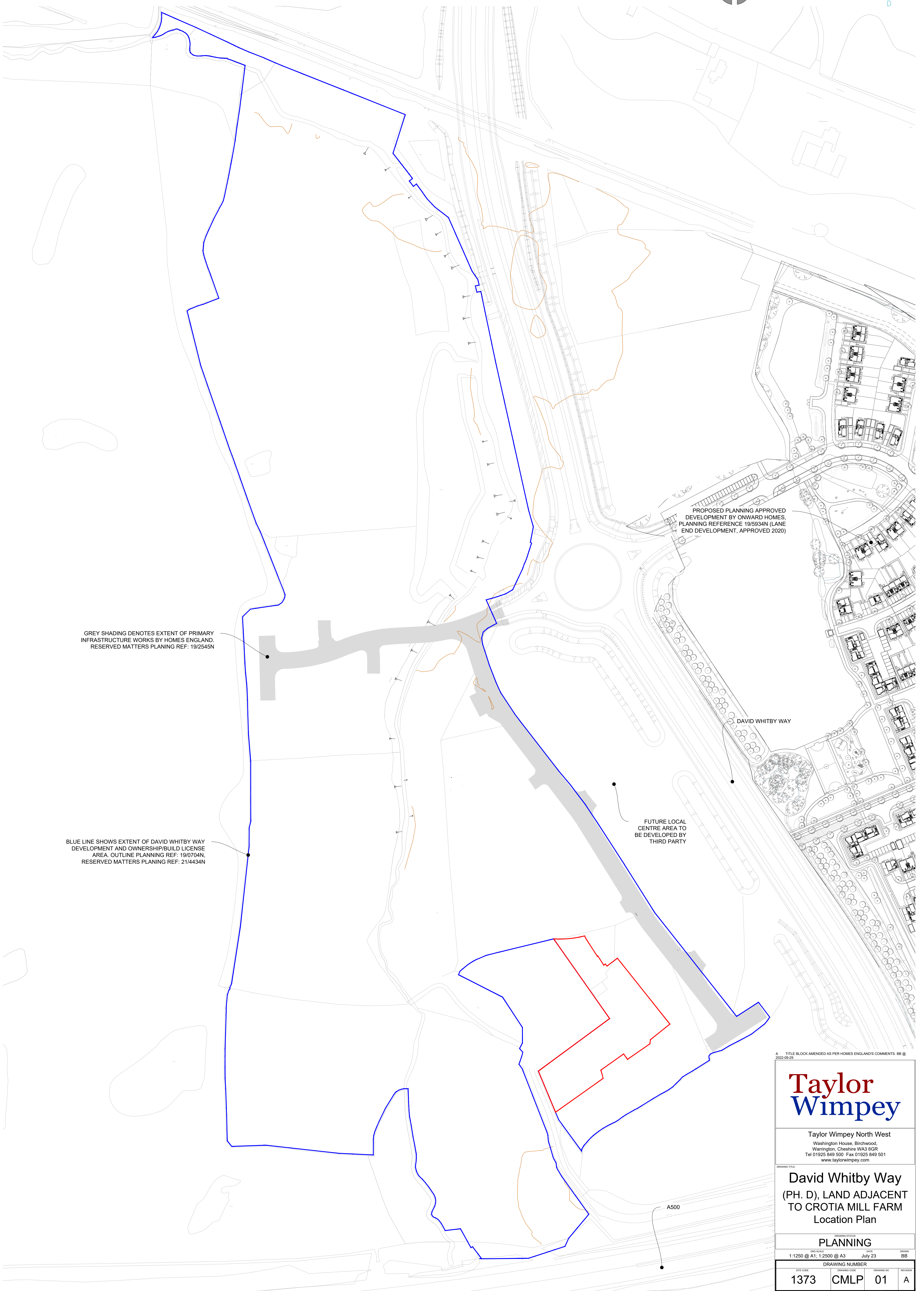


24/1409N

LAND TO THE WEST OF
DAVID WHITBY WAY
ADJACENT TO CROTIA MILL
FARM



A TITLE BLOCK AMENDED AS PER HOMES ENGLAND'S COMMENTS. BB @
2022-09-29

Taylor Wimpey

Taylor Wimpey North West
Washington House, Birchwood,
Warrington, Cheshire WA3 6GR
Tel 01925 849 500 Fax 01925 849 501
www.taylorwimpey.com

David Whitby Way
(PH. D), LAND ADJACENT
TO CROTIA MILL FARM
Location Plan

DRAWING STATUS
PLANNING

| DRG SCALE | DATE | DRAWN |
|--------------------------|---------|-------|
| 1:1250 @ A1: 1:2500 @ A3 | July 23 | BB |

DRAWING NUMBER

| DRAWING NUMBER | | | |
|----------------|--------------|------------|----------|
| SITE CODE | DRAWING CODE | DRAWING NO | REVISION |
| 1373 | CMLP | 01 | A |



North
Scale 1:1000
0m 10 20 30 40 50m 100m

RANDALL THORP
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL PLANNING
MASTER PLANNING
URBAN DESIGN
Sective Luffs, 3 Beehive Mill,
Jersey Street, Manchester, M4 6G
0161 228 7721 mal@randallthorp.co.uk
www.randallthorp.co.uk

KEY

- Existing tree (see tree survey for species information)
- Proposed tree
- Proposed hedge

- Proposed wear tolerant amenity grass mix
- Proposed planting areas
- Proposed meadow / hedgerow mix to be used where ground is disturbed during construction - existing undisturbed grassland to be maintained as species rich long meadow grass

- Broxap Ludlow Seat Steel frame with backs and arm rests
- Broxap Double Recycling Bin (combined general litter and recycling bin)
- Broxap Serious Dog Waste Bin

NOTE: For further detailed information on the landscape proposals please refer to accompanying drawings 843B-01 to 03 and 843B-04 to 05 for details of the play spaces.

Taylor Wimpey

David Whitby Way, Basford RMs

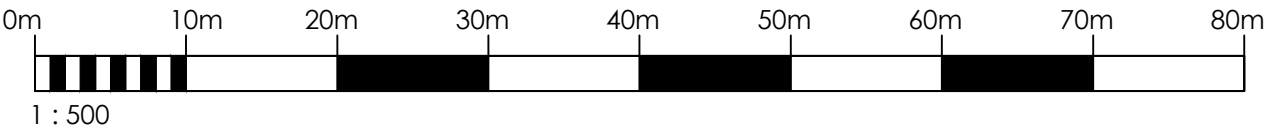
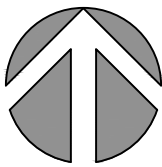
Landscape Strategy Masterplan
Phase D

Drawn by: LS
Rev by: MD (07.10.24)
QM Status: Checked
Scale: 1:1000, _A0

Date: 27.05.21
Checker: NI
Rev checker: LS
Product Status:
Issue

Crotia Mill Area Planting Schedule

Basford East – PHASE D



Character Area CGI



Facing & Detail Bricks



Ibstock Hardwicke Welbeck Autumn Antique or similar



Smooth Blue

Roof Tiles



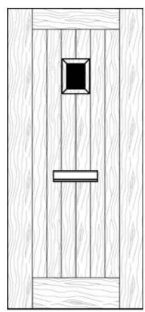
Russell Lothian Slate Grey or similar

CROTIA MILL CHARACTER AREA



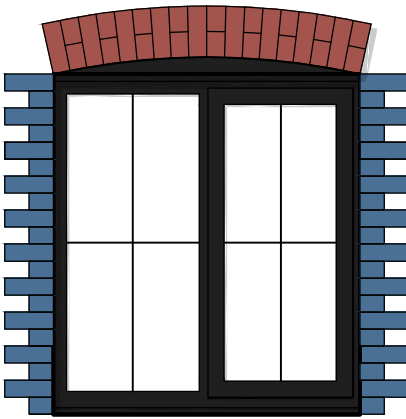
1. Russell Lothian or similar roof tile (refer to key and layout for colour) with steepened roof pitch
2. Facing brick (refer to key below and layout for plot brick specification.)
3. Special brick detail and dog-toothing to windows in blue brick
4. Black UPVC windows with clear triple glazing
5. No canopy to front doors
6. Small glazed red front doors (Vista Door Farmhouse One Glazed in RAL 3005) Garage door to match, RAL 3005
7. Black Rainwater Goods, Fascias, Exposed Eaves and Meter Box.

Front Doors



GRP door with Small Glazed Panel 'Vista Door Farmhouse One Glazed'

Windows & Detailing



MATERIALS LEGEND

- Main Facing Brick: Ibstock Hardwicke Welbeck Autumn Antique or similar
- Front & Garage Door Colour: As above

- Roof Tile: Russell Lothian Slate Grey or similar
- Front & Garage Door Colour: Wine Red RAL 3005

G UPDATED TO SUIT CHESHIRE EAST DESIGN OFFICER COMMENTS, SCREEN WALLS TO REAR OF DRIVEWAYS FOR PLOTS 250-257. BB @ TWNW 2024-09-30
F UPDATED TO SUIT LAYOUT AMENDS. BB @ TWNW 2024-08-13
E MATERIALS UPDATED IN LINE WITH COMMENTS RECEIVED ON WIDER SITE. BB @ TWNW 2024-01-09
D MATERIALS UPDATED IN LINE WITH COMMENTS RECEIVED ON WIDER SITE. BB @ TWNW 2023-08-11
C CGI ADDED FOR CONTEXT. BB @ TWNW 2023-06-27
B TITLE BLOCK AMENDED AS PER HOMES ENGLAND'S COMMENTS. BB @ 2022-09-29
A UPDATED TO SUIT LATEST LAYOUT REVISION. BB @ TWNW 2022-08-25

Taylor Wimpey

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www.taylorwimpey.com

DRAWING TITLE:

**David Whitby Way
(PHASE D), LAND ADJACENT
TO CROTIA MILL FARM
Materials Layout**

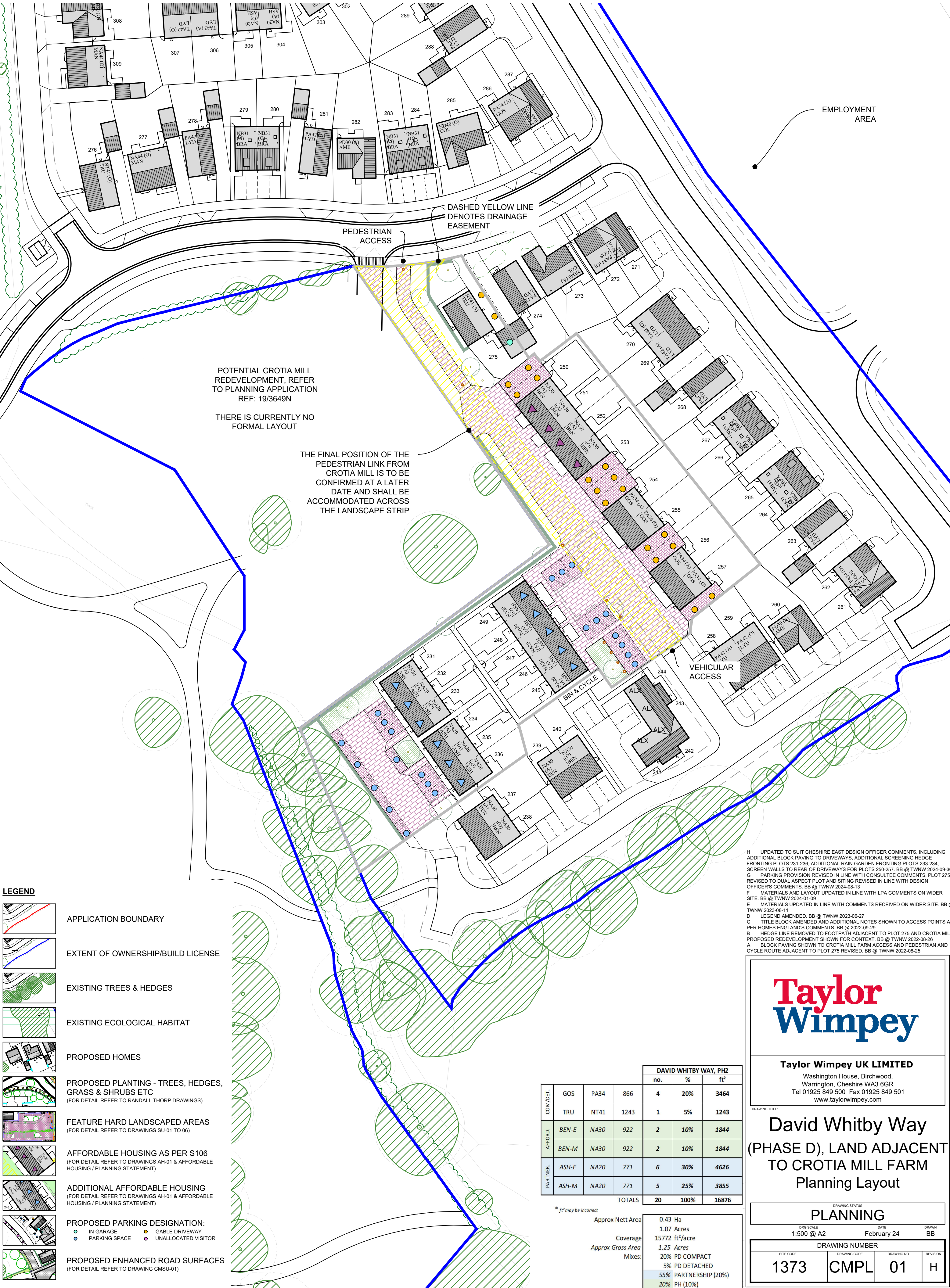
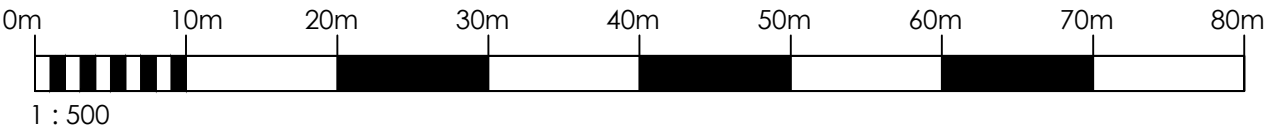
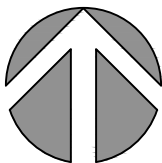
PLANNING

DRG SCALE: 1:500 @ A2 DATE: February 24 DRAWN: BB

DRAWING NUMBER

SITE CODE: 1373 DRAWING CODE: CMMT DRAWING NO: 01 REVISION: G

Basford East – PHASE D



LEGEND

- APPLICATION BOUNDARY
- EXTENT OF OWNERSHIP/BUILD LICENSE
- EXISTING TREES & HEDGES
- EXISTING ECOLOGICAL HABITAT
- PROPOSED HOMES
- PROPOSED PLANTING - TREES, HEDGES, GRASS & SHRUBS ETC
(FOR DETAIL REFER TO RANDALL THORP DRAWINGS)
- FEATURE HARD LANDSCAPED AREAS
(FOR DETAIL REFER TO DRAWINGS SU-01 TO 06)
- AFFORDABLE HOUSING AS PER S106
(FOR DETAIL REFER TO DRAWINGS AH-01 & AFFORDABLE HOUSING / PLANNING STATEMENT)
- ADDITIONAL AFFORDABLE HOUSING
(FOR DETAIL REFER TO DRAWINGS AH-01 & AFFORDABLE HOUSING / PLANNING STATEMENT)
- PROPOSED PARKING DESIGNATION:
 - IN GARAGE
 - PARKING SPACE
 - GABLE DRIVEWAY
 - UNALLOCATED VISITOR
- PROPOSED ENHANCED ROAD SURFACES
(FOR DETAIL REFER TO DRAWING CMSU-01)

H UPDATED TO SUIT CHESHIRE EAST DESIGN OFFICER COMMENTS, INCLUDING ADDITIONAL BLOCK PAVING TO DRIVEWAYS, ADDITIONAL SCREENING HEDGE FRONTING PLOTS 231-236, ADDITIONAL RAIN GARDEN FRONTING PLOTS 233-234, SCREEN WALLS TO REAR OF DRIVEWAYS FOR PLOTS 250-257. BB @ TWNW 2024-09-30
G PARKING PROVISION REVISED IN LINE WITH CONSULTEE COMMENTS. PLOT 275 REVISED TO DUAL ASPECT PLOT AND SITING REVISED IN LINE WITH DESIGN OFFICER'S COMMENTS. BB @ TWNW 2024-08-13
F MATERIALS AND LAYOUT UPDATED IN LINE WITH LPA COMMENTS ON WIDER SITE. BB @ TWNW 2024-01-09
E MATERIALS UPDATED IN LINE WITH COMMENTS RECEIVED ON WIDER SITE. BB @ TWNW 2023-08-11
D LEGEND AMENDED. BB @ TWNW 2023-06-27
C TITLE BLOCK AMENDED AND ADDITIONAL NOTES SHOWN TO ACCESS POINTS AS PER HOMES ENGLAND'S COMMENTS. BB @ 2022-09-29
B HEDGE LINE REMOVED TO FOOTPATH ADJACENT TO PLOT 275 AND CROTIA MILL PROPOSED REDEVELOPMENT SHOWN FOR CONTEXT. BB @ TWNW 2022-08-26
A BLOCK PAVING SHOWN TO CROTIA MILL FARM ACCESS AND PEDESTRIAN AND CYCLE ROUTE ADJACENT TO PLOT 275 REVISED. BB @ TWNW 2022-08-25



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David Whitby Way
(PHASE D), LAND ADJACENT
TO CROTIA MILL FARM
Planning Layout

PLANNING

1:500 @ A2 February 24 BB

DRAWING NUMBER

1373 CMPL 01 H

| COM/DET. | GOS | PA34 | 866 | DAVID WHITBY WAY, PH2 | | |
|----------|------|------|------|-----------------------|------|-----------------|
| | | | | no. | % | ft ² |
| TRU | NT41 | | 1243 | 1 | 5% | 1243 |
| BEN-E | NA30 | | 922 | 2 | 10% | 1844 |
| BEN-M | NA30 | | 922 | 2 | 10% | 1844 |
| ASH-E | NA20 | | 771 | 6 | 30% | 4626 |
| ASH-M | NA20 | | 771 | 5 | 25% | 3855 |
| TOTALS | | | | 20 | 100% | 16876 |

* ft² may be incorrect

Approx Nett Area 0.43 Ha
1.07 Acres
Coverage 15772 ft²/acre
1.25 Acres
Approx Gross Area
Mixes:
20% PD COMPACT
5% PD DETACHED
55% PARTNERSHIP (20%)
20% PH (10%)



**Taylor
Wimpey**

DAVID WHITBY WAY, CREWE

HOUSE TYPE PLANNING DRAWINGS

DAVID WHITBY WAY PHASE D - 2, 3 & 4 BEDROOM HOMES

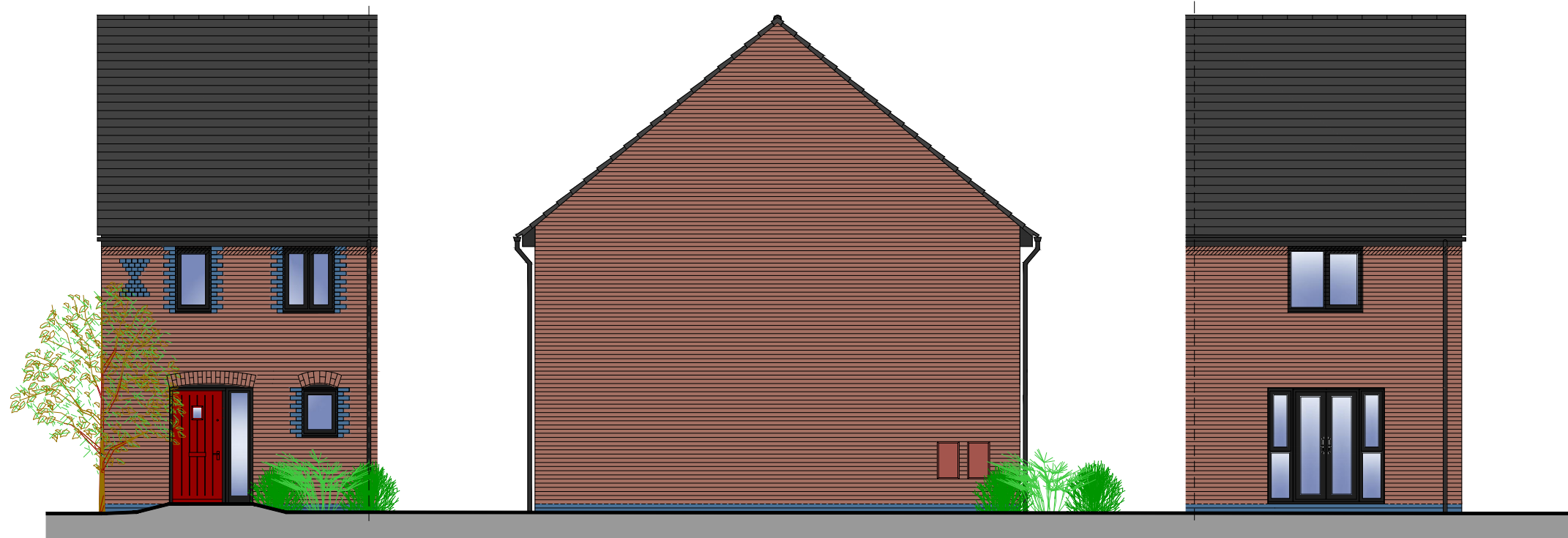
DATE: AUGUST 2024

Ref: HTYPE/04 (REV A)



'CROTIA MILL' AREA

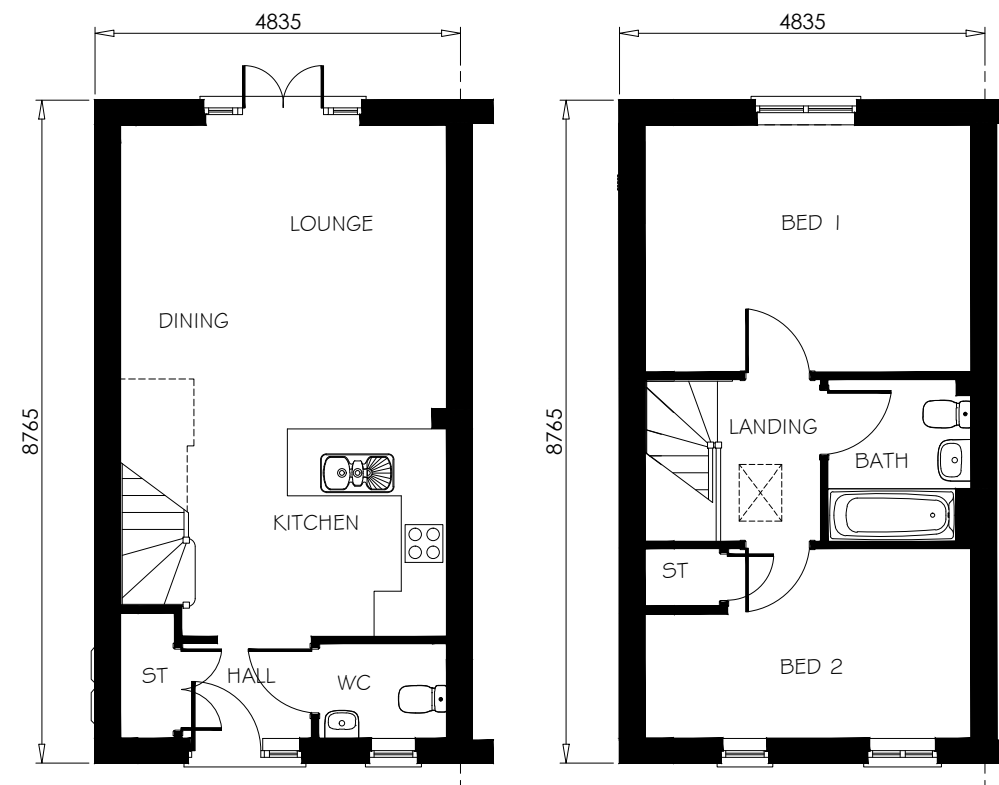
SCALE 1:100 @ A3



FRONT ELEVATION

SIDE ELEVATION

REAR ELEVATION



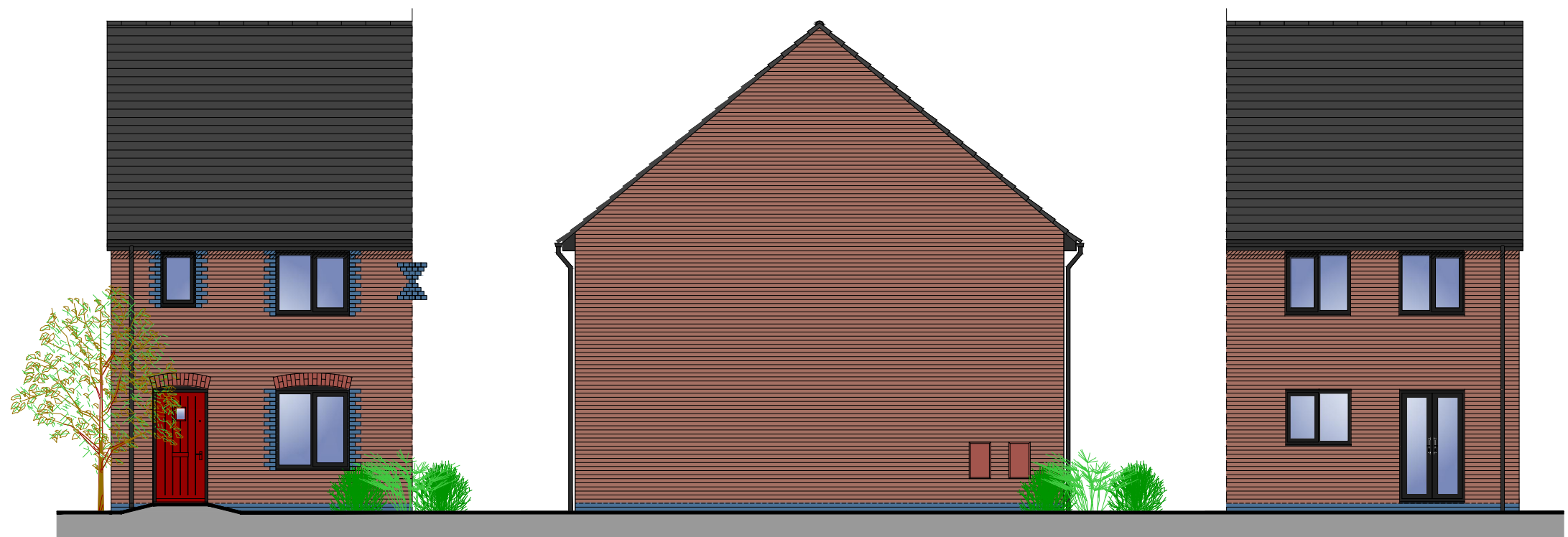
GROUND FLOOR PLAN

FIRST FLOOR PLAN

ASHENFORD (NA20) 771 sq.ft/71.62 sq.m GIA
2 BEDROOMED HOUSE - SEMI DETACHED/MEWS

**Taylor
Wimpey**

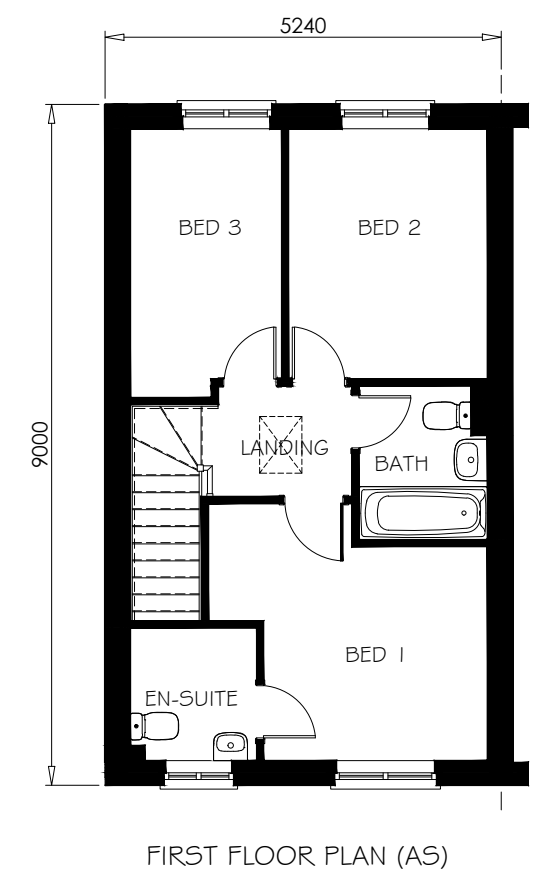
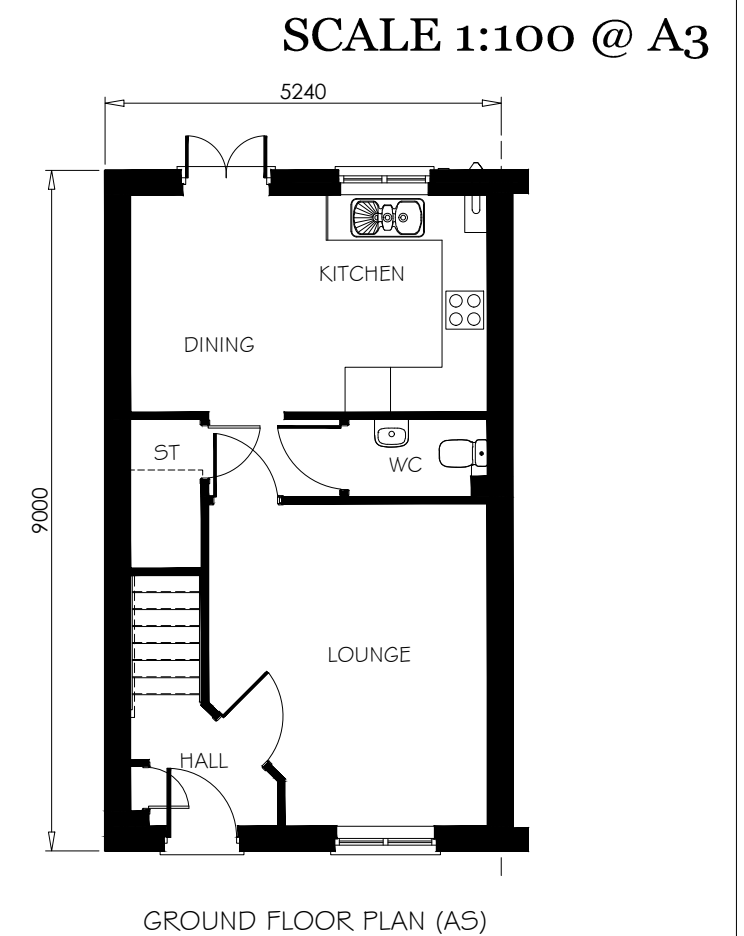
'CROTIA MILL ' AREA



FRONT ELEVATION

SIDE ELEVATION

REAR ELEVATION

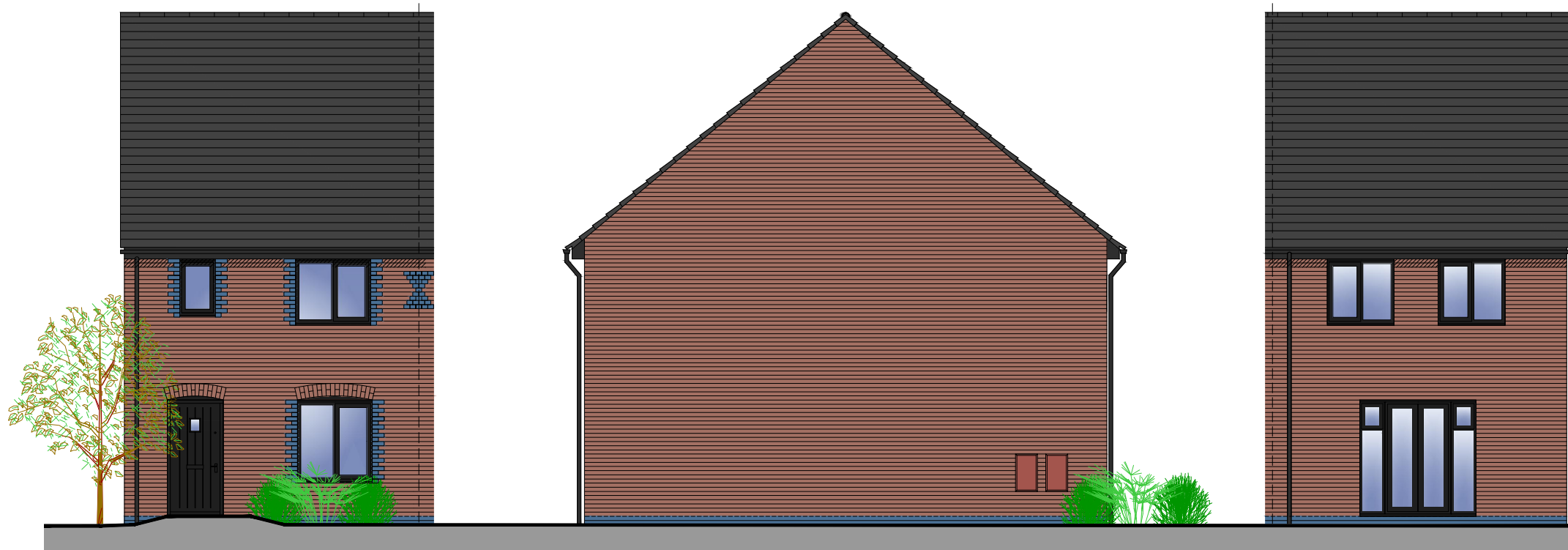


GOSFORD (PA34) 866 sq.ft/80.45 sq.m GIA
3 BEDROOMED HOUSE - SEMI DETACHED

Taylor Wimpey

'CROTIA MILL' AREA

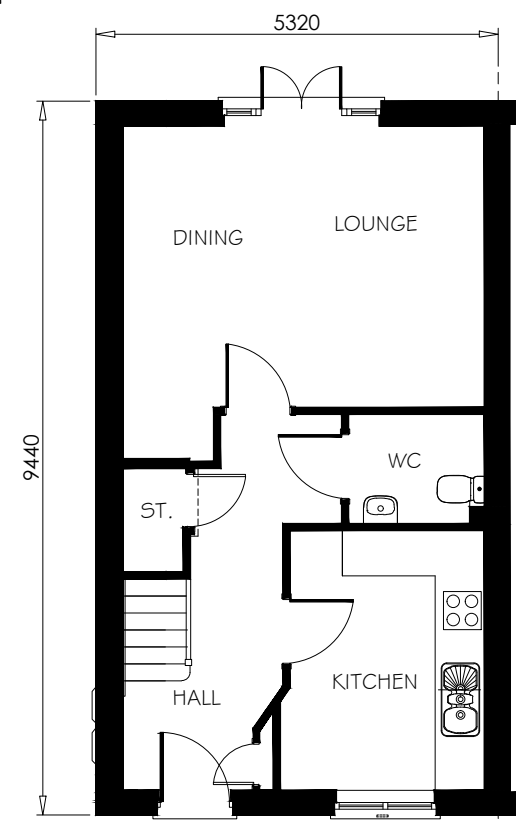
SCALE 1:100 @ A3



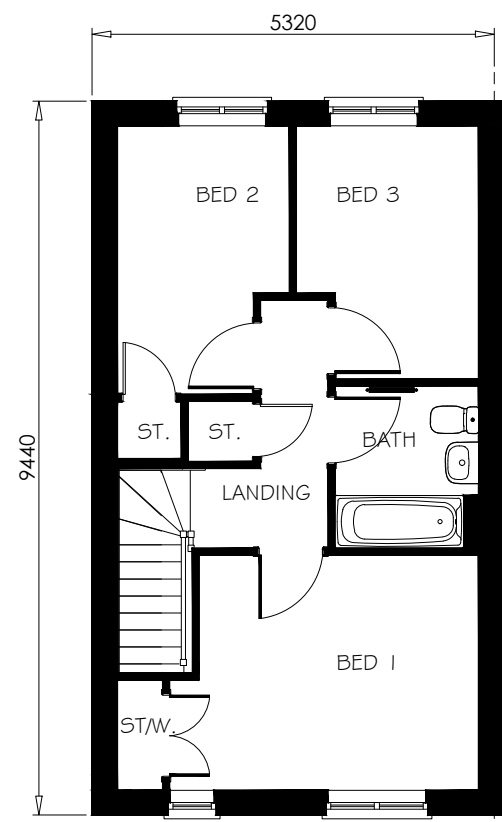
FRONT ELEVATION

SIDE ELEVATION

REAR ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

BENFORD (NA30) 922 sq.ft/85.65 sq.m GIA
3 BEDROOMED HOUSE - SEMI DETACHED/MEWS

Taylor Wimpey

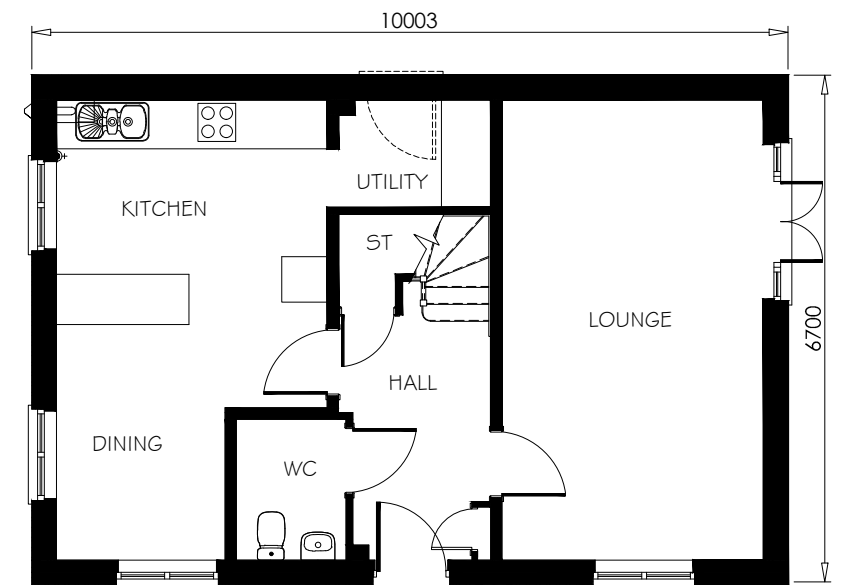
'CROTTIA MILL' AREA

SCALE 1:100 @ A3

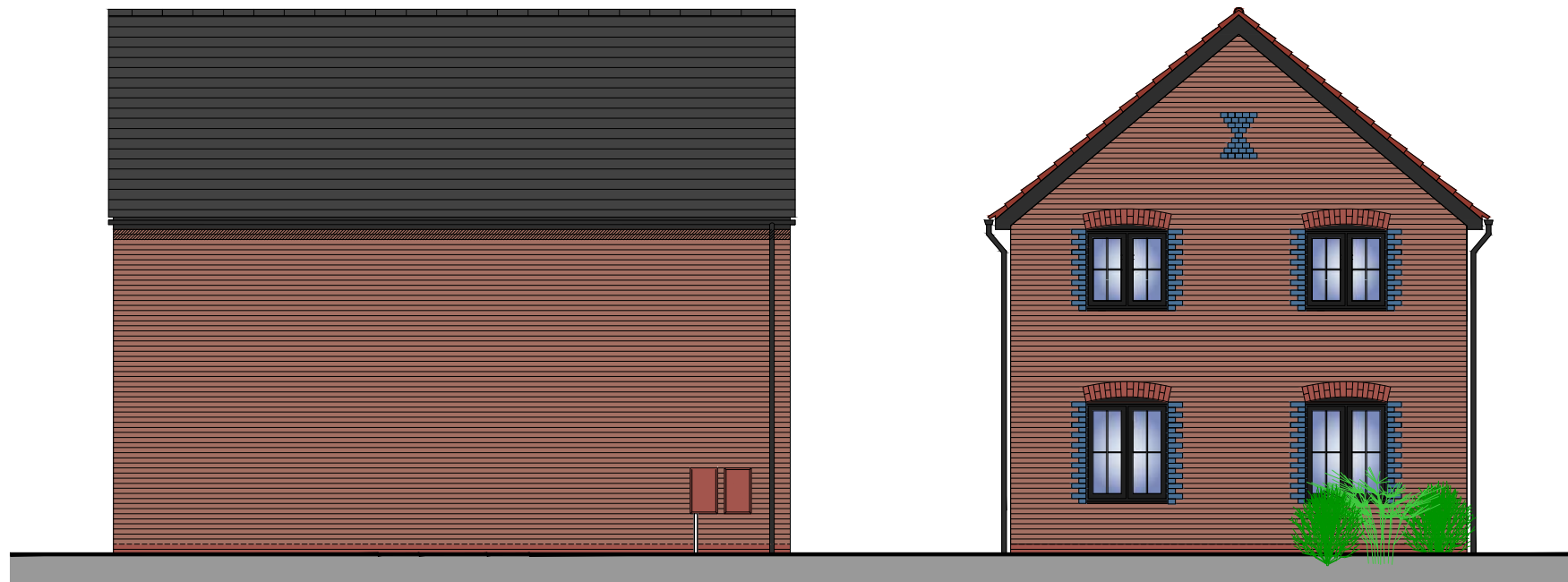


FRONT ELEVATION

SIDE ELEVATION

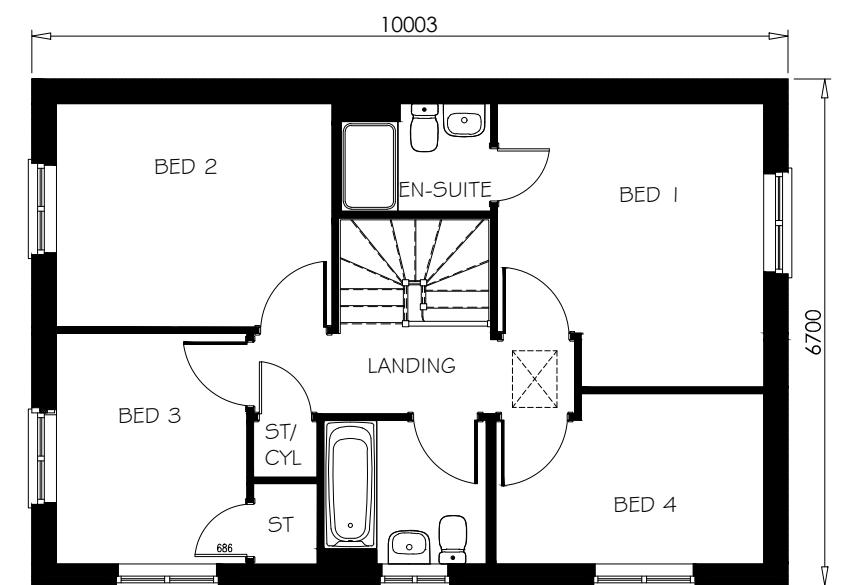


GROUND FLOOR PLAN



REAR ELEVATION

SIDE ELEVATION



FIRST FLOOR PLAN

TRUSDALE (NT41) **1243 sq.ft/115.47 sq.m GIA**
4 BEDROOMED HOUSE - DETACHED

Taylor
Wimpey