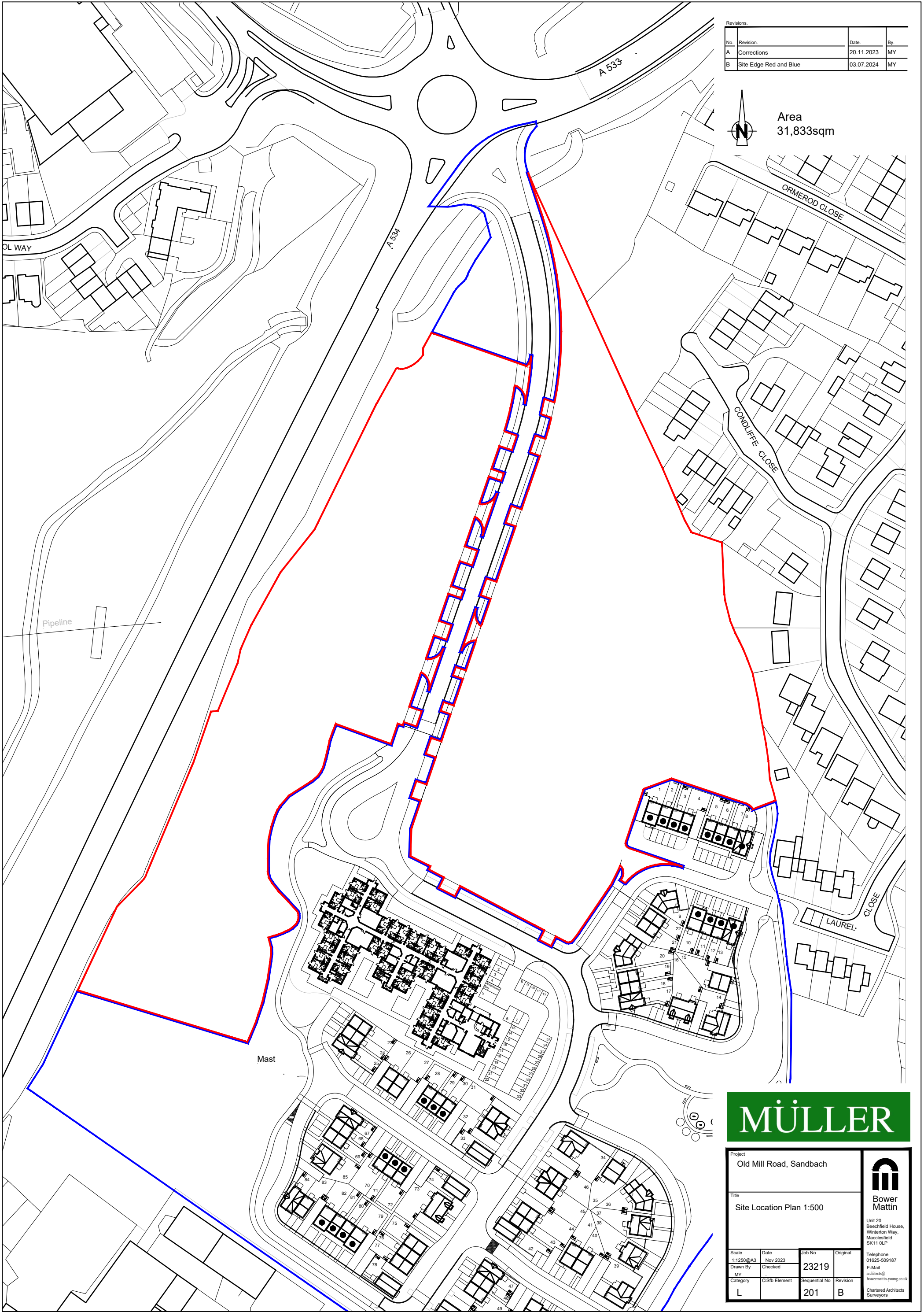


23/4600C

LAND SOUTH OF OLD MILL
ROAD SANDBACH CHESHIRE



Revisions.			
No.	Revision.	Date.	By.
A	Corrections	20.11.2023	MY
B	Site Edge Red and Blue	03.07.2024	MY



Area
31,833sqm



Project Old Mill Road, Sandbach			
Title Site Location Plan 1:500			
Scale 1:1250@A3	Date Nov 2023	Job No 23219	Original
Drawn By MY	Checked	Sequential No 201	Revision B
Category L	CISb Element		



Bower Mattin
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Chartered Architects
Surveyors



Spine Character Area

- Formal character layout to main entrance spine road and tree lined avenue.
- Street scene punctuated at road junctions and at 'book ends' with house types articulated with contemporary fenestration and the use of render
- 2 Storey Height.
- A mix of strong gable forms to key locations with horizontal eaves and smaller gablets employed on intervening properties
- Use of brick detail with banding and dentils to some gables.
- Predominantly red multi brick punctuated with some render for 'accent' plots
- 35-40 degree pitch roofs.

Farm Hub Character Area

- Lower pitched roofs generally at 30° with minimal overhangs at eaves
- Metal cladding introduced to some house to reflect agrarian character of fields farm location.
- Use of stone surrounds to some openings to reflect a 'barn' character
- 2 storey dwellings.

Fringe Character Areas

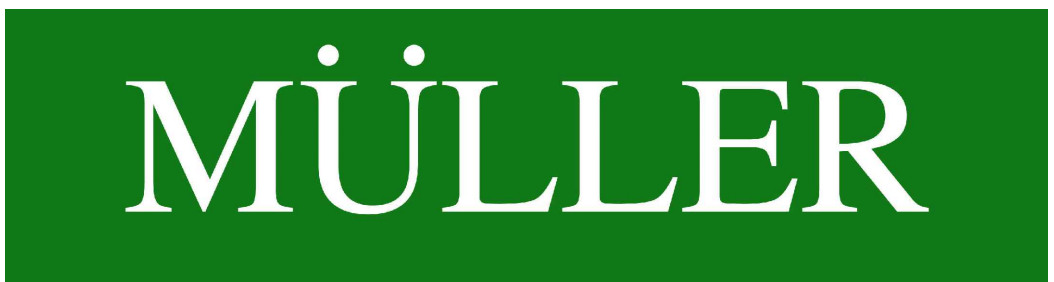
- 2 Storey dwellings.
- Arranged around shared private drives.
- Red multi-bricks.
- Street scene articulated by white rendered corner units.
- A looser more organic and less formal character to the layout providing greater openness towards external boundaries
- Introduction of more incidental public planted areas

Western Fringe Character Area
(sloping down with properties outward looking to POS and A534)

- Linear type development base on lanes and shared drives overlooking the POS with outlook onto A534 tree lined embankment and informal footpath route

Eastern Fringe Character Area
(flatter topography)

- A looser and less formal arrangement of properties
- Greater openness and connectivity to external boundaries (eastern boundary to FP18)
- Layout is generally arranged around clusters of shared drives with parking broken up with landscape breaks, tree and shrub planting
- A more traditional character to properties with the house types employed. (eg B2 and J3+ house types are traditional variant of the B and J Type Houses used elsewhere)



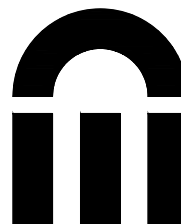
Project

Old Mill Road, Sandbach

Title

Character Areas

Scale	Date	Job No	Original
NTS@A1	Nov 2022	23219	
Drawn By	Checked		
MY			
Category	CiSfb Element	Sequential No	Revision
L	.	213	C



Bower Mattin

Unit 23/ 24
Beechfield House
Winterton Way
Macclesfield
Cheshire
SK11 0LP

Chartered Architects
Surveyors

Revisions			
No.	Revision	Date	By
E	Site Edge Red and Blue	03.07.2024	MY

Site Area:
31,833sqm
3.18Ha
7.87 Acres

Area Schedule

Type	Beds/ Persons	Quantity	Unit Area m ² (sq ft)	Total Area m ² (sq ft)
A1	2B, 3P	2	73.2m ² (786sq ft)	146.4m ² (1,578sq ft)
A2	2B, 3P	8	74.5m ² (802sq ft)	596m ² (6,413sq ft)
B/B2	3B, 4P	18	87.4m ² (941sq ft)	1573.2m ² (16,934sq ft)
C	3B, 5P	1	95.6m ² (1,029sq ft)	95.6m ² (1,029sq ft)
F+	4B, 6P	7	119.2m ² (1,283sq ft)	834.4m ² (8,981sq ft)
J3/J3+	3B, 6P	5	115.2m ² (1,240sq ft)	460.8m ² (4,960sq ft)
J4	4B, 6P	2	123.1m ² (1,325sq ft)	246.2m ² (2,650sq ft)
K	3B, 5P	4	104.8m ² (1,128sq ft)	419.2m ² (4,512sq ft)
P	2B, 3P	8	70m ² (753sq ft)	560m ² (6,028sq ft)
S1	1B, 2P	3	55.1m ² (593sq ft)	165.3m ² (1,779sq ft)
S2	1B, 2P	3	61.5m ² (662sq ft)	184.5m ² (1,986sq ft)
U	3B, 5P	4	110.6m ² (1,190sq ft)	442.4m ² (4,762sq ft)
V	3B, 4P	3	106m ² (1,141sq ft)	318m ² (3,421sq ft)
W	5B, 8P	2	164.7m ² (1,773sq ft)	329.2m ² (3,546sq ft)
X	4B, 7P	2	125.8m ² (1,354sq ft)	251.6m ² (2,708sq ft)
Z	2B, 4P	4	81.2m ² (874sq ft)	324.8m ² (3,469sq ft)
AA	3B5P	2	93.2m ² (1,003sq ft)	186.4m ² (2,006sq ft)
BB	1B2P	1	56.1m ² (604sq ft)	56.1m ² (604sq ft)
CC1/CC2	2B4P	4	72.7m ² (783sq ft)	290.8m ² (3,130sq ft)
DD	1B2P	1	56.1m ² (604sq ft)	56.1m ² (604sq ft)
TOTALS		84		7708.1m ² (82,970sq ft)

Housing Key

BEDS	NUMBER	HOUSE TYPES
1 BED	8	T, S,BB,DD
2 BED	26	P, A1, A2, Z, CC
3 BED	37	B, C, K, J3, J3+, U, V, AA
4 BED	11	F+, J4, X
5 BED	2	W
TOTAL	84 UNITS	

- *

Affordable Dwellings
- ↔

Pedestrian/ Cycle Links
- Passive surveillance
- B C P

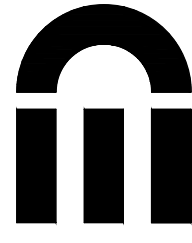
Bin Collection Point.

HARD LANDSCAPE FINISHES KEY

Sandbach - Silk Cotton and Market Town

- Spine Road
As approved
- Street
Bitmac with gutter detail in
Tegula setts (Harvest)
- Street Footpath
Charcon Stone Master flags (buff shade mix)
- Lane
Marshalls Tegula sett (traditional)
- Lane Shared Surface Footpath
Marshalls Tegula cobbles (traditional)
- Shared Drive
Tegular setts with edging detail
in Tegula cobbles (harvest)
- Private Footpaths and Patios
Mistral Priora permeable paving (traditional)
with edging detail in Tegula cobbles (Harvest)
- Parking Bays
Block Pavioirs Laid in Herring Bone Pattern

MÜLLER

Project Old Mill Road, Sandbach				 Bower Mattin Unit 23/ 24 Beechfield House Winterton Way Macclesfield Cheshire SK11 0LP Chartered Architects Surveyors
Title Proposed Colour Site Layout				
Scale 1:500@A0	Date Nov 2023	Job No 23219	Original	
Drawn By MY	Checked			
Category L	CiSb Element .	Sequential No 210	Revision E	



SPECIFICATION NOTES

1. General
This plan to be read in conjunction with the following documents:
- PGLA Planting Plan Drawings PP01 SERIES
 - Arboricultural Report
 - Ecology Report

2. General Landscaping
Existing levels to be preserved around retained existing trees and vegetation. Existing trees and vegetation to be retained are to be protected in accordance with BS5837:2012 during construction. Proposed planting under existing trees subject to sufficient space in root areas.

3. Preparation of Planting Beds
- Rubbish, concrete, metal, glass, decayed vegetation are to be removed and disposed of off site.
 - Stones with the largest dimension exceeding 40mm are to be removed from planting beds and disposed of off site.
 - Substances injurious to plant growth including subsoil, rubble, fuel and lubricants should be removed and disposed of off site.
 - Remove any existing weed growth.
 - Areas of large root are to be grubbed up without undue disturbance of surrounding soil and adjacent areas.
 - All site preparation, planting and maintenance to comply with BS 4429

4. Topsoil
Imported topsoil to be a good quality loam to BS 3882:2015. All topsoil areas shall be thoroughly cultivated by hand or suitable machinery to the full depth of the topsoil layer, incorporating ameliorant's as specified and/or as indicated by analysis and/or as directed by the Landscape Architect. Hand cultivation's shall be carried out to achieve the required finish

on areas where machine cultivation is impossible i.e. adjacent to kerbs, manholes and footpath junctions etc. Surplus plant matter, rubbish and surface stones having any dimension greater than 25 mm shall be collected and removed from the site. Existing topsoil to be stripped and re-used if suitable as per specification. All work to be carried out in line with BS 3882:2015 and DEFRA Construction Code of Practice for the Sustainable Use of Soils on Construction Sites (2009).

5. Plants
General plant stock to conform to BS 3936, advanced nursery stock and planting to BS 4428. Plants shall be first class examples of their species or variety, free from all pests and diseases, with good fibrous root systems and materially undamaged (refer to relevant sections of BS3936 rts 1-4 'Specification of Nursery Stock'). All planting operations to be in general compliance with BS4428: 1989 'Code of Practice for general landscape operations' (excluding hard surfaces).

- Carry out all planting while soil and weather conditions are suitable:
Do not plant during periods of frost or strong winds. Plant only during the following periods:
- Container grown and root ball plants: At any time if ground and weather conditions are favourable. Ensure that adequate watering and weed control is provided
 - Bare Root stock to be planted November to March.

All plants to be planted in cultivated planting beds at densities shown in plant schedule, in pits of min. size 0.3m x 0.3m x 0.3m deep so as to accommodate full root spread, backfilled with 80% clean topsoil and 20% compost and 20g granular fertilizer. All shrub beds to be in min. 450mm good quality, well prepared topsoil.

See Plant Schedule for species palette. Bed composition, arrangement and setting-out to be approved by Landscape Architect before work commences.

Native Hedgerow - Stock to be planted in double rows, 4 - 6 per linear metre. Trees to be protected with a 600mm spiral rabbit guard and staked. To be kept free of weeds during establishment using secured mulch matting. Bare root plants to be notch planted to depth of root collar in accordance with BS4428.

6. Trees
Trees shown on plan to be planted with species as labelled or similar approved. Do not substitute species, variety and form or reduce the specified number/density of plants without prior agreement. Note sizes shown are minimum. All trees to be planted in pits 1m x 2m x 1m deep, backfilled with 80% clean topsoil with 15% peat free tree and shrub planting compost and 5% Tree Growth Enhancer 'GroChar', including 100g granular fertilizer. Base of pit to be filled with a Terram Geotextile layer on 150mm drainage layer consisting of 20mm nominal size free draining pea gravel. Water-in heavily after planting. All trees to be staked with timber cross bar and soft ties. Any necessary tree works are to be carried out by an approved tree surgeon to BS 3998. All trees to be protected with 600mm spiral rabbit guard.

Trees planted in grass lawn to be set in bare earth squares 1m diameter around tree trunk with bark mulch to 75mm depth after planting.

8. Mulch
General purpose mulch prepared in accordance with PAS 100. All planting areas and tree pits to be mulched with 75mm (settled depth) bark mulch. Sample of mulch to be approved by Landscape Architect.

9. Grass
Turfing shall be carried out during appropriate seasons and while soil and weather conditions are suitable for the relevant operations. Hand tools shall be used around trees, plants and in confined spaces where it is impractical to use machinery. The soil shall be weed free prior to

PLANTING SCHEDULE

Trees

Qty	Code	Botanical Name	Girth	Height cm	Root Condition
17	Ac	Acer campestre	20-25	500/550	RB 3x; Semi Mature; clear stem min 200cm
3	Ace	Acer campestre 'Streetwise'	18-20	400/450	RB 3x; Extra HS; clear stem min 200cm
3	Ap	Acer platanoides 'Pacific Sunset'	18-20	425/600	RB 3x; Extra HS; clear stem min 200cm
8	Al	Alnus glutinosa	18-20	450/500	RB 3x; Extra HS; clear stem min 200cm
48	Bp	Betula pendula	20-25	500/550	RB 3x; Semi Mature; clear stem min 200cm
3	Bu	Betula utilis 'Jacquemontii'	18-20	450/500	RB 3x; Extra HS; clear stem min 200cm
9	Cf	Carpinus betulus 'Frans Fontaine'	18-20	450/500	RB 3x; Extra HS; clear stem min 200cm
14	Fs	Fagus sylvatica	18-20	450/500	RB 3x; Extra HS; clear stem min 200cm
7	Lw	Liquidambar 'Worplesdon'	20-25	500/550	RB 3x; Semi Mature; clear stem min 200cm
5	Pn	Pinus nigra	-	400/450	RB 5x; Leader with laterals; feathered to base
11	Pa	Prunus avium	18-20	450/500	RB 3x; Extra HS; clear stem min 200cm
9	Pc	Pyrus calleryana 'Chanticleer'	20-25	500/550	RB 3x; Semi Mature; clear stem min 200cm
4	Pp	Prunus padus	20-25	500/550	RB 3x; Semi Mature; clear stem min 200cm
13	Qr	Quercus robur	25-30	550/600	RB 4x; Semi Mature; clear stem min 200cm
13	Sa	Sorbus aucuparia	18-20	450/500	RB 3x; Extra HS; clear stem min 200cm
8	Tc	Tilia cordata	18-20	450/500	RB 3x; Extra HS; clear stem min 200cm
175					

Shrub

Shrub bed composition to be laid out and agreed with Landscape Architect prior to planting

Qty	Abbrev.	Botanical Name	Rate / m2	Height	Container Size	Specification
440 sqm	ABE GRA	Abelia grandifolia	5	30-40	3L	Bushy; 3 brks
	CAM JAP	Camellia japonica 'Alba Plena'	As Shown	60-80	10L	Leader with laterals; 4 breaks
	CEA PUG	Ceanothus 'Puget Blue'	5	40-60	3L	Leader with laterals; 3 breaks
	CHO SUN	Choisya ternata 'Sundance'	5	30-40	3L	Bushy; 4 brks
	CHO AZT	Choisya 'Aztec Pearl'	5	30-40	3L	Bushy; 6 brks
	EUO GAI	Euonymus fortunei 'Emerald Gaiety'	5	20-30	3L	Bushy; 7 brks
	HEB SUT	Hebe pinguifolia 'Sutherlandii'	5	20-30D	3L	Bushy; 5 brks
	HEB GRE	Hebe 'Great Orme'	5	20-30D	3L	Bushy; 5 brks
	HEB RAK	Hebe Rakaensis	5	20-0	3L	Bushy; 7 brks
	HYD ANA	Hydrangea 'Annabelle'	As Shown	60-80	10L	5 breaks
	PHO ROB	Photinia x fraseri 'Red Robin'	5	30-40	3L	Bushy; 5 brks
	PHO BRO	Phormium 'Bronze Baby'	As Shown	60-80	10L	Triple crown
	PHO SUN	Phormium 'Sundowner'	As Shown	60-80	10L	Triple crown
	SAR HUM	Sarcococca humilis	5	20-30D	3L	Bushy; 6 brks
	SKI JAP	Skimmia japonica 'Fragrans'	5	30-40	3L	Bushy; 3 brks
	VIB DAV	Viburnum davidii	5	30-40L	3L	Bushy; 4 brks
	VIN MIN	Vinca minor 'Gertrude Jekyll'	7	20-30D	3L	Several shoots; 3 brks

HEDGES

Length (Lin M)	No. Of Plants	Code/Species	Size in cm	Root / Pot size	Density / Spacing	Specification
183	915	H1 / Prunus lusitanica	60/90	5L Pot	5no. Linear m	
136	680	H2 / Fagus sylvatica	60/90	5L Pot	5no. Linear m	
164	820	H3 / Viburnum tinus 'Eve Price'	40-60cm	5L	5no. Linear m	

Wildflower Planting

Code	Area (m2)	Seed Mix Specification	Sowing Rate (g/m ²)
WFM	2225	Emorsgate EM3 Special General Purpose Meadow Mixture	Suppliers recommendations.

Native Whip Planting (random mix 1 per m²)

Total Area On Site (1013m ²)						
%Mix	Qty.	Botanical Name	Size in cm	Root Cond.	Density / Spacing	Notes
5	64	Betula pendula	60-90	B	1/m ²	Transplant (seed-raised), 1+1
30	300	Crataegus monogyna	60-90	B	1/m ²	Transplant (seed-raised), 1+1
15	150	Corylus avellana	60-90	B	1/m ²	Branched 3, breaks 1+2
10	100	Carpinus betulus	60-90	B	1/m ²	Transplant (seed-raised), 1+1
5	50	Lonicera periclymenum	60-90	2L	1/m ²	Leader with lateral
5	50	Rosa canina	60-90	B	1/m ²	Transplant (seed-raised), 1+1
10	100	Sorbus aucuparia	60-90	B	1/m ²	Transplant (seed-raised), 1+1
5	100	Sambucus nigra	60-90	B	1/m ²	Transplant (seed-raised), 1+1
15	150	Viburnum opulus	60-90	B	1/m ²	Branched 3, breaks 1+2

Mixed Native Hedge _ MNH

Total Length On Site 451m						
No. of Plants	% Mix	Species	Size in cm	Root Cond.	Density / Spacing	
2255	MNH	Mixed Native Hedge				
113	5	Acer campestre	60-90	B	Planted as a double staggered row 30cm, 5 plants per linear metre.	
1466	65	Crataegus monogyna	60-90	B		
113	5	Ilex aquifolium	60-90	2L		
113	5	Prunus spinosa	60-90	B		
113	5	Corylus avellana	60-90	B		
113	5	Viburnum opulus	60-90	B		
113	5	Rosa canina	60-90	B		
113	5	Cornus Sanguinea	60-90	B		

turfing. Turf shall be laid on prepared, levelled soil (minimum 150mm depth) in the areas indicated on the drawings and laid in accordance with BS 3969:1998+A1:2013.

10. Replacement of trees and Boundary vegetation

The contractor shall replace all plants/trees that have failed to thrive (show growth or display foliage) during the growing season after planting (including plants damaged during maintenance operations). Replacements to match original specification or similar size/species approved by the Landscape Architect. In particular, if any of the boundary vegetation, including those marked for retention, are to be replaced with similar size and species if they die within 5 years.

MÜLLER

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Client
MULLER PROPERTY GROUP

Project
OLD MILL ROAD, SANDBACH

Description
INDICATIVE PLANTING PLAN
AND SPECIFICATION NOTES

Status
FOR PLANNING

Scale	Drawn	Checked	Date
1:200@A1	KLJ	PGG	NOV 2023
Job number	Drawing number	Revision	
MUL2302	PP01.00	P3	



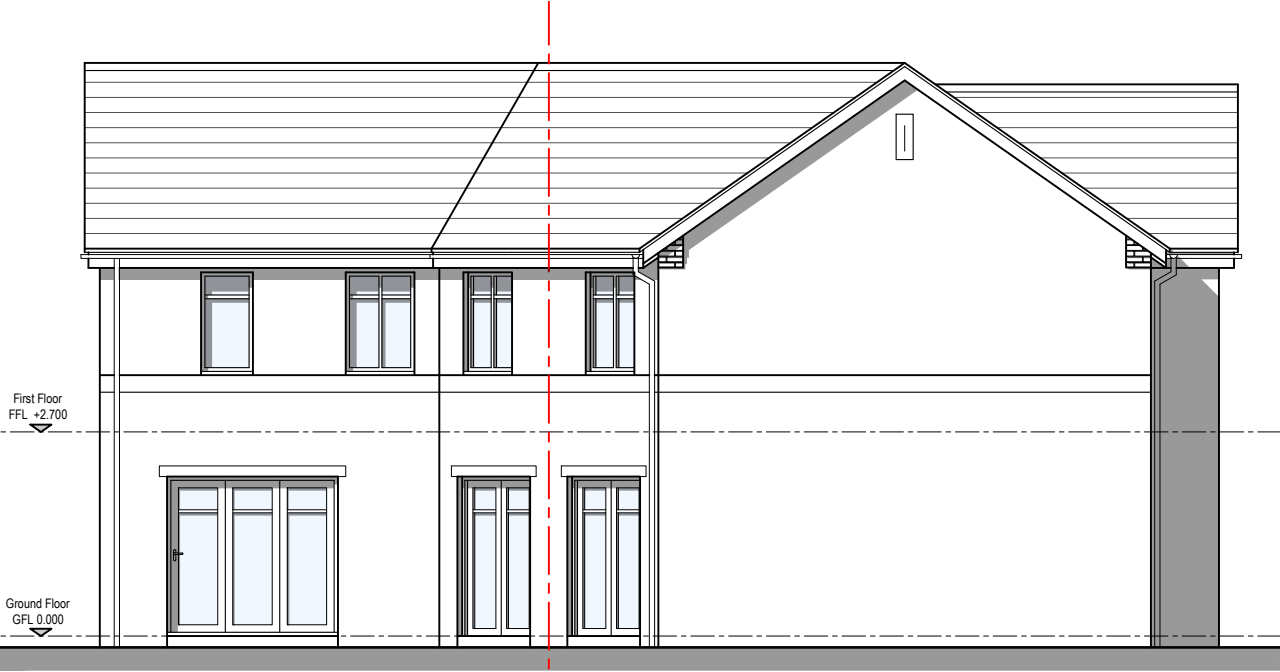
Front Elevation 01



Front Elevation 02



Rear Elevation



Side Elevation

Revisions			
No.	Revision	Date	By
A	Colour image added	09.11.2023	MY

SCHEDULE

TYPE K
2 Storey 3B5P House
Gross Internal Floor Area (GIFA)
104.8sqm (1,128sq ft)

Storage 2.7m²
Accessibility Level:
M4(2) Category 2

Project			
Old Mill Road, Sandbach Northern Parcel			
Title			
House Type K Elevations			
Scale	Date	Job No	Original
1:100@A3	Nov 2023	23219	
Drawn By MY	Checked		
Category	CiSib Element	Sequential No	Revision
L	.	414	A



**Bower
Mattin**

Unit 23/ 24
Beechfield House
Winterton Way
Macclesfield
Cheshire
SK11 0LP

Chartered Architects
Surveyors



Revisions			
No.	Revision	Date	By
A	Colour image added	09.11.2023	MY



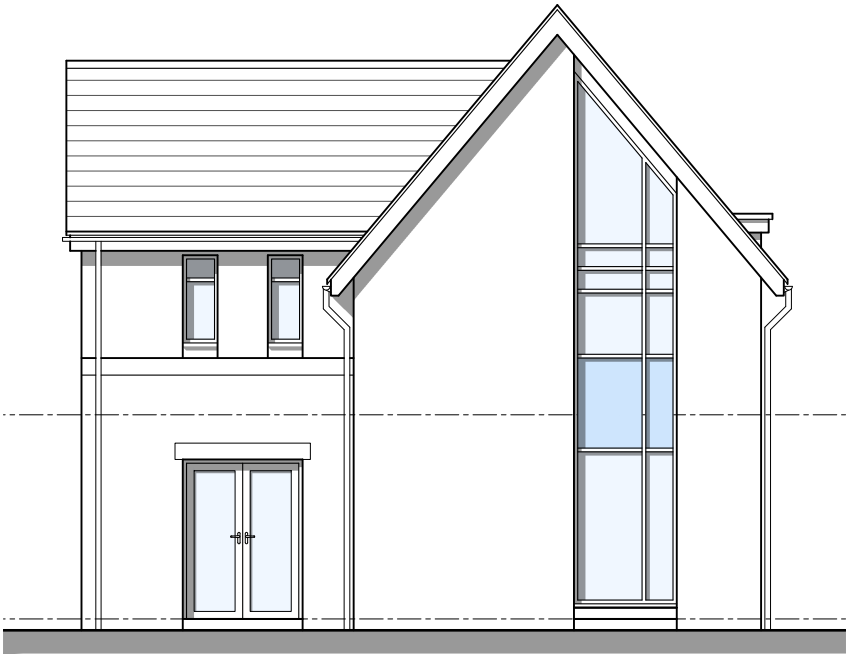
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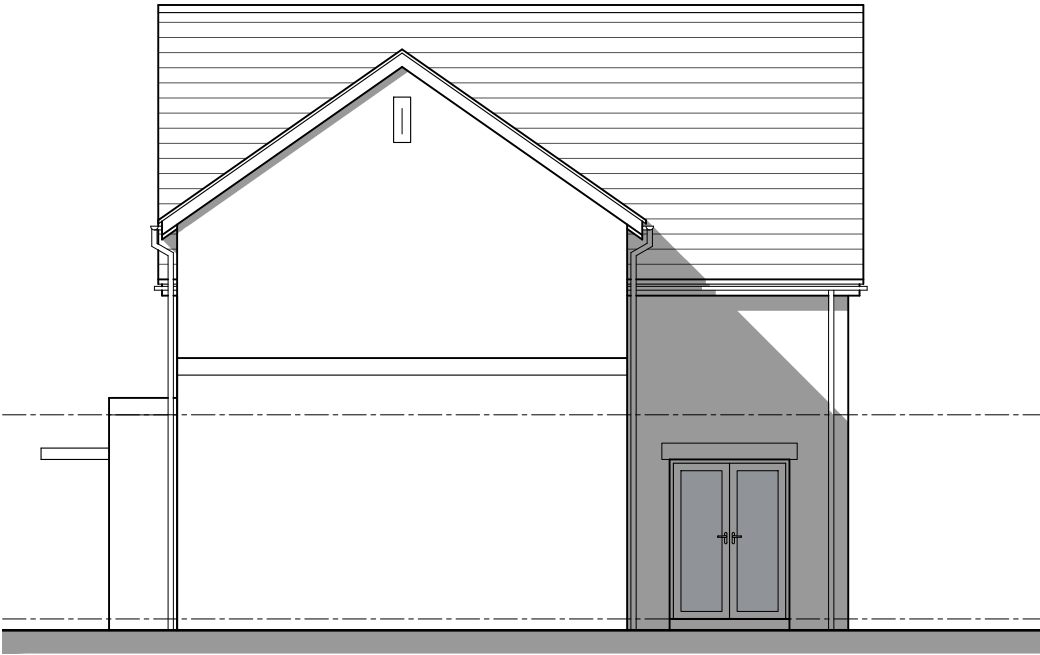
Front Elevation



Side Elevation



Rear Elevation



Side Elevation

SCHEDULE UPDATED

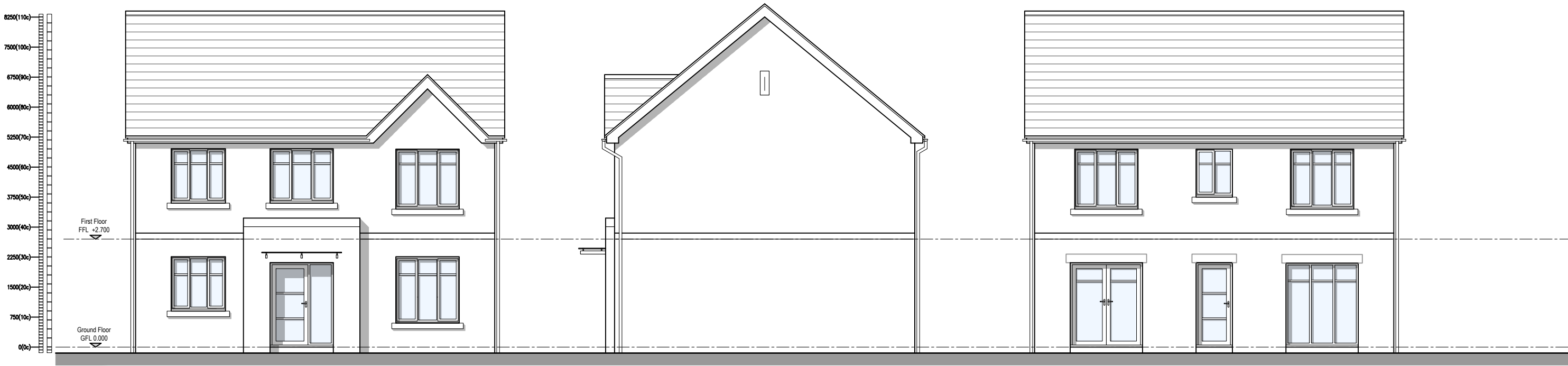
TYPE J3+
2 Storey 3B6P
Gross Internal Floor Area (GIFA)
115.2sqm (1,240sq ft)

Storage 3.4m²
Access Level: M4(2) Category 2



Project				 Bower Mattin Unit 23/ 24 Beechfield House Winterton Way Macclesfield Cheshire SK11 0LP Chartered Architects Surveyors
Old Mill Road, Sandbach Northern Parcel				
Title				
House Type J3+ Elevations				
Scale 1:100@A3	Date Nov 2023	Job No 23219	Original	
Drawn By MY	Checked			
Category L	CiSfb Element .	Sequential No 410	Revision A	

Revisions.			
No.	Revision.	Date.	By.
A	Colour image added	09.11.2023	MY



Front Elevation

Side Elevation

Rear Elevation

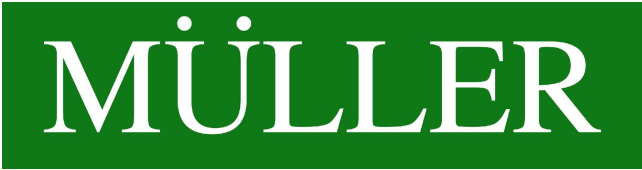
SCHEDULE

TYPE U
2 Storey 3B5P
Gross Internal Floor Area (GIFA)
110.6sqm (1,190sq ft)

Storage 3m²
M4(1) Category 1



Front Elevation



Project Old Mill Road, Sandbach Northern Parcel				 Bower Mattin Unit 23/ 24 Beechfield House Winterton Way Macclesfield Cheshire SK11 0LP Chartered Architects Surveyors
Title House Type U Elevations				
Scale 1:100@A3	Date Nov 2023	Job No 23219	Original	
Drawn By MY	Checked	Sequential No 420	Revision A	
Category L	CiSfb Element .			



Revisions			
No.	Revision	Date	By
A	Colour image added	09.11.2023	MY

Front Elevation

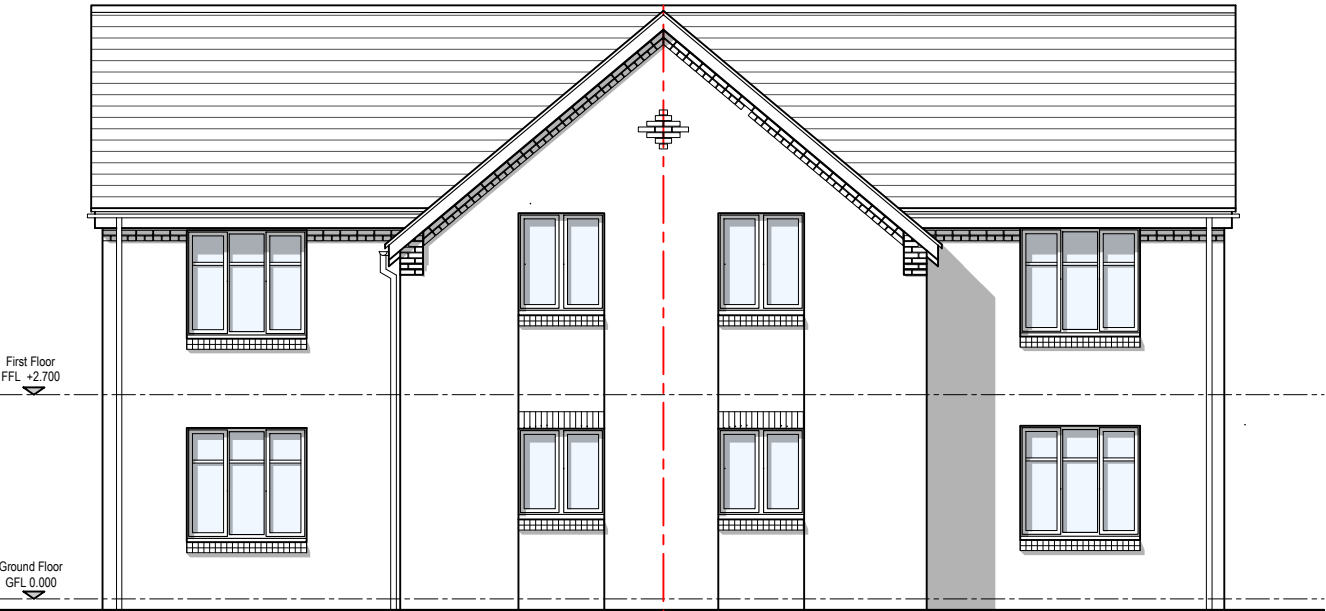
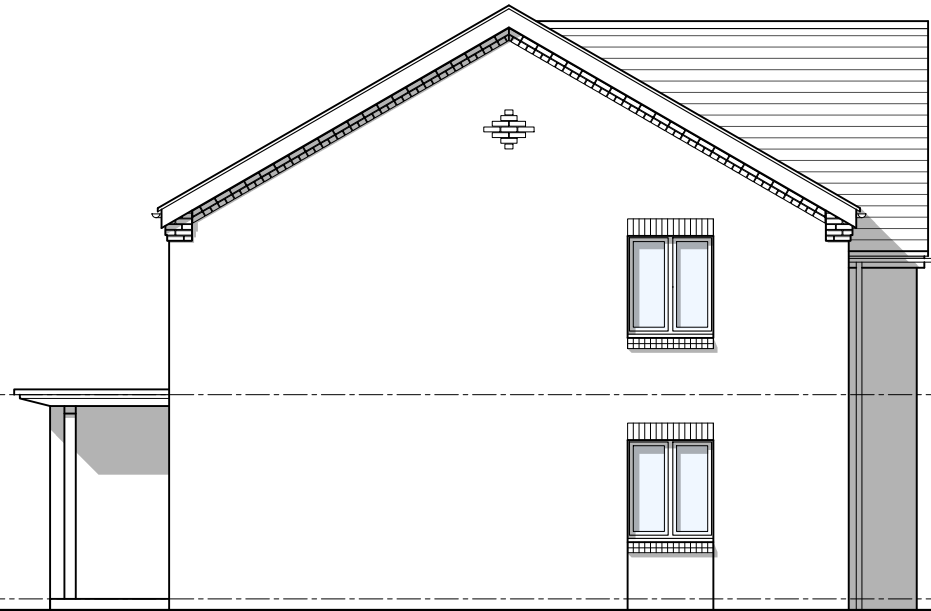
Front Elevation

TYPE S1
1B2P Apartments
Gross Internal Floor Area (GIFA)
55.1sqm (593sq ft)

Storage 1.5m²
Accessibility Level:
M4(3) Category 3

TYPE S2
1B2P Apartments
Gross Internal Floor Area (GIFA)
61.5sqm (662sq ft)

Storage 1.5m²
M4(1) Category 1



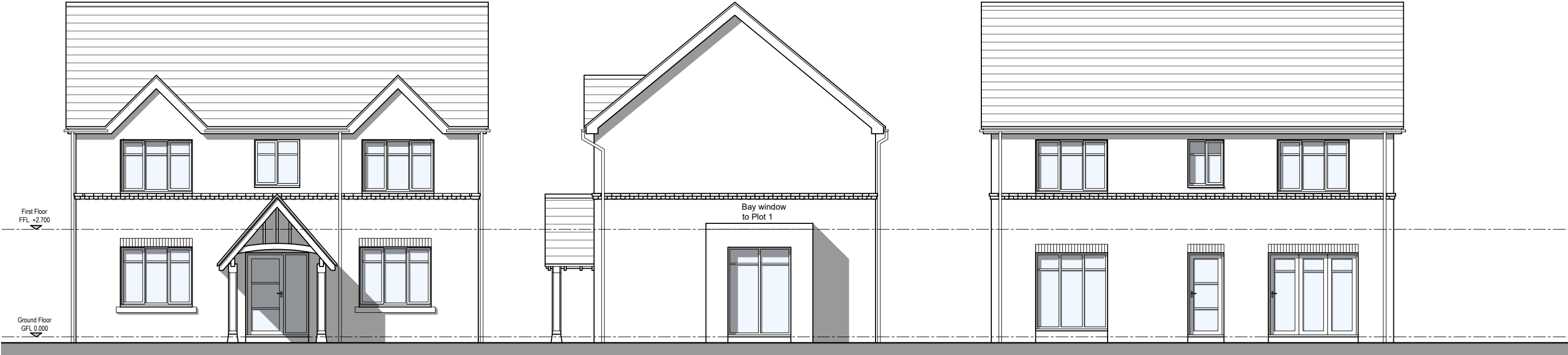
Side Gable Elevation

Rear Elevation



Project				 Bower Mattin Unit 23/ 24 Beechfield House Winterton Way Macclesfield Cheshire SK11 0LP Chartered Architects Surveyors
Old Mill Road, Sandbach Northern Parcel				
Title				
House Type S Elevations				
Scale 1:100@A3	Date Nov 2023	Job No 23219	Original	
Drawn By MY	Checked .	Sequential No 418	Revision A	
Category L	CiSfb Element .			

Revisions			
No.	Revision.	Date.	By.
A	Colour image added	09.11.2023	MY



Front Elevation

Side Elevation

Rear Elevation

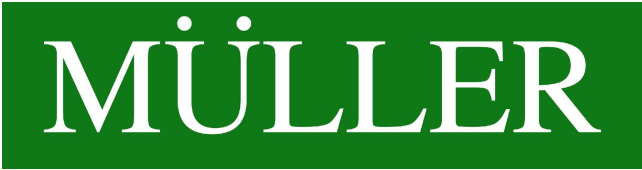


Front Elevation

SCHEDULE

TYPE F+
 2 Storey 4B6P
 Gross Internal Floor Area (GIFA)
 119.2sqm (1,283sq ft)

 Storage 3m²
 Access Level: M4(1) Category 1



Project			
Old Mill Road, Sandbach Northern Parcel			
Title			
House Type F+ Elevations			
Scale 1:100@A3	Date Nov 2023	Job No 23219	Original
Drawn By MY	Checked	Sequential No 406	Revision A
Category L	CiSfb Element .		



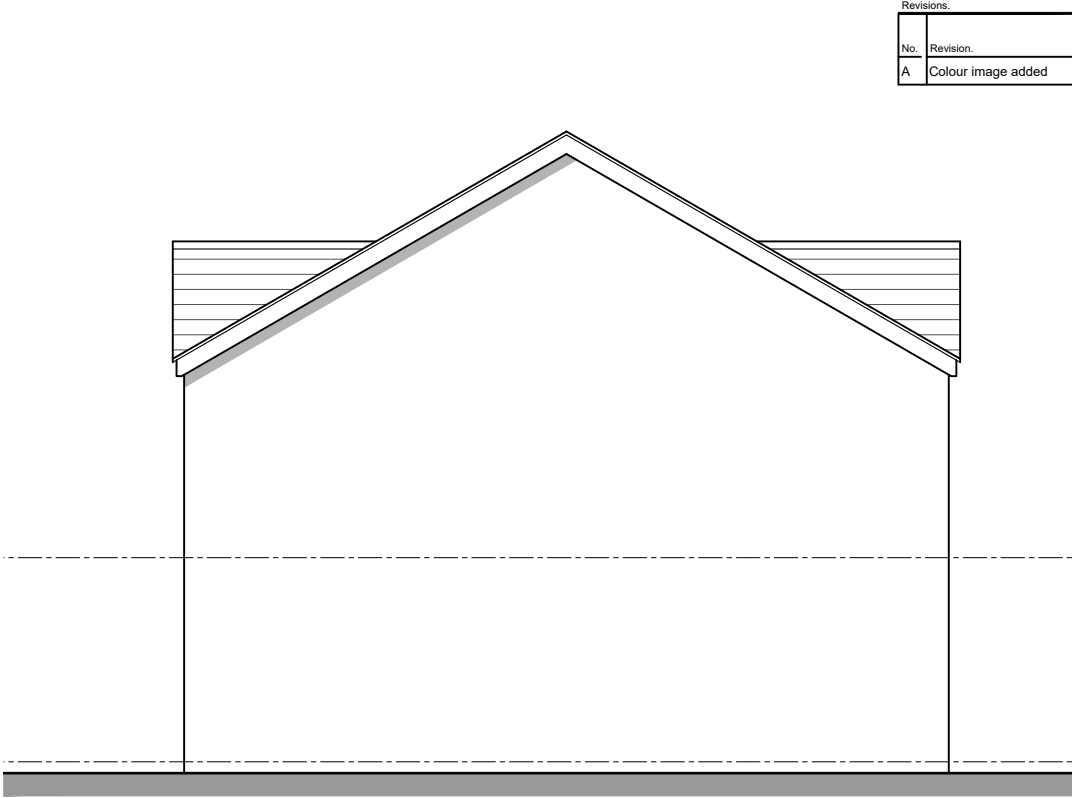
Bower Mattin

Unit 23/ 24
Beechfield House
Winterton Way
Macclesfield
Cheshire
SK11 0LP

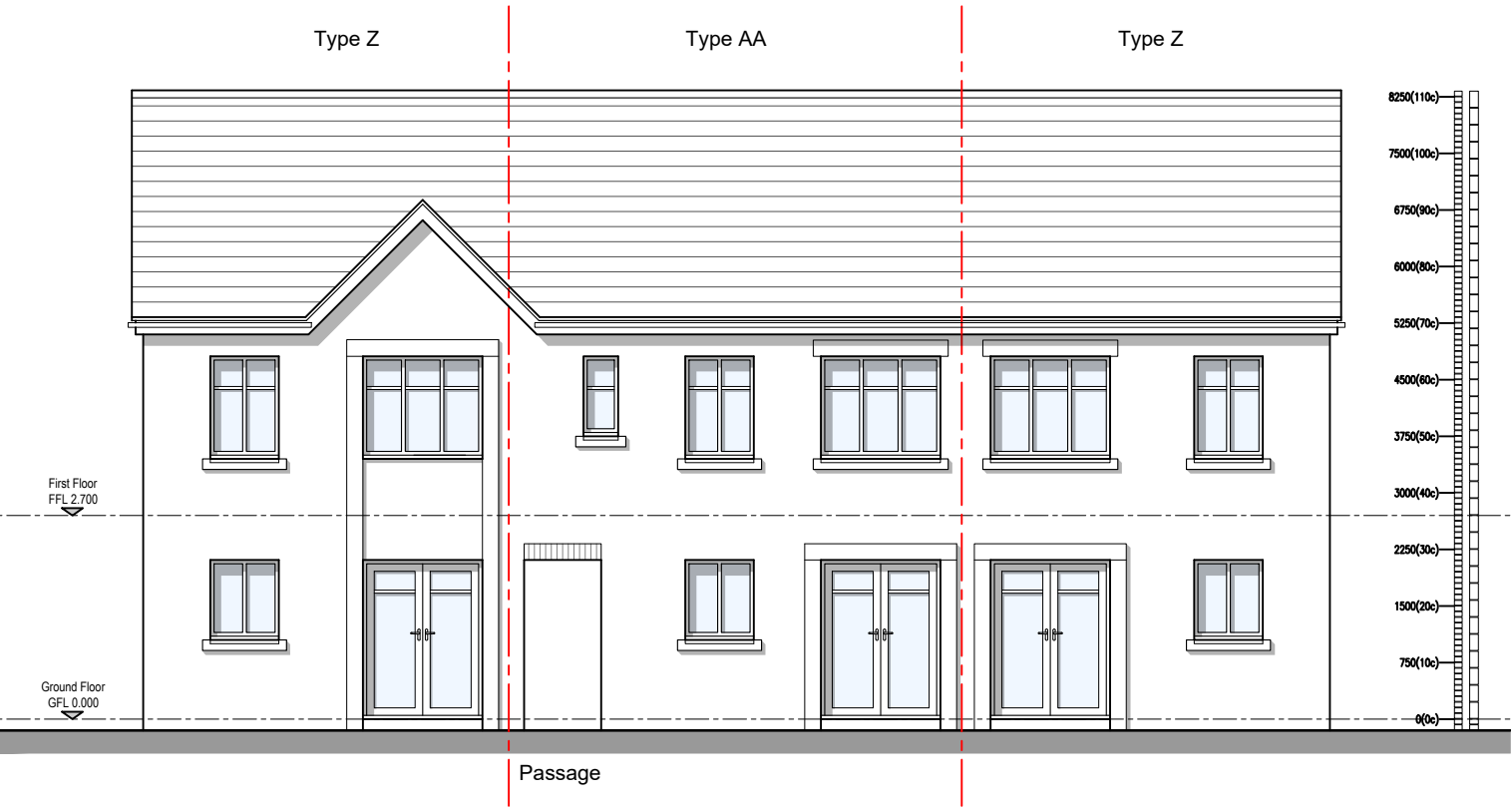
Chartered Architects
Surveyors



Front Elevation



Side Elevation



Rear Elevation

Revisions			
No.	Revision	Date	By
A	Colour image added	09.11.2023	MY

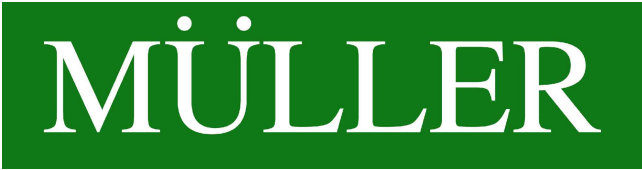
SCHEDULE

TYPE Z
2 Storey 2B4P
Gross Internal Floor Area (GIFA)
81.2sqm (874sq ft)

Storage 2.8m²
Accessibility Level:
M4(1) Category 1

TYPE AA
2 Storey 3B5P
Gross Internal Floor Area (GIFA)
93.2sqm (1,003sq ft)

Storage 3m²
Accessibility Level:
M4(1) Category 1



Project			
Old Mill Road, Sandbach Northern Parcel			
Title			
House Types Z and AA Elevations			
Scale	Date	Job No	Original
1:100@A3	Nov 2023	23221	
Drawn By	Checked		
MY	.	Sequential No	Revision
L	.	432	A
Category			
CiSfb Element			
L			



**Bower
Mattin**

Unit 23/ 24
Beechfield House
Winterton Way
Macclesfield
Cheshire
SK11 0LP

Chartered Architects
Surveyors