

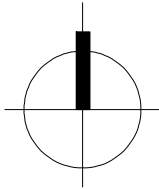
23/3881N

TELFORD COURT
DUNWOODY WAY

CREWE

CW1 3AW





Notes

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Materials Prohibited

- Materials prohibited from use, except where used in accordance with 'Good Practice in the Selection of Construction Materials (March 2011)' or unless required by the Contract:
- a) high alumina cement in the structural elements;
 - b) wood wool slabs in permanent formwork to concrete;
 - c) calcium chloride admixtures for use in reinforced concrete;
 - d) asbestos or asbestos-containing products, as defined in the 'Control of Asbestos at Work Regulations, as amended 2012' or any other statutory modification or re-enactment thereof;
 - e) any naturally occurring or man made mineral fibres (for example, rock-wool or slag wool) with a thickness of 3 microns or less and a length of 200 microns or less, unless they are appropriately sealed to prevent migration of fibres;
 - f) aggregates for use in reinforced concrete which do not comply with:
'BS EN 12620:2002: Properties of aggregates used in concrete.'
'BS EN 13139:2002: Properties of aggregates used in mortar.'
'BS EN 13055 (Parts 1 & 2): properties of lightweight aggregates.'
'Guidance on avoiding alkali-silica reaction and limitations on alkali content in BRE Digest 330 (2004)' & 'Concrete Society Technical Report 30 (1999)';
 - g) lead, lead paint or any other materials containing lead which may be ingested, inhaled or absorbed, except where copper alloy fittings also containing lead are specifically required in drinking water pipework by any relevant statutory requirement or where lead flashings or other lead roof coverings are specifically provided for in the Contract;
 - h) urea formaldehyde foam or materials which may release formaldehyde in quantities which may be hazardous with reference to the limits set by the Health and Safety Executive;
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 - k) any products containing cadmium referred to in Statutory Instrument 'SI 2006/3311 Controls on dangerous substances and preparations Regulations 2006'. Reference should also be made to 'HSE IDGE391 Cadmium and you';
 - l) any new timber treated with pentachlorophenol;
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 - o) materials containing chlorofluorocarbons (CFC's);
 - p) solvent based paints except where water based paints are unsuitable for unavailable;
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Additional Notes

These drawings are based on OS map information.
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Site Area 0.86ha
Existing schedule of accomodation
84no. Bedroom care home
Parking provisions
38 car parking spaces total.
23 visitor car parking spaces including 2no. accessible bays and 1no. electric car charging bay.
15no. staff parking spaces
2no. sheffield bike stands
Bin store provision
8no. Euro bins located in external bin store

D Updated car parking note.	AB 18-08-2023
C Updated to suit topographical survey information	DB 28-07-2023
B Scale Bar Added	DB 24-07-2023
A Further information added	DB 17-07-2023
* First Issue	AeJ 15-02-2023

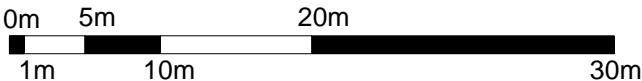


Client		
Inspired Life Care		
Project		
Proposed 24 Bed Specialist Unit, Dunwoody Way, Crewe		
Title		
Existing Site Plan		
Scale	Date	Drawn By
1:500@A2	Feb 2023	AeJ
Drawing No	Revision	
18-246-100	D	
PLANNING ISSUE		

Unit 17 Connect Business Village
24 Derby Road
Liverpool L5 9PR

0151 207 4371
info@condylofthouse.co.uk
www.condylofthouse.co.uk

Existing Site Plan
1:500@A2



Notes

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Site Area 0.86ha

Proposed schedule of accomodation

1no. Existing 84no. Bedroom care home 'Telford Court'.
1no. New 24no. Bedroom care home

Parking provisions

47 car parking spaces total.
37 visitor car parking spaces including 3no. accessible bays and 2no electric car charging bays.
10no. staff parking spaces

4no. sheffield bike stands

Bin store provision

8no. existing Euro bins
4no. new Euro Bins located in 2no. external bin stores

G	Provisional drainage connections indicated for SW and FW.	AeJ 26-09-2023
F	Updated to suit proposed landscaping.	AeJ 20-09-2023
E	Updated car parking note.	AB 18-08-2023
D	Alterations to suit topo survey	DB 28-07-2023
C	Alterations to suit floor plan changes	DB 27-07-2023

condylofthouse
architects

Client

Inspired Life Care

Project

Proposed 24 Bed Specialist Unit, Dunwoody Way, Crewe

Title

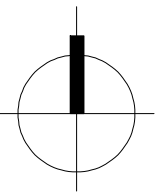
Proposed Site Plan

Scale	Date	Drawn By
1:500@A2	Feb 2023	AeJ

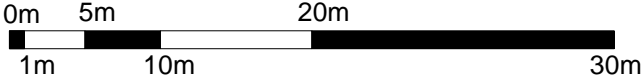
Drawing No	Revision
18-246-101	G

PLANNING ISSUE

Unit 17 Connect Business Village
24 Derby Road
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Proposed Site Plan
1:500@A2





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A Revised to suit planning comments. extent of render altered to corner opposite vehicular entrance.

AeJ 21-03-2024



Client

Inspired Life Care

Project

Proposed 24 Bed Specialist Unit, Dunwoody Way, Crewe

Title

Proposed Streetscene - Dunwoody Way

Scale	Date	Drawn By
1:200@A2	Aug 2023	DB

Drawing No	Revision
18-246-203	A

PLANNING ISSUE

Unit 17 Connect Business Village 24 Derby Road Liverpool L5 9PR	0151 207 4371 info@condyllofthouse.co.uk www.condyllofthouse.co.uk
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Additional Notes

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Approx Gross Internal Floor Areas:

Ground Floor: 693m²
First Floor: 654m²
Rooms in Roof: 244m²

Total Approx GIFA: 1591m²

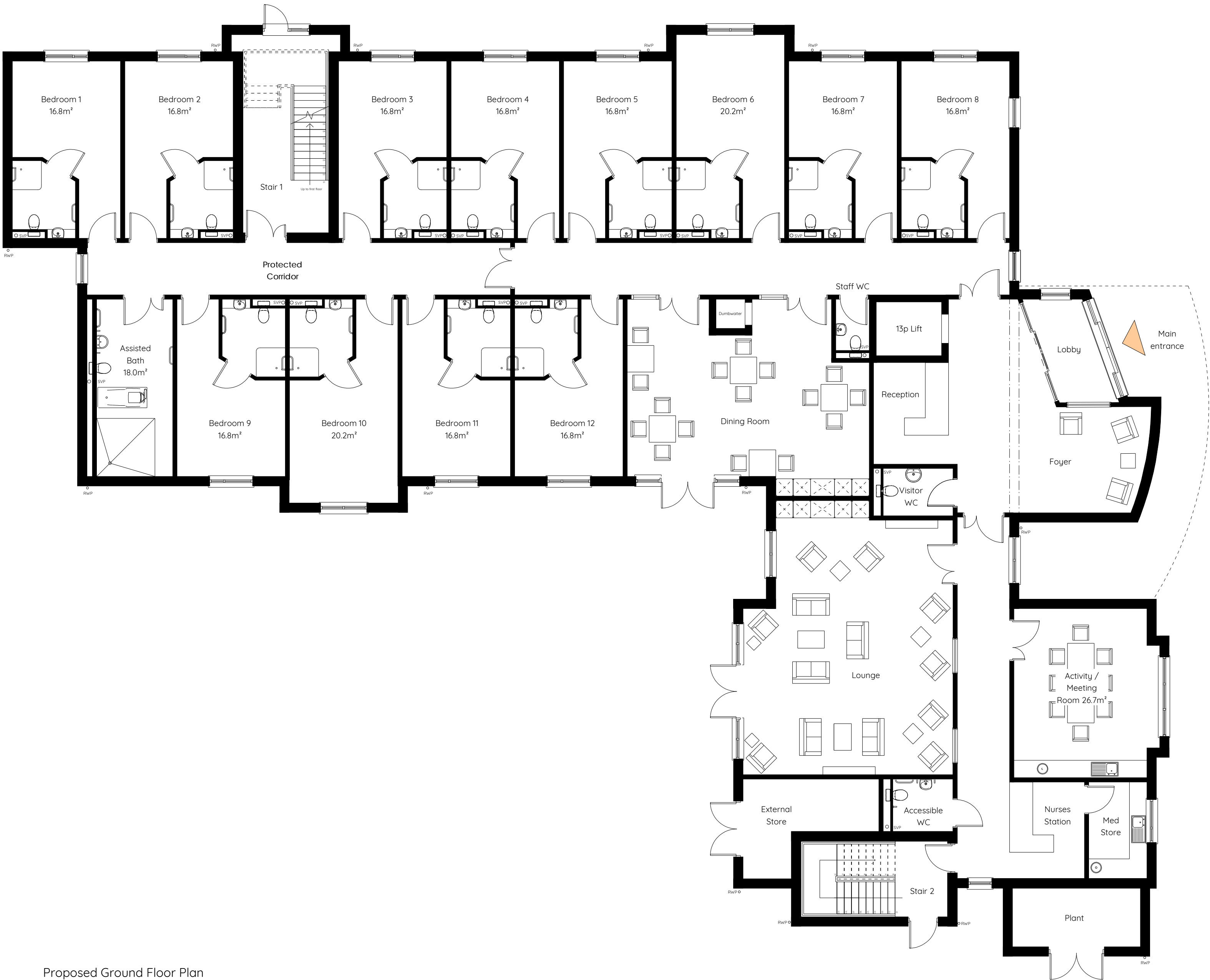
Approx Gross External Floor Areas:

Ground Floor: 745m²
First Floor: 702m²
Rooms in Roof: 264m²

Total Approx GEFA: 1711m²



Proposed First Floor Plan
1:100@A1



Proposed Ground Floor Plan
1:100@A1

D Revised to suit planning comments. Window added to gable of bedrooms 8 and 20.
AeJ 21-03-2024



Client
Inspired Life Care

Project
Proposed 24 Bed Specialist Unit,
Dunwoody Way, Crewe

Title
Proposed Ground and First Floor Plans

Scale
1:100@A1

Date
Feb 2023

Drawn By
AeJ

Drawing No
18-246-200

Revision
D

PLANNING ISSUE

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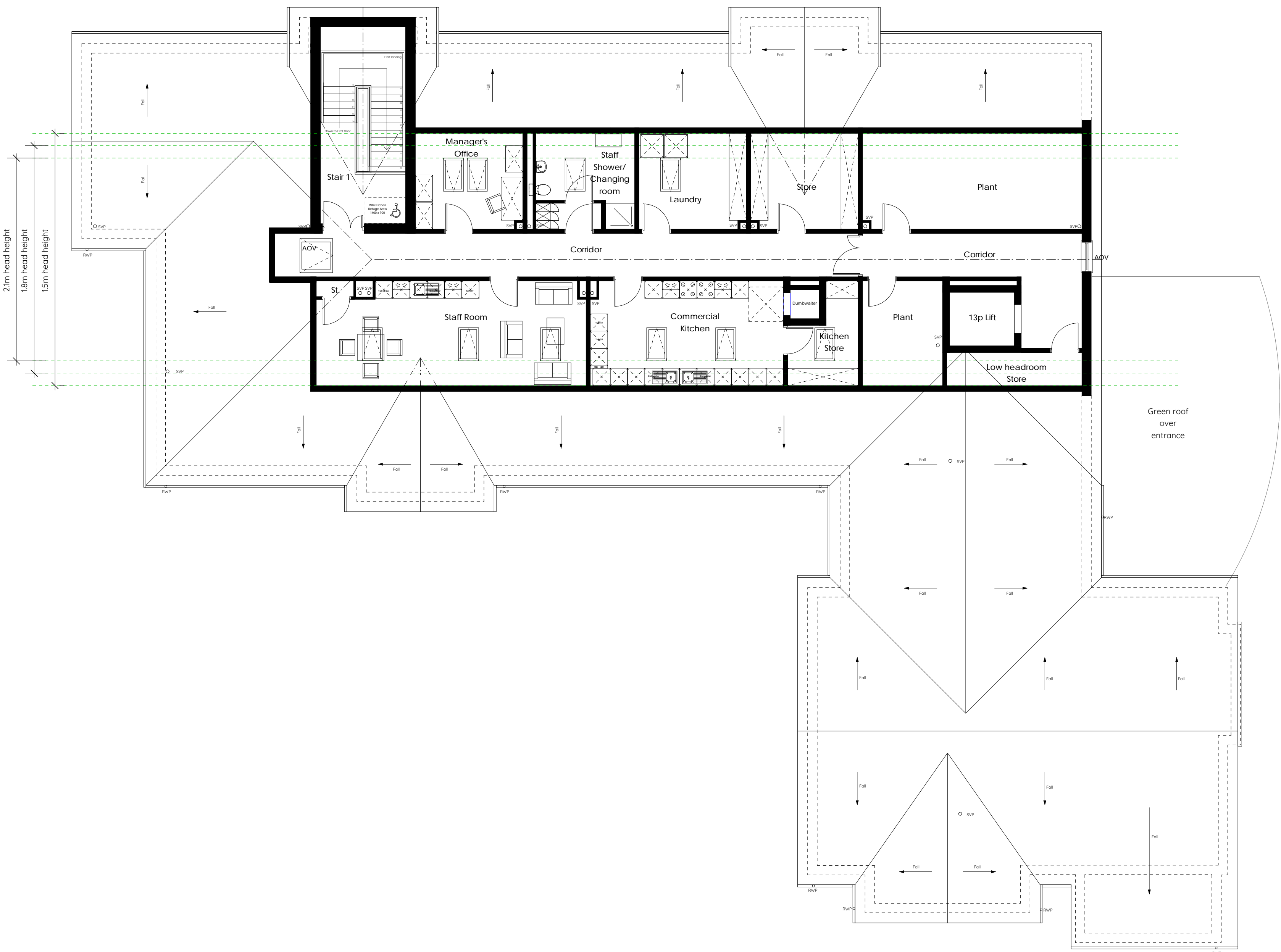
Total Approx GIFA : 1591m²

Approx Gross External Floor Areas:

Ground Floor: 745m²
First Floor: 702m²
Rooms in Roof: 264m²

Total Approx GEFA : 1711m²

Proposed Roof Plan
1:100@A1



Proposed Rooms in Roof Plan
1:100@A1

X First Issue

AeJ 17-10-2023



Client
Inspired Life Care

Project
Proposed 24 Bed Specialist Unit,
Dunwoody Way, Crewe

Title
Proposed Top Floor and Roof Plans

Scale	Date	Drawn By
1:100@A1	Feb 2023	AeJ

Drawing No	Revision
18-246-201	X

PLANNING ISSUE

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Rooms in Roof: 244m²
Total Approx GIFA : 1591m²

Approx Gross External Floor Areas:

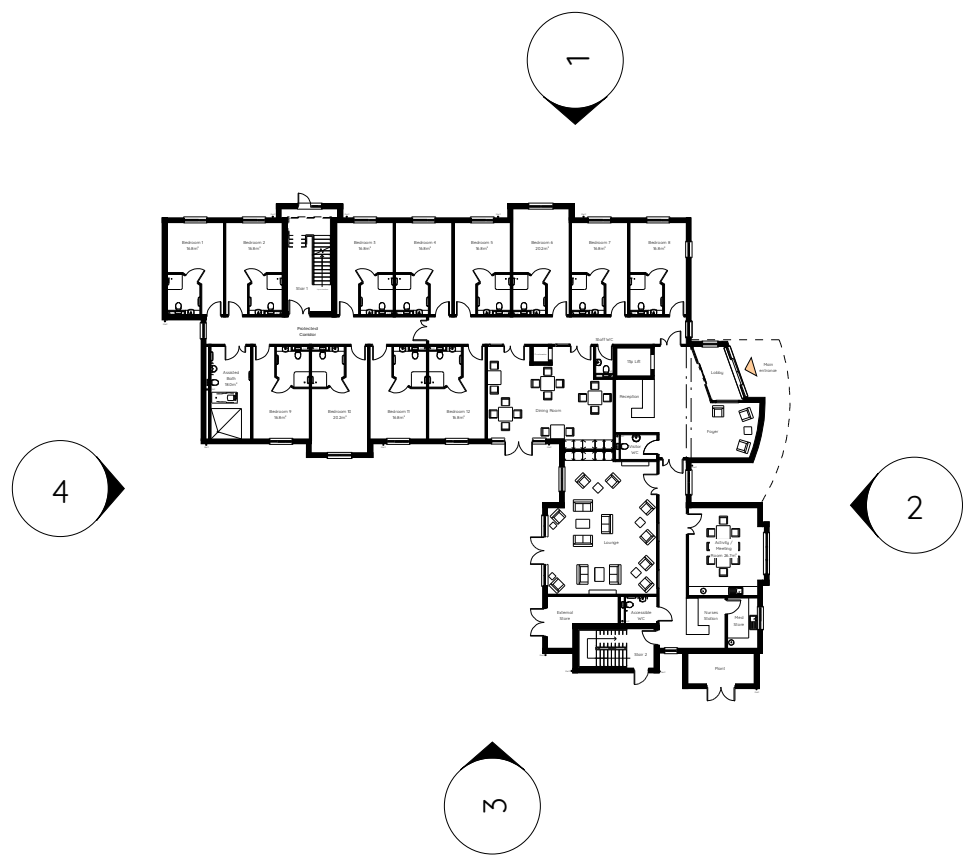
Ground Floor: 745m²
First Floor: 702m²
Rooms in Roof: 264m²
Total Approx GEFA : 1711m²



1. Proposed Front Elevation - Facing Dunwoody Way
1:100@A1



2. Proposed Side Elevation - Facing Main entrance
1:100@A1



Facing Materials

1. Facing Red Brick - Ibstock Alderley Burgundy Wirecut facing Brick
2. K-Rend Silicone FT Grade (Hand applied)
3. Santofit Rivius Concrete Roof Tile, Antique Slate effect
4. Caststone Cills and banding courses - Colour - Portland
5. UPVC rainwater goods - Dark Grey
6. UPVC windows - Light Grey, RAL 7038
7. UPVC Rooflights



3. Proposed Rear Elevation - Facing Car Park
1:100@A1



4. Proposed Side Elevation - Facing Courtyard
1:100@A1

B Revised to suit planning comments. 2no. windows added and extent of render altered to corner opposite vehicular entrance, elevations 1&2. AeJ 21-03-2024



Client
Inspired Life Care

Project
Proposed 24 Bed Specialist Unit,
Dunwoody Way, Crewe

Title
Proposed Elevations

Scale Date Drawn By
1:100@A1 July 2023 DB

Drawing No Revision
18-246-202 B

PLANNING ISSUE

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