Public Document Pack

Southern Planning Committee

Supplementary Agenda
Key Plans

Date:	**Wednesday 22nd October 2025**
Time:	**10.30 am**
Venue:	**Council Chamber, Municipal Buildings, Earle Street, Crewe CW1 2BJ**

5. **25/0835/VOC - LAND NORTH OF SYDNEY ROAD, CREWE: Variation of condition 1 on approval 21/1098N** (Pages 3 - 8)

   Key Plans

6. **24/5227/FUL - BEVAN HOUSE AND JOHN SNOW HOUSE, BARONY COURT, NANTWICH - Conversion of offices to residential apartments, consequent internal alterations, cycle and bin storage provision, parking, amenity and access arrangements.** (Pages 9 - 18)

   Key Plans

Please contact Rachel Graves
E-Mail: rachel.graves@cheshireeast.gov.uk

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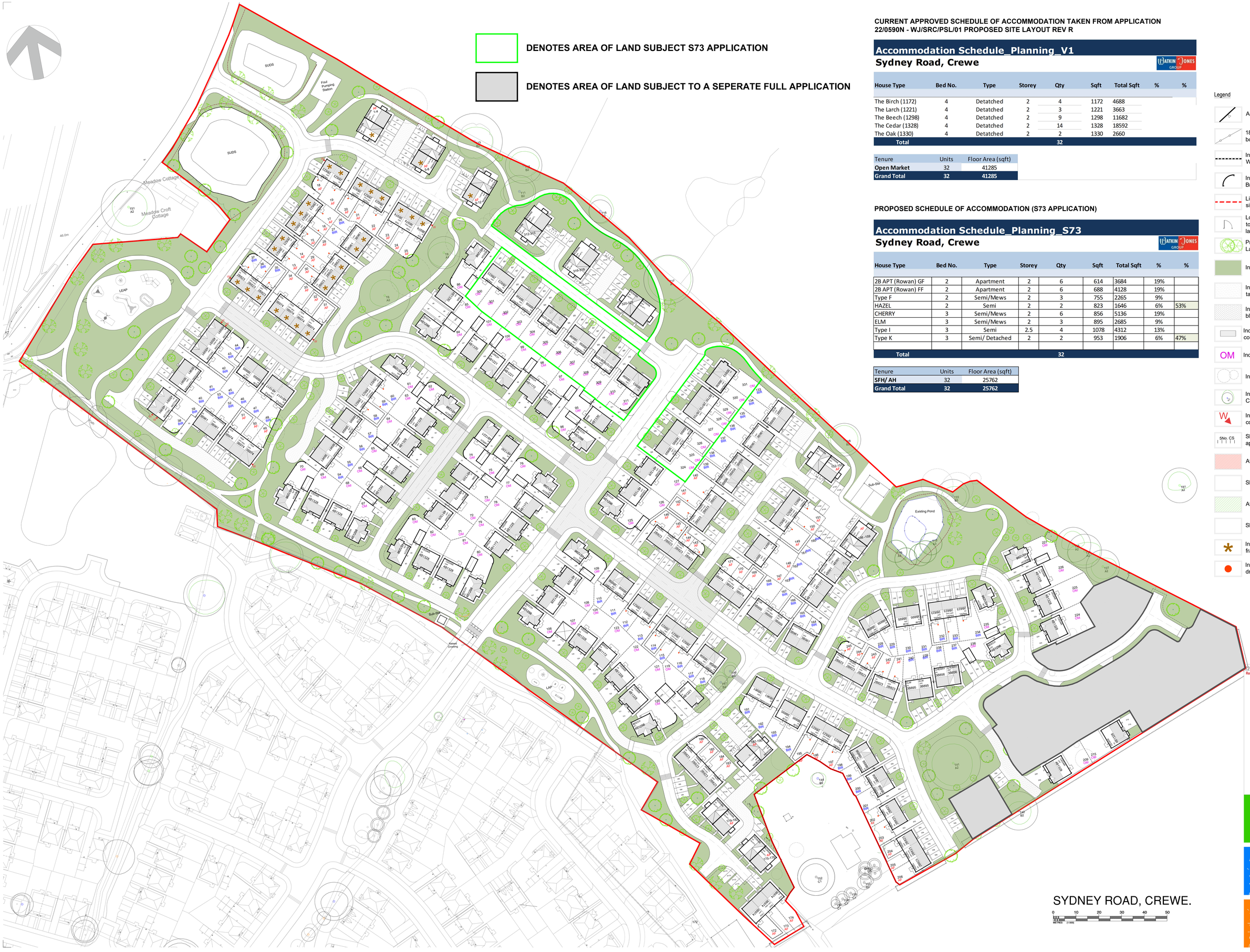
25/0835/FUL

Land To The North Of Sydney Road, Crewe, CW1 5NF



IMPORTANT NOTE:

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CURRENT APPROVED SCHEDULE OF ACCOMMODATION TAKEN FROM APPLICATION 22/0590N - WJ/SRC/PSL/01 PROPOSED SITE LAYOUT REV R

Accommodation Schedule_Planning_V1
Sydney Road, Crewe

House Type	Bed No.	Type	Storey	Qty	Sqft	Total Sqft	%	%
The Birch (1172)	4	Detatched	2	4	1172	4688		
The Larch (1221)	4	Detatched	2	3	1221	3663		
The Beech (1298)	4	Detatched	2	9	1298	11682		
The Cedar (1328)	4	Detatched	2	14	1328	18592		
The Oak (1330)	4	Detatched	2	2	1330	2660		
Total				**32**				

Tenure	Units	Floor Area (sqft)
Open Market	32	41285
Grand Total	**32**	**41285**

PROPOSED SCHEDULE OF ACCOMMODATION (S73 APPLICATION)

Accommodation Schedule_Planning_S73
Sydney Road, Crewe

House Type	Bed No.	Type	Storey	Qty	Sqft	Total Sqft	%	%
2B APT (Rowan) GF	2	Apartment	2	6	614	3684	19%	
2B APT (Rowan) FF	2	Apartment	2	6	688	4128	19%	
Type F	2	Semi/Mews	2	3	755	2265	9%	
HAZEL	2	Semi	2	2	823	1646	6%	53%
CHERRY	3	Semi/Mews	2	6	856	5136	19%	
ELM	3	Semi/Mews	2	3	895	2685	9%	
Type I	3	Semi	2.5	4	1078	4312	13%	
Type K	3	Semi/ Detached	2	2	953	1906	6%	47%
Total				**32**				

Tenure	Units	Floor Area (sqft)
SFH/ AH	32	25762
Grand Total	**32**	**25762**

Legend

- Access / Door To dwelling.
- 1800mm high close boarded fence.
- Indicates 1.8m High Brick Wall with piers.
- Indicates 1.8m High Curved Brick Wall with piers.
- Line to delineate application site boundary.
- Lockable Timber gates to be erected to rear gardens (as indicated on site layout).
- Proposed tree planting. (Refer to Landscape Layout for further details).
- Indicates Grass.
- Indicates proposed black tarmac with red chippings.
- Indicates proposed blockpaving.
- Indicates proposed grey cobble rumble strips.
- OM Indicates Open Market Units.
- Indicates trees to be removed.
- Indicates trees to be remained. Category A & B trees.
- W Indicates additional windows to corner plots.
- 5No. CS Sheffield Cycle Stands or similar approved to Apartments.
- Affordable Rent (106 Units)
- Shared Ownership (106 Units)
- Affordable Rent (above 106 Units)
- Shared Ownership (above 106 Units)
- * Indicates plot constructed in timber frame
- Indicates position of rotary clothes dryer

Revision:	By:	Date:
Rev AD - Updated to suit PSL/FULL/01 Rev AF	JM	26.06.25

Client: WATKIN JONES HOMES

Project Title: RESIDENTIAL DEVELOPMENT

Address: SYDNEY ROAD, CREWE.

Drawing Title: PROPOSED SITE LAYOUT S73 APPLICATION

Drawing No: WJ/SRC/PSL/S73/01

Dwn: BP | Ckd: ST | Date: 09/12/2020

Scale: 1:500 | Paper Size: A0 | Rev: AD

Baldwin Design Consultancy Ltd
4 Morris Yards, Parvington Road, Poole Lane, Leigh, WN7 4EZ.
Tel: 01942 747855
e-mail: enquiries@baldwindesign.net
www.baldwindesign.net

SYDNEY ROAD, CREWE.

0 10 20 30 40 50 METRES (1:500)

GENERAL NOTES

1. This drawing is the copyright of tpm landscape Ltd and cannot be reproduced in any form without the consent of the company.
2. This drawing is to be read in conjunction with detail landscape drawings, details and specification.
3. This drawing is to be read in conjunction with all relevant Architects', Engineer's, Specialists, Bills of Quantities and Specifications.
4. The insertion of any firm or proprietary brand on this drawing is an indication of the class or quality required and does not exclude the use of alternative materials that are equal in performance, quality and appearance, provided that they have been approved in writing by the Landscape Architect.
5. The Contractor is responsible for accurately ascertaining the position of underground services and responding to all relevant service easement requirements.
6. All dimensions are in millimetres unless stated otherwise, for the purposes of construction this drawing must not be scaled and only written dimensions used. Written and scaled dimensions to be checked on site, any discrepancies reported prior to work commencing. IF IN DOUBT PLEASE ASK.
7. All work and materials are to be in accordance with the relevant British Standards and Code of Practice.
8. All Proprietary products are to be used strictly in accordance with the manufacturer's instructions and details.

LEGEND

SOFT LANDSCAPE

Existing Trees and Hedges to be Retained
Trees to be retained and protected as agreed with the Landscape Architect.

Existing Scrub to be Retained
Scrub to be retained and protected as agreed with the Landscape Architect.

Existing Trees/Hedges to be removed
Trees and Hedges to be removed as agreed with the Landscape Architect.

Proposed Extra Large Trees
Semi-mature standard, 20-25cm girth, to be planted with a double timber stake secured with a rubber tree tie.

Proposed Large Trees
Semi-mature standard 16-18cm or 18-20cm girth, 4.5-6.25m high to be planted with a double timber stake secured with a rubber tree tie.

Proposed Ornamental Trees in Front Gardens and Back Gardens
Extra-Heavy Standard, 12-14cm girth, 3.5- 4.25m high to be planted with a double timber stakes secured with a rubber tree tie.

Small Ornamental Tree/Large Shrub
Heavy Standard trees, 10-12cm girth, 3-3.5m high or large shrub 30-50L to be planted with a single timber stake secured with a rubber tree tie.

Ornamental Shrub Planting
Proposed shrubs and flowering herbaceous plants to be planted as 3-5L pots at 3-5 per sq.m. planted with feature specimen, 10-12L pots.

Proposed Native Plant Mix
To be whip planting, 60-80cm height at 4 plants per sq.m.

Proposed Ornamental Hedge to Gardens
Proposed ornamental hedge to be planted as 80-100cm height in 10L pots at 4 per lin.m to provide an instant impact.

Proposed Species Rich Native Hedgerow
Proposed native hedge to be 120-150cm height planted in a double staggered row at 300mm apart.
Proposed in locations that continue to provide linear habitat connections across the site. To have minimum 5 species.

Proposed Grass - Gardens
Front gardens to be turfed with a general amenity grass from a local supplier.
Back gardens to be seeded.

Proposed Grass - POS
Grass within POS to be seeded with hard wearing grass.

Proposed Wet Meadow Mix
To be seeded with Emorsgate EP8 Wet Meadow Mixture, supply by Emorsgate or similar approved. Sowing rate 4/gm2.

Proposed Pond

Proposed Wildflower Meadow Mix
To be Emorsgate EM2 Standard General Purpose Meadow Mix, supply by Emorsgate or similar approved. Including 80% of ornamental grasses and 20% of wildflowers. Sowing rate 4/gm2.

Proposed Bulb Planting
Planting along access track for seasonal interest.

HARD LANDSCAPE AND FEATURES

Pedestrian Routes
Footpath Areas to be laid with a compacted Bound Gravel.

Play
Areas of play. Please refer to drawings 3132 102-104 Play Area Design for design and specifications.

Proposed Bench

Proposed Stepping Logs
0.2 - 0.8m High

Proposed Smooth Stone Boulders

Boundary Treatments refer to Architect's Detail

NOTE: All private driveways finished in black bitmac. Surface to paths and patios for all dwellings to be quality concrete pavours in buff or to match architectural finishes.

Location Plan

REVISION NOTES

Rev	By	Description	Date
A	TJ	Layout updated following comments	31.03.21
B	LJ	Landscape updated following Architecture	08.07.21
C	TJ	Minor amendments	13.07.21
D	TK	Minor amendments following comments	16.07.21
E	ct	path moved from hedgerow	20-9-21

Client
Watkin Jones

N

Project
Sydney Road, Crewe

Description
Landscape Masterplan (Sheet 1 of 2)

Status
For Approval

Scale @ A1	Drawn	Checked	Date
1:500	FY	CT	04.03.21
Job number	**Drawing number**		**Revision**
3786	101		E

tpm landscape
chartered landscape architects
address: 4th Floor Studio 10 Little Lever St Manchester M1 1HR
tel: 0161 235 0600 fax 0601 email info@tpmlandscape.co.uk

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Street Scene 1

Street Scene 2

Street Scene 3

Street Scene A

Street Scene B

Street Scene C

Revision:		By:	Date:
A	Oak housetype amended	RL	26.02.25

baldwin design

4 Manna Walk, Pennington Wharf, Peel Lane, Leigh, WN7 4EZ
Tel: 01925 762615
e-mail: enquiries@baldwindesign.net
www.baldwindesign.net

Client: WATKIN JONES GROUP

Project Title: Residential Development

Address: Sydney Road, Crewe

Drawing Title: Street Scene

Drawing No: WJ-SRC-SS-01

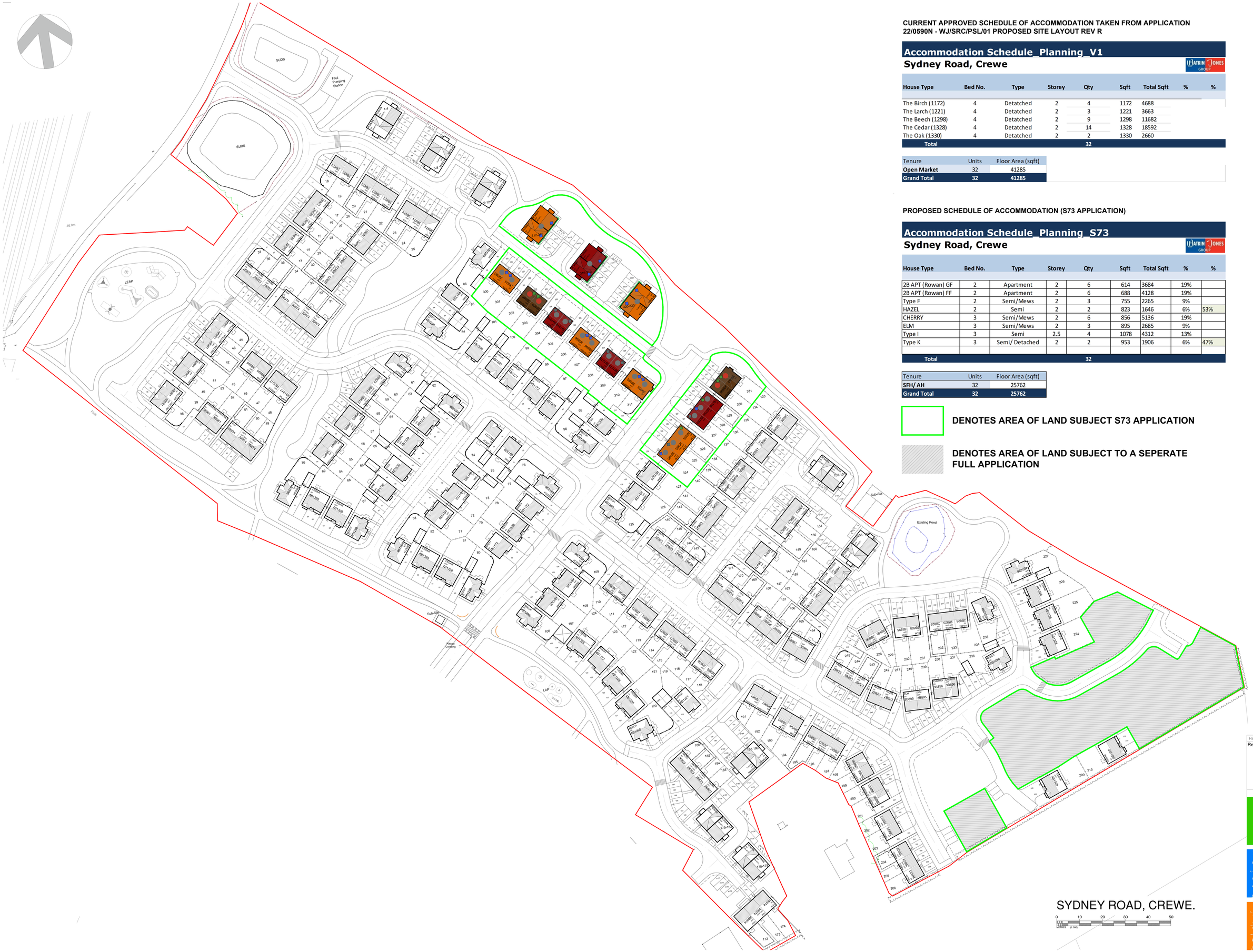
Dwn:	Ckd:	Date:
CRD	MB	10/02/2025

Scale:	Paper Size:	Rev:
5:1	A1	

PROJECT TITLE

0 5 10

METRES (1:100)



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DENOTES AREA OF LAND SUBJECT S73 APPLICATION

DENOTES AREA OF LAND SUBJECT TO A SEPERATE FULL APPLICATION

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LEGEND

FACING BRICKS

Indicates Ibstock Worsley Weathered

Indicates Ibstock Hardwick Welbeck Autumn Antique

Indicates Ibstock Balmoral

DPC COURSE

Revenhead Smooth Red Engineering Brick

DETAIL BRICKS

All detail bricks to be built using main facing brick

MORTAR COLOUR

Natural

RENDER

Indicates Ivory Rougcast render

ROOF TILES

Indicates Red roof tile

Indicates Grey roof tile

DOOR COLOUR

Moondust Grey

Derwent Blue

Eurocell Cream

DETACHED GARAGE DOOR COLOUR

Moondust Grey

Derwent Blue

Eurocell Cream

CANT SILL / WINDOW HEADS

Blockley Heritage Smooth Red

GENERAL

All windows to be white UPVC.
All Fascias, soffits & bargeboards to be white UPVC
All Fascias, soffits & bargeboards to be white UPVC

All rainwater goods to be Black UPVC.
All door style and colours tbc by external finishes schedule.

Revision:	By:	Date:
Rev X - Amended for re-plan		

Baldwin Design
Unit 3 Mill Pool Way, Fron Lane, Leigh, WN7 4EZ
Tel: 01942 749815
email: mail@baldwindesign.net
www.baldwindesign.net

Client:

Project Title:
RESIDENTIAL DEVELOPMENT

Address:
SYDNEY ROAD, CREWE.

Drawing Title:
MATERIALS PLAN
S73 APPLICATION

Drawing No:
WJ/SRC/MP/S73/01

Dwn:	Ckd:	Date:
BP	ST	25/09/2024

Scale:	Paper Size:	Rev:
1:500	A0	X

SYDNEY ROAD, CREWE.

0 10 20 30 40 50
METRES (1:500)

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24/5227/FUL

Bevan House and John Snow House, Baron Court, Nantwich, CW5 5RD

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drawing size A1

EXISTING BLOCK PLAN
SCALE: 1 / 500

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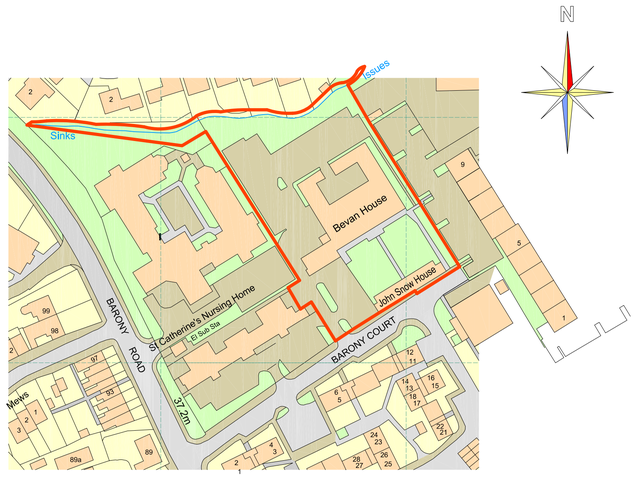
0 10 20 30
METRES



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drawing size A1

LOCATION PLAN
SCALE: 1 / 1250

0 10 20 30 40 50 Metres
METRES

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Conversion of offices to apartments, consequential internal alterations, cycle and bin storage provision, parking, amenity and access arrangements.
At: Bevan House & John Snow House, Barony Court, Nantwich, Cheshire. CW5 5RD
For: Greenhouse Property Management Ltd

Stewart L. Thorley
Building Plans & Design
PO Box 608, Crewe,
Cheshire. CW1 9HR
Tel: (01270) 586158 OR 07770 316031
Email: stewart@slthorley.co.uk

Drawn by	*S. L. Thorley*	Scale 1 / 1250 and 1 / 500
Date	December 2024	

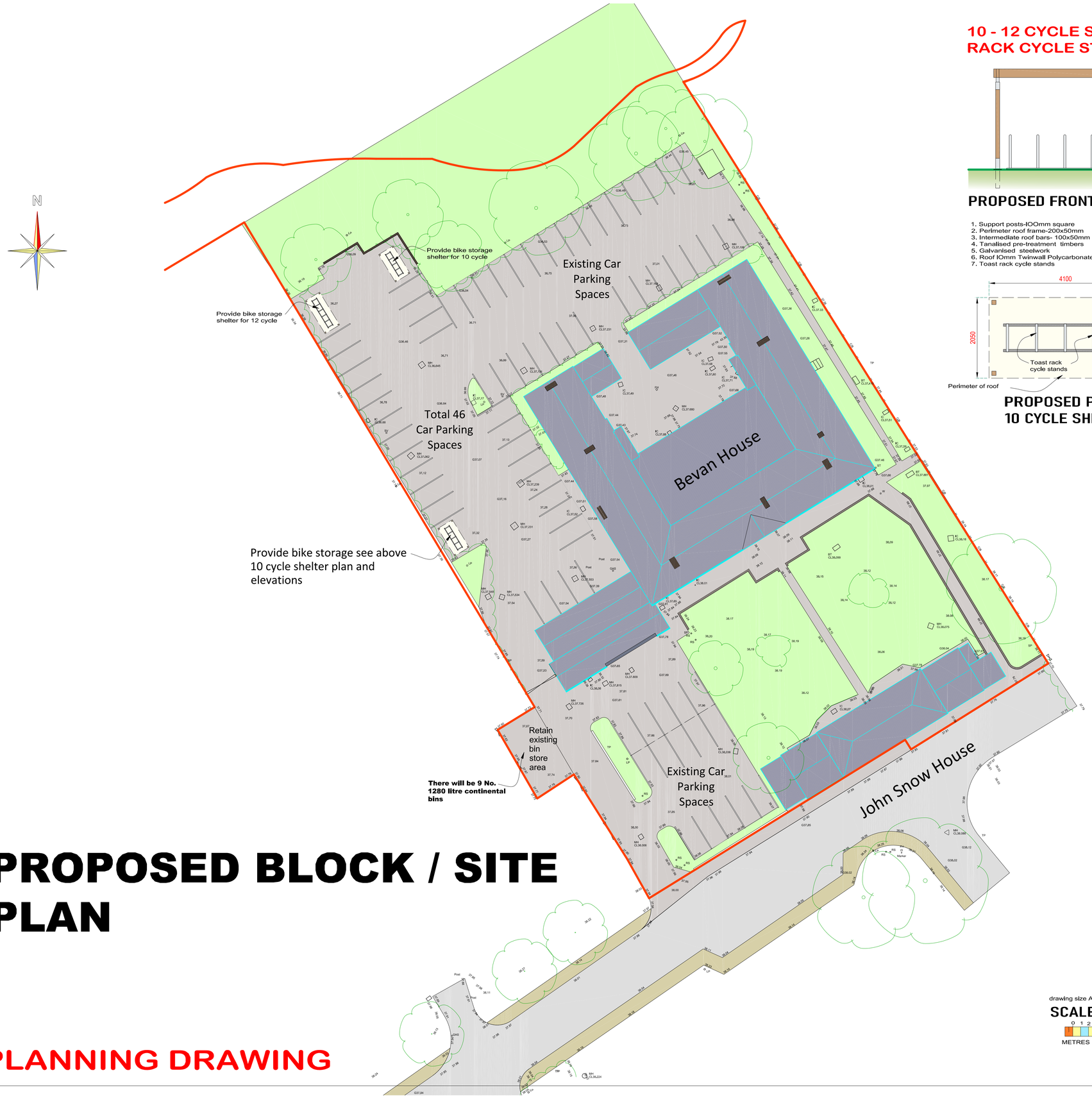
EXISTING BLOCK & LOCATION PLANS – PLANNING

Ref	Revisions	Date

Drawing No. A / 16 / PL / 1 A

PLANNING DRAWING

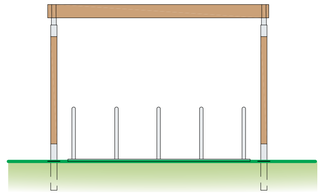
EXISTING



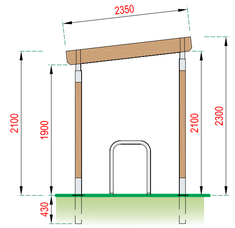
PROPOSED BLOCK / SITE PLAN

PLANNING DRAWING

10 - 12 CYCLE SHELTER WITH TOAST RACK CYCLE STANDS

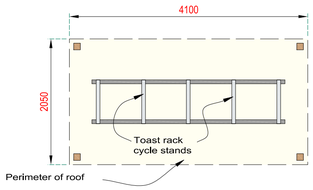


PROPOSED FRONT ELEVATION

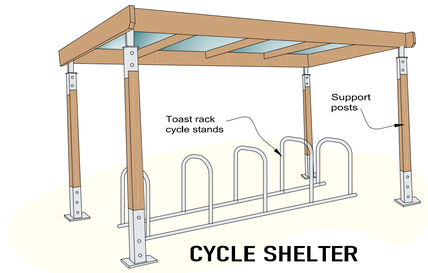


PROPOSED SIDE ELEVATION

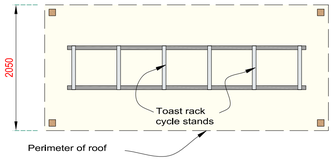
1. Support posts-IOOmm square
2. Perimeter roof frame-200x50mm
3. Intermediate roof bars- 100x50mm
4. Tanalised pre-treatment timbers
5. Galvanised steelwork
6. Roof IOmm Twinwall Polycarbonate UV protected sheeting
7. Toast rack cycle stands



PROPOSED PLAN
10 CYCLE SHELTER



CYCLE SHELTER



PROPOSED PLAN
12 CYCLE SHELTER

drawing size A1

SCALE: 1 / 250

0 1 2 3 4 5 6 8 10 12

METRES

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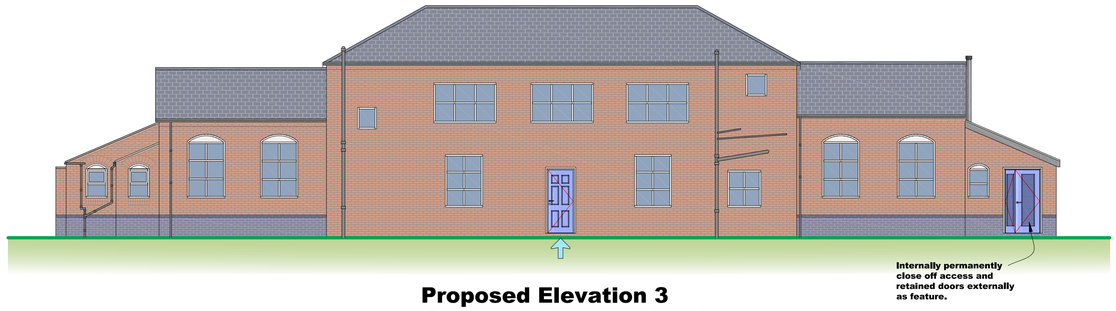
Cheshire. CW1 9HR
Tel: (01270) 586158 OR 07770 316031
Email: stewart@slthorley.co.uk

Drawn by	*S. L. Thorley*	Scale 1 / 250
Date	December 2024	

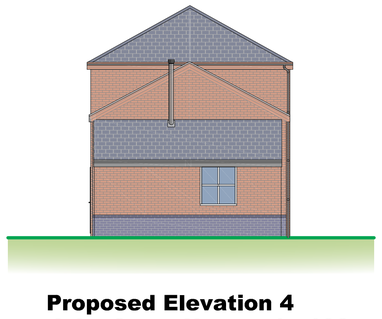
PROPOSED BLOCK / SITE PLAN – PLANNING

Ref	Revisions	Date

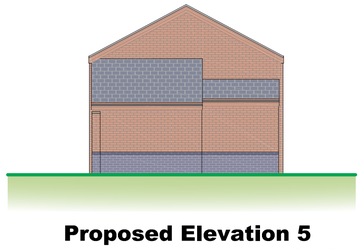
Drawing No. A / 16 / PL / 3 A



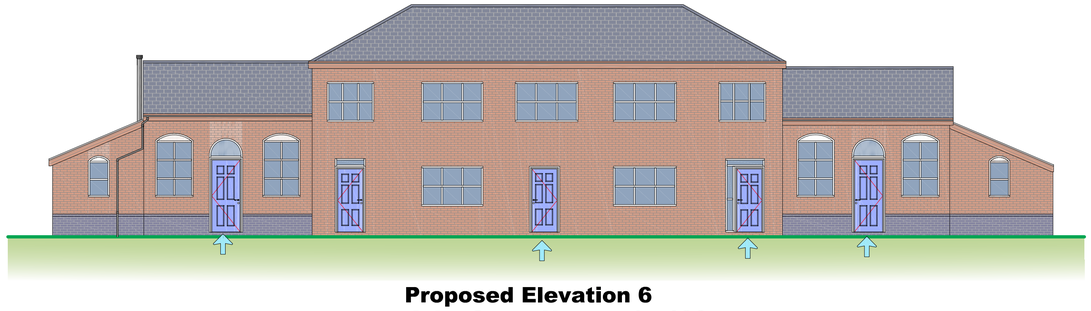
Proposed Elevation 3
John Snow House 1 : 100



Proposed Elevation 4
John Snow House 1 : 100



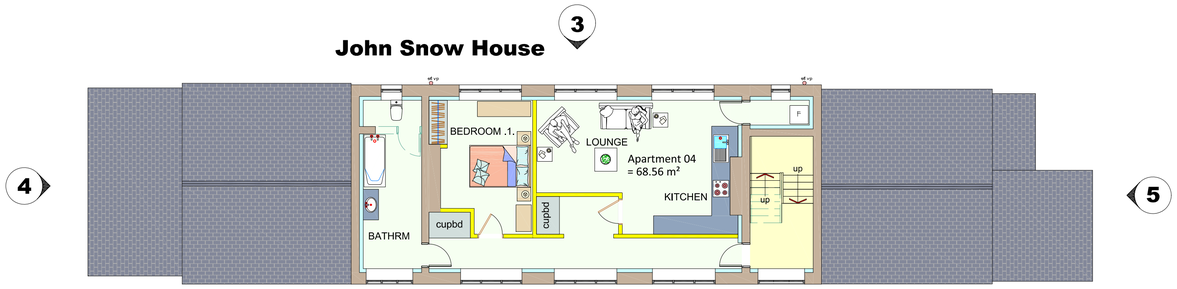
Proposed Elevation 5
John Snow House 1 : 100



Proposed Elevation 6
John Snow House 1 : 100

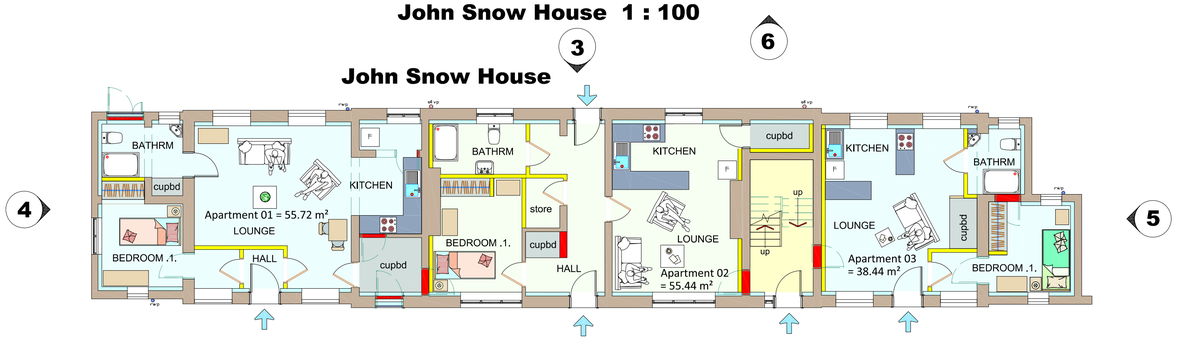
PROPOSED PLANS AND ELEVATIONS - John Snow House 1 : 100

John Snow House



PROPOSED FIRST FLOOR PLAN -
John Snow House 1 : 100

John Snow House



PROPOSED GROUND FLOOR PLAN -
John Snow House 1 : 100

drawing size A1
SCALE: 1 / 100
0 1 2 3 4 5 6
METRES

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Drawn by	S. L. Thorley	Scale
Date	December 2024	1 / 100

JOHN SNOW HOUSE PROPOSED PLANS AND ELEVATIONS – PLANNING

Ref	Revisions	Date

Drawing No. A / 16 / PL / 9A

PLANNING DRAWING

PROPOSED

4 **Proposed Elevation 4**
Bevan House 1 : 100

2 **Proposed Elevation 2**
Bevan House 1 : 100

Bevan House - Elevations

1 **Proposed Elevation 1**
Bevan House 1 : 100

3 **Proposed Elevation 3**
Bevan House 1 : 100

PROPOSED ELEVATIONS - Bevan House 1 : 100

drawing size A1
SCALE: 1 / 100
0 1 2 3 4 5 6
METRES

Conversion of offices to apartments, consequential internal alterations, cycle and bin storage provision, parking, amenity and access arrangements.
At: Bevan House & John Snow House, Barony Court, Nantwich, Cheshire. CW5 5RD
For: Greenhouse Property Management Ltd

Stewart L. Thorley
Building Plans & Design
PO Box 608, Crewe,
Cheshire. CW1 9HR
Tel: (01270) 586158 OR 07770 316031
Email: stewart@slthorley.co.uk

Drawn by	S. L. Thorley	Scale
Date	December 2024	1 / 100

BEVAN HOUSE PROPOSED ELEVATONS – PLANNING

Ref	Revisions	Date

Drawing No. A / 16 / PL / 13 A

PLANNING DRAWING

PROPOSED

PROPOSED COURTYARD ELEVATIONS - Bevan House 1 : 100

8 **Proposed Courtyard Elevation 8**
Bevan House 1 : 100

3 **Proposed Courtyard Elevation 3**
Bevan House 1 : 100

7 **Proposed Courtyard Elevation 7**
Bevan House 1 : 100

6 **Proposed Courtyard Elevation 6**
Bevan House 1 : 100

5 **Proposed Courtyard Elevation 5**
Bevan House 1 : 100

PLANNING DRAWING

PROPOSED COURTYARD ELEVATIONS - Bevan House 1 : 100

drawing size A1
SCALE: 1 / 100
0 1 2 3 4 5 6
METRES

PROPOSED

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BEVAN HOUSE PROPOSED COURTYARD ELEVATONS – PLANNING

Ref	Revisions	Date

Drawing No. A / 16 / PL / 14 A

PROPOSED GROUND FLOOR PLAN - Bevan House 1 : 100

KEY

light blue: skirting boards retained
light blue: skirting boards removed

brown: door and window architraves retained
brown: door and window architraves removed

green: ceiling beams retained
green: ceiling beams removed

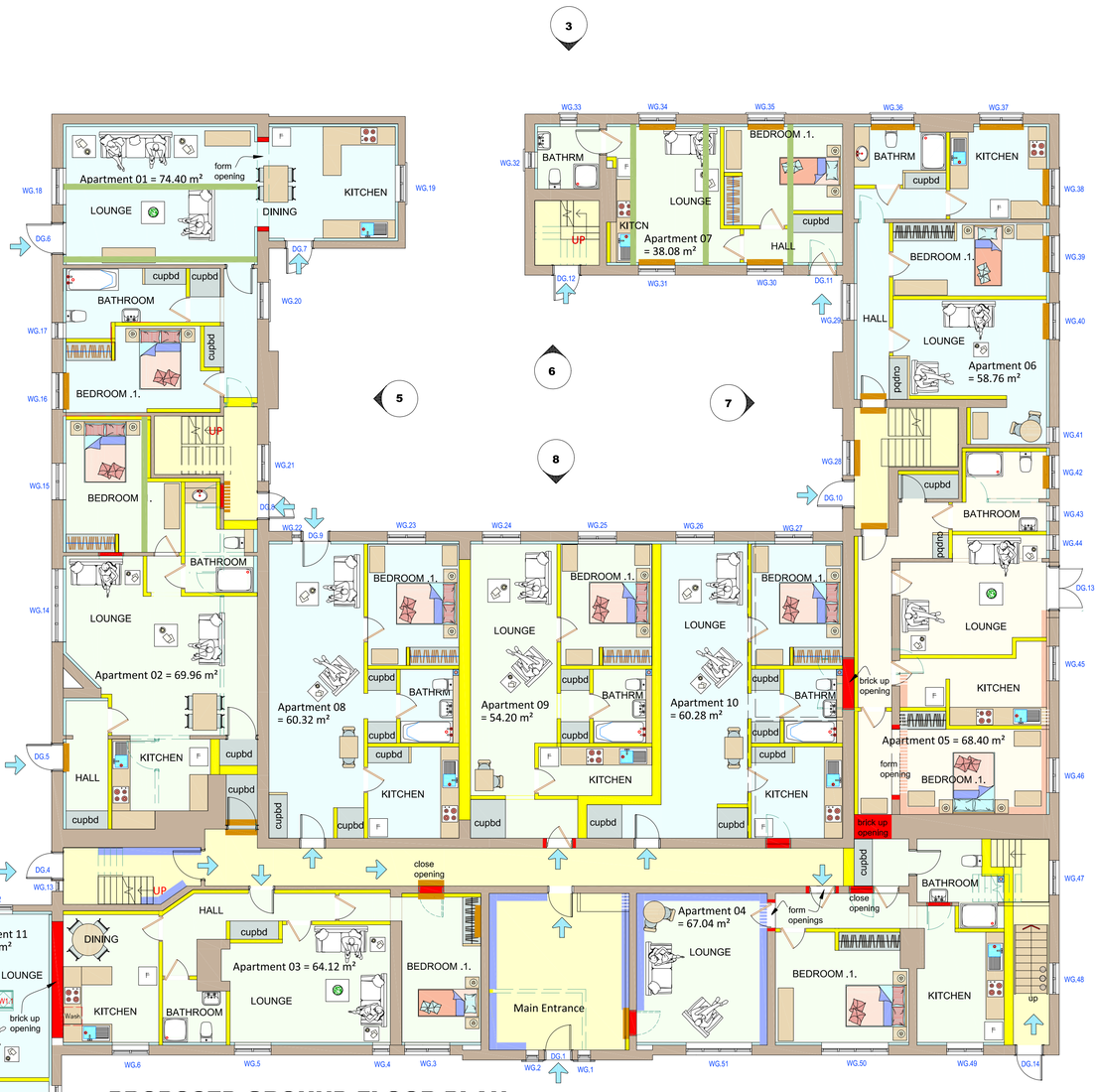
red: cornice retained
red: cornice removed

pink: dado rail retained
pink: dado rail removed

dark grey: external door retained
dark grey: external door removed

light brown dots: oversized sloping window cill

black dots: clock mechanism cabinet



PROPOSED GROUND FLOOR PLAN - Bevan House

PROPOSED GROUND FLOOR PLAN - Bevan House 1 : 100

drawing size A1

SCALE: 1 / 100

0 1 2 3 4 5 6

METRES

PLANNING DRAWING

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Drawn by	*S. L. Thorley*	Scale
Date	December 2024	1 / 100

PROPOSED GROUND FLOOR PLAN - PLANNING

Ref	Revisions	Date
A	Case Officer requested details to be added to drawing.	25 Aug 2025
B	Timber features indicated retained or removed	25 Sep 25

Drawing No. **A / 16 / PL / 20B**

PROPOSED FIRST FLOOR PLAN - Bevan House

KEY

light blue: skirting boards retained
light blue: skirting boards removed

brown: door and window architraves retained
brown: door and window architraves removed

green: ceiling beams retained
green: ceiling beams removed

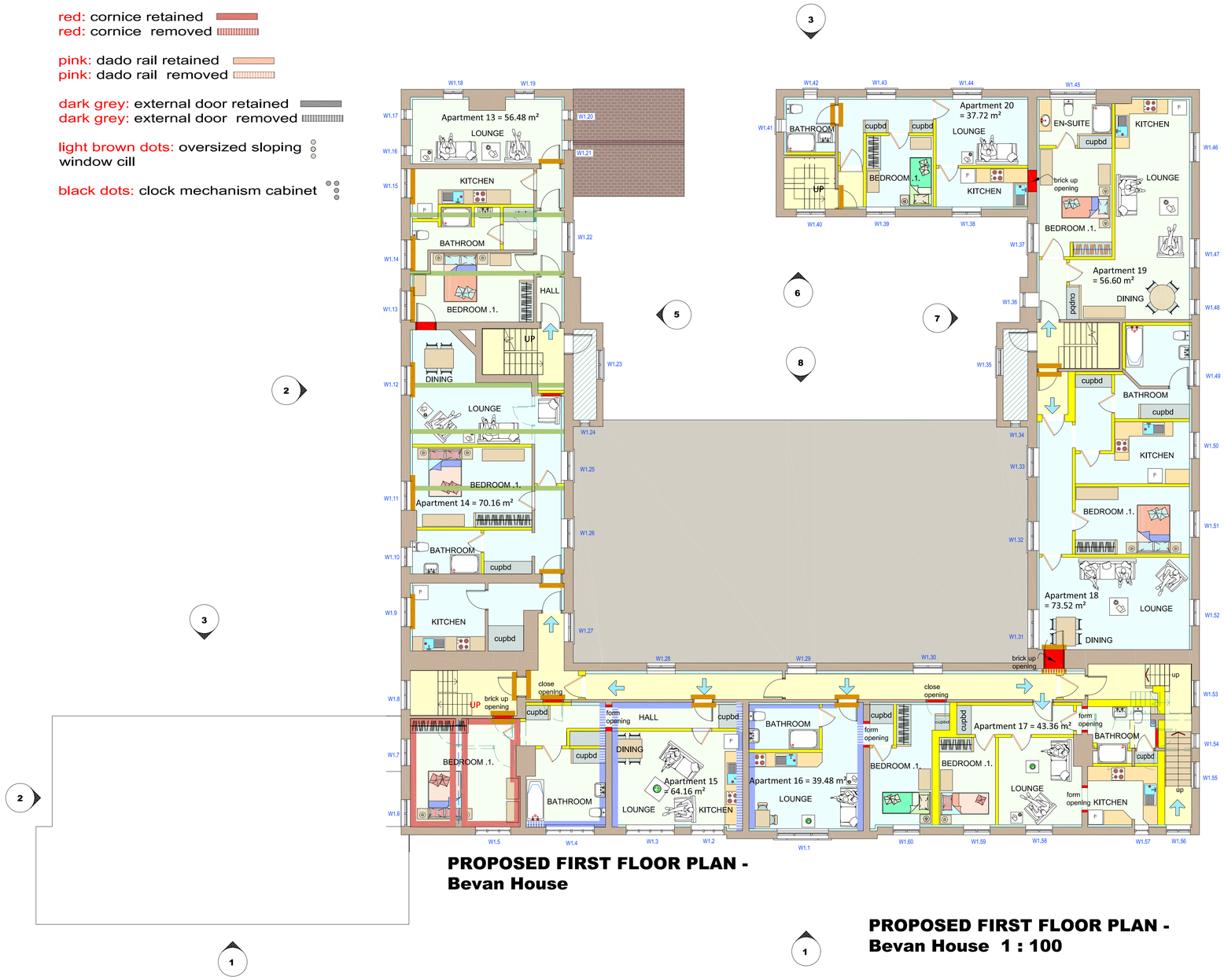
red: cornice retained
red: cornice removed

pink: dado rail retained
pink: dado rail removed

dark grey: external door retained
dark grey: external door removed

light brown dots: oversized sloping window cill

black dots: clock mechanism cabinet



PROPOSED FIRST FLOOR PLAN - Bevan House

PROPOSED FIRST FLOOR PLAN - Bevan House 1 : 100

drawing size A1

SCALE: 1 / 100

0 1 2 3 4 5 6

METRES

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Drawn by	*S. L. Thorley*	Scale
Date	December 2024	1 / 100

PROPOSED FIRST FLOOR PLAN - PLANNING

Ref	Revisions	Date
A	Case Officer requested details to be added to drawing.	25 Aug 2025
B	Timber features indicated retained or removed	25 Sep 25

Drawing No. A / 16 / PL / 21B

PLANNING DRAWING

PROPOSED

PROPOSED SECOND FLOOR PLAN - Bevan House

KEY

light blue: skirting boards retained
light blue: skirting boards removed

brown: door and window architraves retained
brown: door and window architraves removed

green: ceiling beams retained
green: ceiling beams removed

red: cornice retained
red: cornice removed

pink: dado rail retained
pink: dado rail removed

dark grey: external door retained
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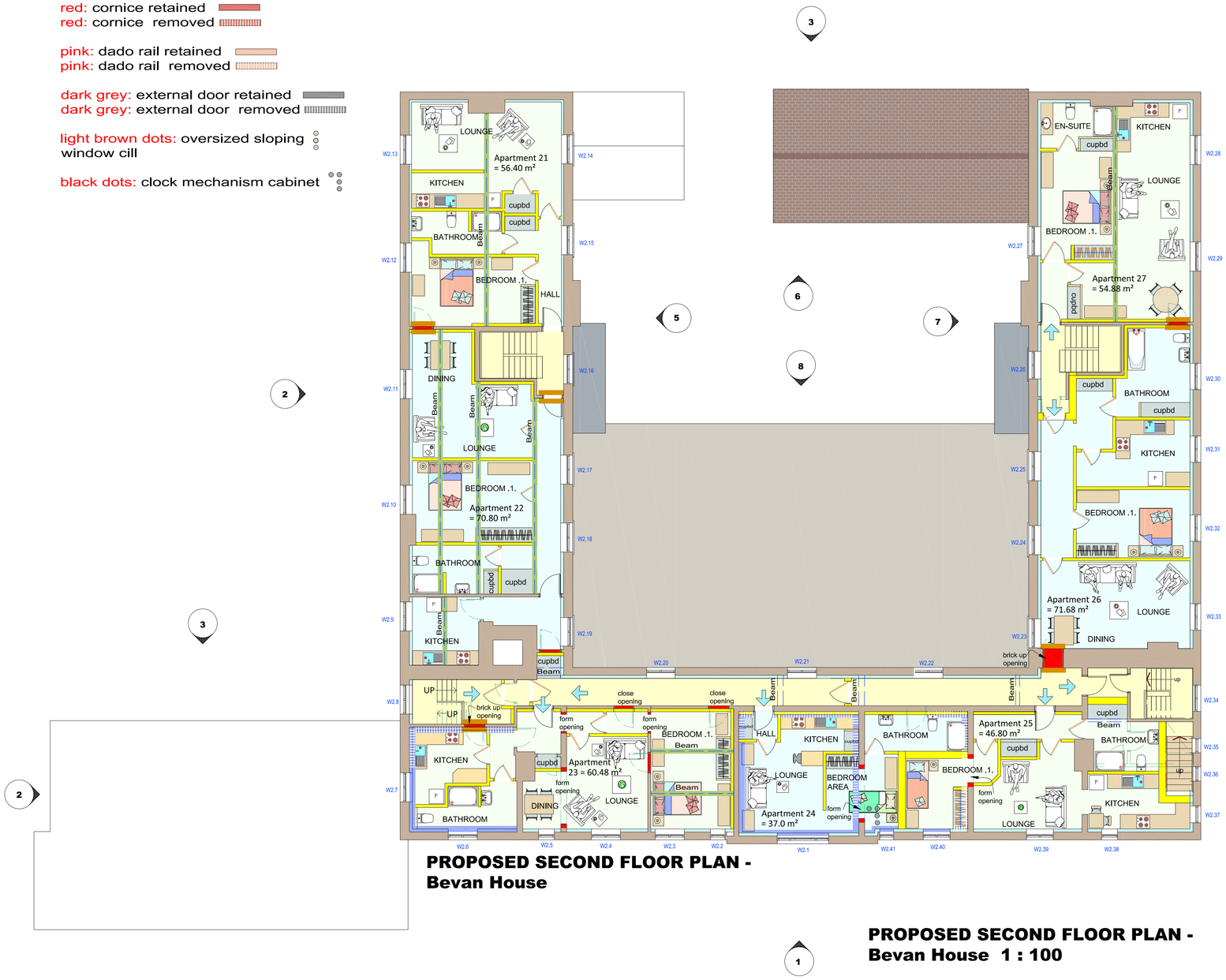
light brown dots: oversized sloping window cill

black dots: clock mechanism cabinet



PROPOSED SECOND FLOOR PLAN - Bevan House

PROPOSED SECOND FLOOR PLAN - Bevan House 1 : 100

drawing size A1

SCALE: 1 / 100

0 1 2 3 4 5 6

METRES

PLANNING DRAWING

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Drawn by	*S. L. Thorley*	Scale
Date	December 2024	1 / 100

PROPOSED SECOND FLOOR PLAN - PLANNING

Ref	Revisions	Date
A	Case Officer requested details to be added to drawing.	25 Aug 2025
B	Timber features indicated retained or removed	25 Sep 25

Drawing No. **A / 16 / PL / 22B**

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