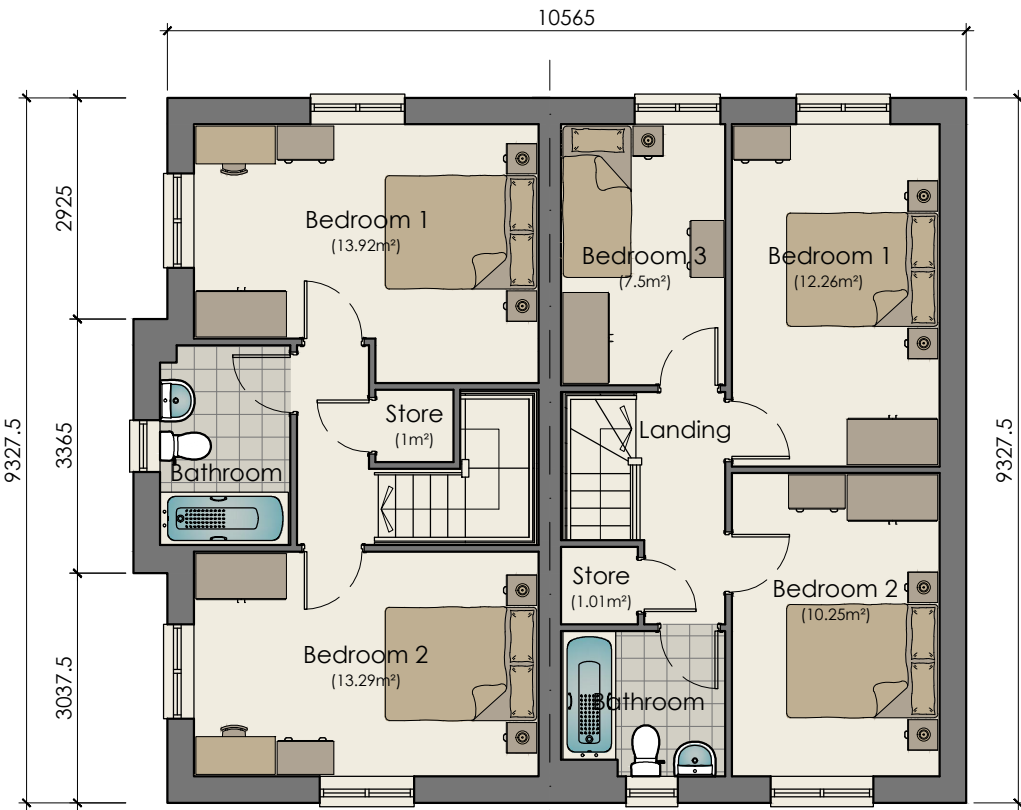


TYPE D
2B4P 81 Aspect (AS)
FRONT ELEVATION



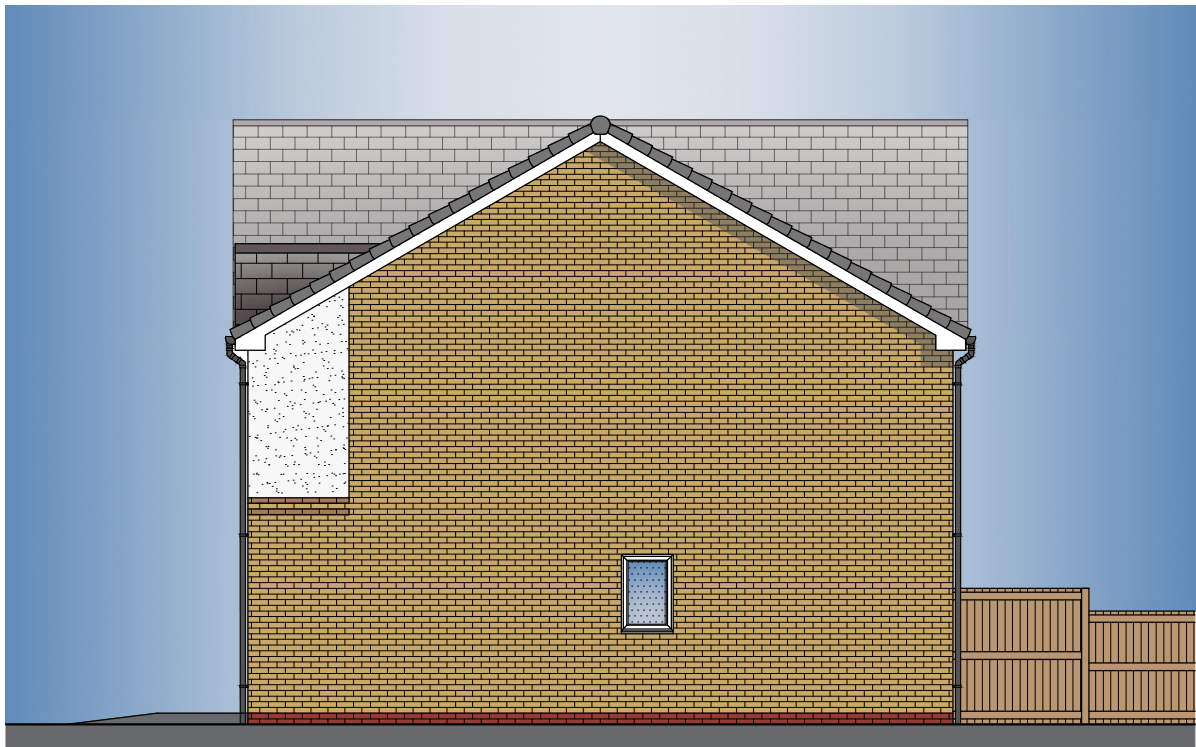
TYPE D
2B4P 81 Aspect (AS)
GROUND FLOOR PLAN - Semi-Detached

NDSS Compliance Schedule				
Type:	2 Bed 4 Person Aspect House Type (2 Storey)			
Gross Internal Area:				
NDSS GIA:	79m ²	Actual GIA:	81m ²	
Room Sizes:				
Name:	NDSS Width:	Actual Width:	NDSS Area:	Actual Area:
Bedroom 1	2.75m x 2.75m	4.50m x 2.78m	11.5m ²	13.92m ²
Bedroom 2	2.55m x 2.55m	4.50m x 2.94m	11.5m ²	13.29m ²
Storage:				
Name:	Area:			
GF Store	1.0m ²			
1F Store 1	1.0m ²			
Total:	2.0m ²			
NDSS:	2.0m ²			



TYPE D
2B4P 81 Aspect (AS)
FIRST FLOOR PLAN - Semi-Detached

NDSS Compliance Schedule				
Type:	3 Bed 4 Person House Type with En-Suite (2 Storey)			
Gross Internal Area:				
NDSS GIA:	84m²		Actual GIA:	86m²
Room Sizes:				
Name:	NDSS Width:	Actual Width:	NDSS Area:	Actual Area:
Bedroom 1	2.75m x 2.75m	2.71m x 4.45m	11.5m²	12.07m²
Bedroom 2	2.15m x 2.15m	2.71m x 2.94m	7.5m²	8.00m²
Bedroom 3	2.15m x 2.15m	2.15m x 3.41m	7.5m²	7.36m²
Storage:				
Name:	Area:			
GF Store	0.0m²			
1F Store 1	1.0m²			
Total:	1.0m²			
NDSS:	2.5m²			



TYPE F
3B4P 86 (OPP)
SIDE ELEVATION

Plot No's 16 & 17
24 & 25 Handed

A	MAR 25	SHW	PLOT No'S UPDATED
REV	DATE	DRAWN	DESCRIPTION
TITLE:			
TYPE D - 2 BED 4 PERSON HOUSE TYPE (81m ²)			
TYPE F - 3 BED 4 PERSON HOUSE TYPE (86m ²)			
SEMI-DETACHED, FLOOR PLANS & ELEVATIONS			
PROJECT:			
CREWE ROAD, WINTERLEY			
DATE:	SCALE:	JOB REF:	DRAWING NUMBER:
MAR.25	1:100 @ A2	-	P12 Crewe Road / Type D & F 2B4P 81 & 3B4P 86
REV:			A

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TYPE L - 1B2P 65 (M4(3)) & 2B3P 72 Maisonette NDSS- 1 Bedroom 2 Person (65m²) & 2 Bedroom 3 Person (72m²) Maisonettes - Block of 08



TYPE L
1B2P 65 & 2B3P 72 Maisonettes (AS)
FRONT ELEVATION

TYPE L
B2P 65 & 2B3P 72 Maisonette (OPP)

TYPE L
1B2P 65 & 2B3P 72 Maisonette (OPP)

TYPE L
1B2P 65 & 2B3P 72 Maisonette (OPP)



TYPE L
1B2P 65 & 2B3P 72 Maisonette (OPP)
REAR ELEVATION

TYPE L
1B2P 65 & 2B3P 72 Maisonette (AS)

TYPE L
1B2P 65 & 2B3P 72 Maisonette (OPP)

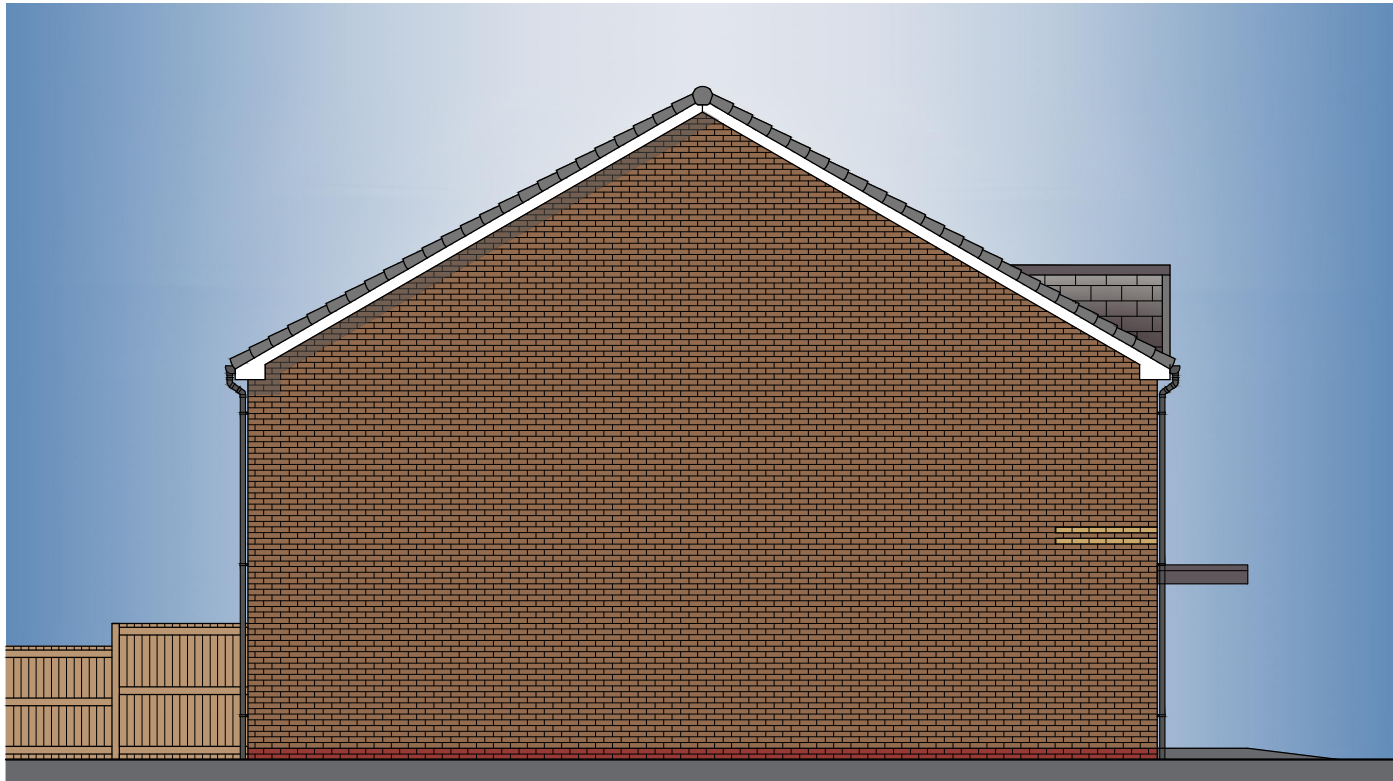
TYPE L
1B2P 65 & 2B3P 72 Maisonette (AS)

NDSS Compliance Schedule				
Type:	1 Bed 2 Person Maisonette (1 Storey)			
Gross Internal Area:				
NDSS GIA:	50m²	Actual GIA:	65m²	
Room Sizes:				
Name:	NDSS Width:	Actual Width:	NDSS Area:	Actual Area:
Bedroom 1	2.75m x 2.75m	3.16m x 4.41m	11.5m²	14.94m²
Storage:				
Name:	Area:			
Store 1	0.75m²			
Store 2	0.75m²			
Total:	1.5m²			
NDSS:	1.5m²			

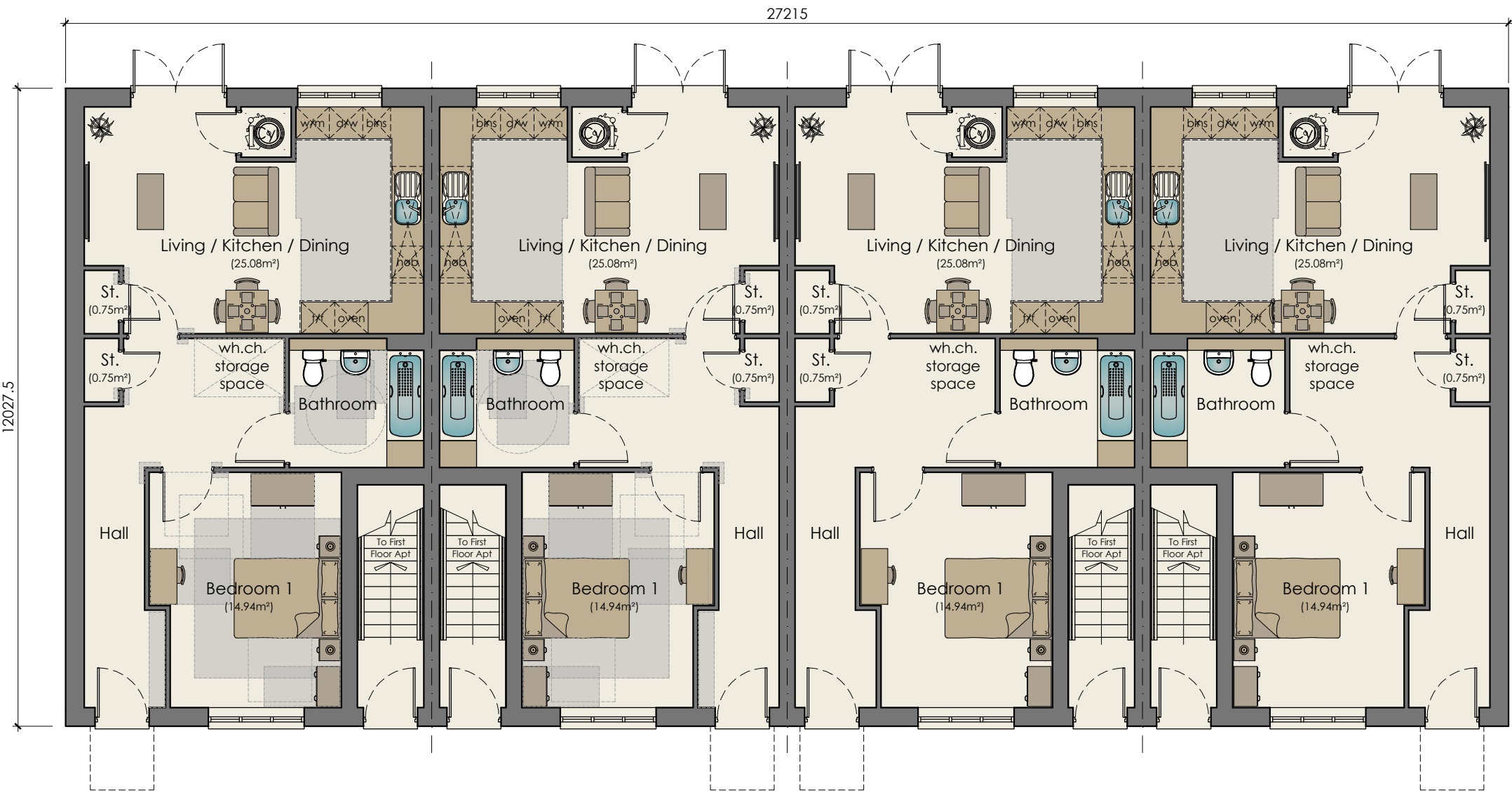
NDSS Compliance Schedule					
Type:	2 Bed 3 Person Maisonette (1 Storey)				
Gross Internal Area:					
NDSS GIA:	61m²	Actual GIA:	72m²		
Room Sizes:					
Name:	NDSS Width:	Actual Width:	NDSS Area:	Actual Area:	
Bedroom 1	2.75m x 2.75m	3.63m x 3.78m	11.5m²	13.77m²	
Bedroom 2	2.15m x 2.15m	2.58m x 2.69m	7.5m²	8.62m²	
Storage:					
Name:	Area:				
Store	2.01m²				
Total:	2.01m²				
NDSS:	2.0m²				



TYPE L
1B2P 65 & 2B3P 72 Maisonette (OPP)
SIDE ELEVATION



TYPE L
1B2P 65 & 2B3P 72 Maisonette (AS)
SIDE ELEVATION

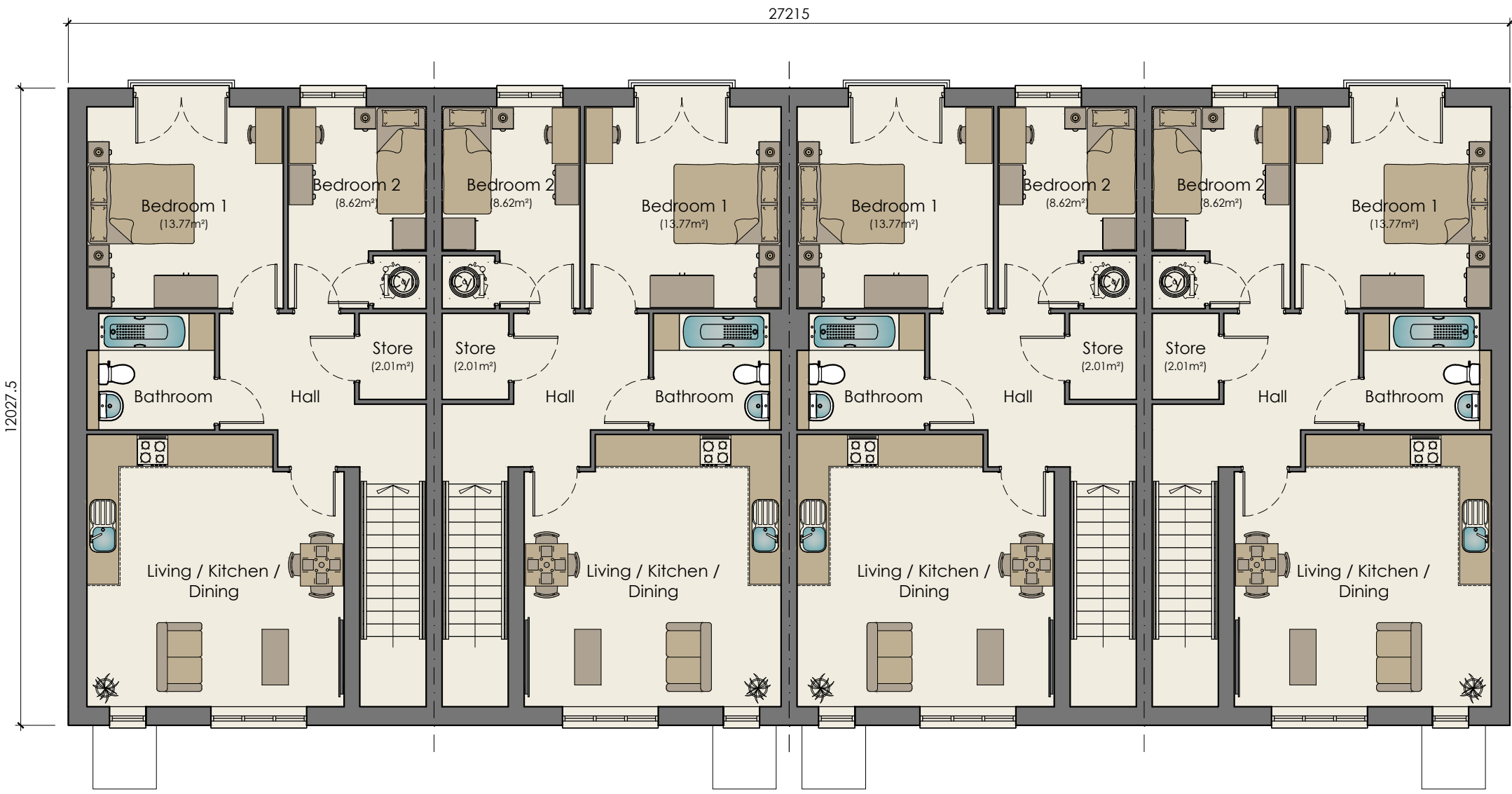


TYPE L
1B2P 65 Maisonette (AS)
GROUND FLOOR PLAN
NDSS & M4(3)

TYPE L
1B2P 65 Maisonette (OPP)
GROUND FLOOR PLAN
NDSS & M4(3)

TYPE L
1B2P 65 Maisonette (AS)
GROUND FLOOR PLAN
NDSS & M4(3)

TYPE L
1B2P 65 Maisonette (OPP)
GROUND FLOOR PLAN
NDSS & M4(3)



TYPE L
2B3P 72 Maisonette (AS)
FIRST FLOOR PLAN
NDSS ONLY

TYPE L
2B3P 72 Maisonette (OPP)
FIRST FLOOR PLAN
NDSS ONLY

TYPE L
2B3P 72 Maisonette (AS)
FIRST FLOOR PLAN
NDSS ONLY

TYPE L
2B3P 72 Maisonette (OPP)
FIRST FLOOR PLAN
NDSS ONLY

Plot No's 31-38

REV	DATE	DRAWN	DESCRIPTION
A	MAR 25	BNW	PLOT NO'S UPDATED
B	MAR 25	BNW	PLOT NO'S UPDATED
TITLE:			
1B2P MAISONETTE GF (65m²) 2B3P MAISONETTE FF (72m²) FLOOR PLANS & ELEVATIONS			
PROJECT:			
CREWE ROAD, WINTERLEY			
DATE:			
MAR 25			
SCALE:			
1:100			
JOB REF:			
P10 Crewe Road / Type L1 & L2			
DRAWING NUMBER:			
1B2P 65 & 2B3P 72 Maisonettes			
REV:			
B			

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