

23/3881N

TELFORD COURT
DUNWOODY WAY

CREWE

CW1 3AW



Red Line Site Area: 0.86ha

- A Site area updated DB 17 July 2023
- * First issue. AeJ 15 Feb 2023



Client
Inspired Life Care

Project Proposed 24 Bed Specialist Unit,
Dunwoody Way, Crewe

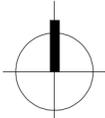
Title
Existing Site Location Plan

Scale	Date	Drawn By
1:1250@A4	Feb 2023	PROMAP

Drawing No	Revision
18-246-10	A

PLANNING ISSUE

Existing Site Location Plan
1:1250@A4



Notes

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 - b) wood wool slabs in permanent formwork to concrete;
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 - 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;
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Additional Notes

These drawings are based on OS map information.
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Existing access to car park

23no. car parking spaces for Telford Court

1no. ambulance bay

Existing service yard with bin store and staff parking

Existing pedestrian island and crossing point

Existing 2no. sheffield bike stands

Existing care home, 'Telford Court'. 84no. beds

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

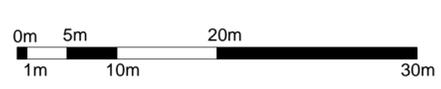
D Updated car parking note.	AB 18-08-2023
C Updated to suit topographical survey information	DB 28-07-2023
B Scale Bar Added	DB 24-07-2023
A Further information added	DB 17-07-2023
* First Issue	AeJ 15-02-2023



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

PLANNING ISSUE

Existing Site Plan
1:500@A2



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

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

Notes

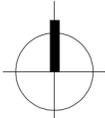
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Additional Notes

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- Existing trees retained.
- Private amenity space for residents
- Existing trees adjacent to boundary to be retained
- Private amenity space for residents
- Proposed trees.
- 37no. car parking spaces proposed. 15no. for proposed specialist unit.
- 2no. proposed sheffield bike stands
- Existing service yard with bin store and additional staff parking

- Landscaped buffer along main road. For detailed landscape proposals see Proposed Landscape Plan.
- Existing island in road to be relocated and road lining altered
- Existing access to be closed and reinstated

- Connection of proposed and existing adjusted SW drainage into existing 525dia UU sewer in road.
- Existing trees proposed removed.
- Proposed new 5.5m wide access road, 2m footpath to both sides, 10m radius
- Indicates existing and proposed SW storage and drainage to be adjusted to suit.
- Pedestrian crossing point defined by change in material/hardstanding.
- 2.4x43m visibility splays proposed
- Existing 2no. sheffield bike stands
- Proposed ambulance bay provided.
- Indicates proposed foul to connect to existing foul on site, which drains to existing 300dia combined sewer in road Bombardier.

Existing care home, 'Telford Court'

- 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

Site Area 0.86ha
Proposed schedule of accommodation
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



Client
Inspired Life Care

Project
Proposed 24 Bed Specialist Unit, Dunwoody Way, Crewe

Title
Proposed Site Plan

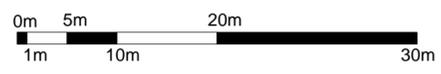
Scale 1:500@A2 **Date** Feb 2023 **Drawn By** AeJ

Drawing No 18-246-101 **Revision** G

PLANNING ISSUE

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

Proposed Site Plan
1:500@A2





Notes

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Additional Notes

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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

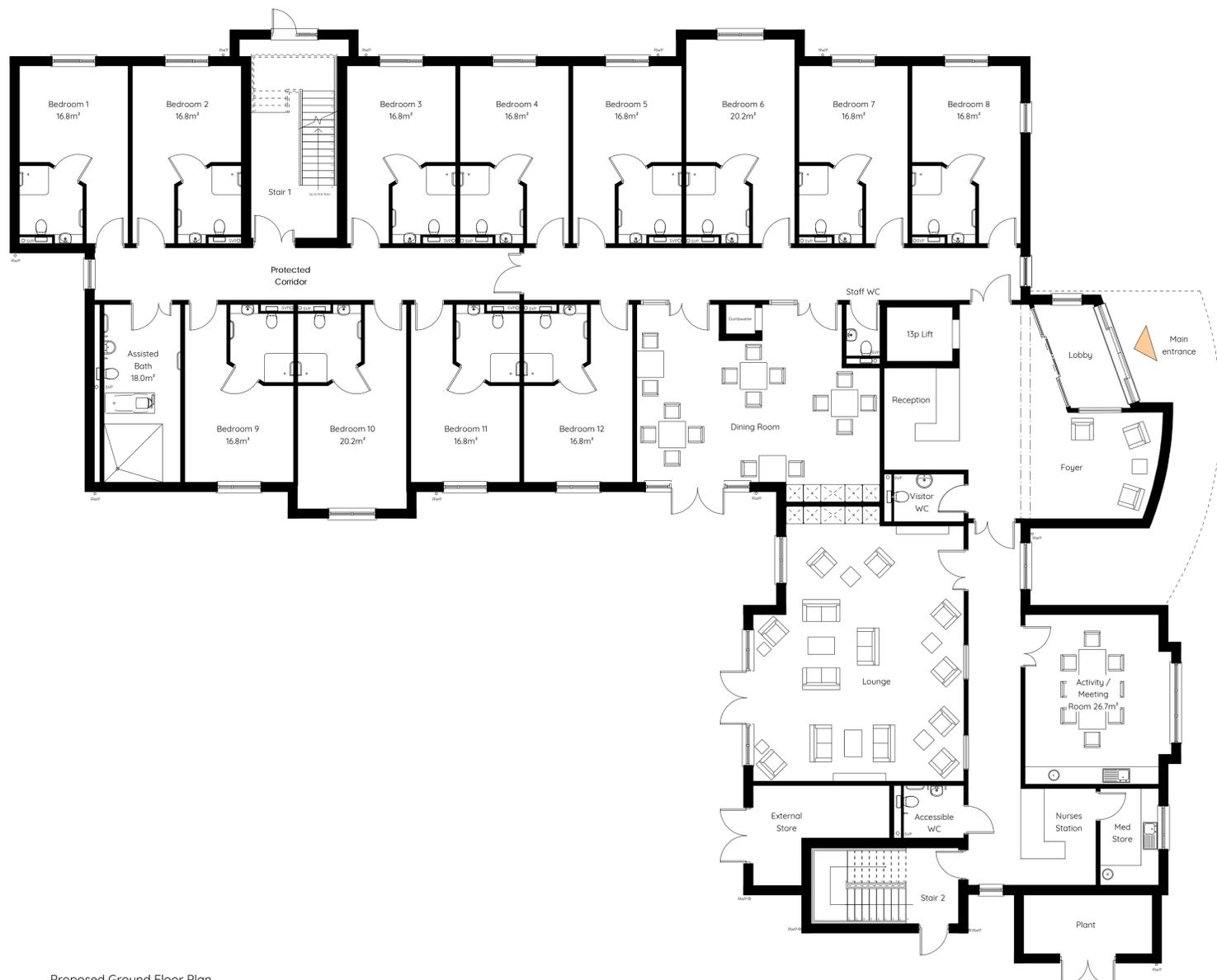
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<p>Approx Gross External Floor Areas:</p> <p>Ground Floor: 745m² First Floor: 702m² Rooms in Roof: 264m² Total Approx GEFA: 1711m²</p>



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

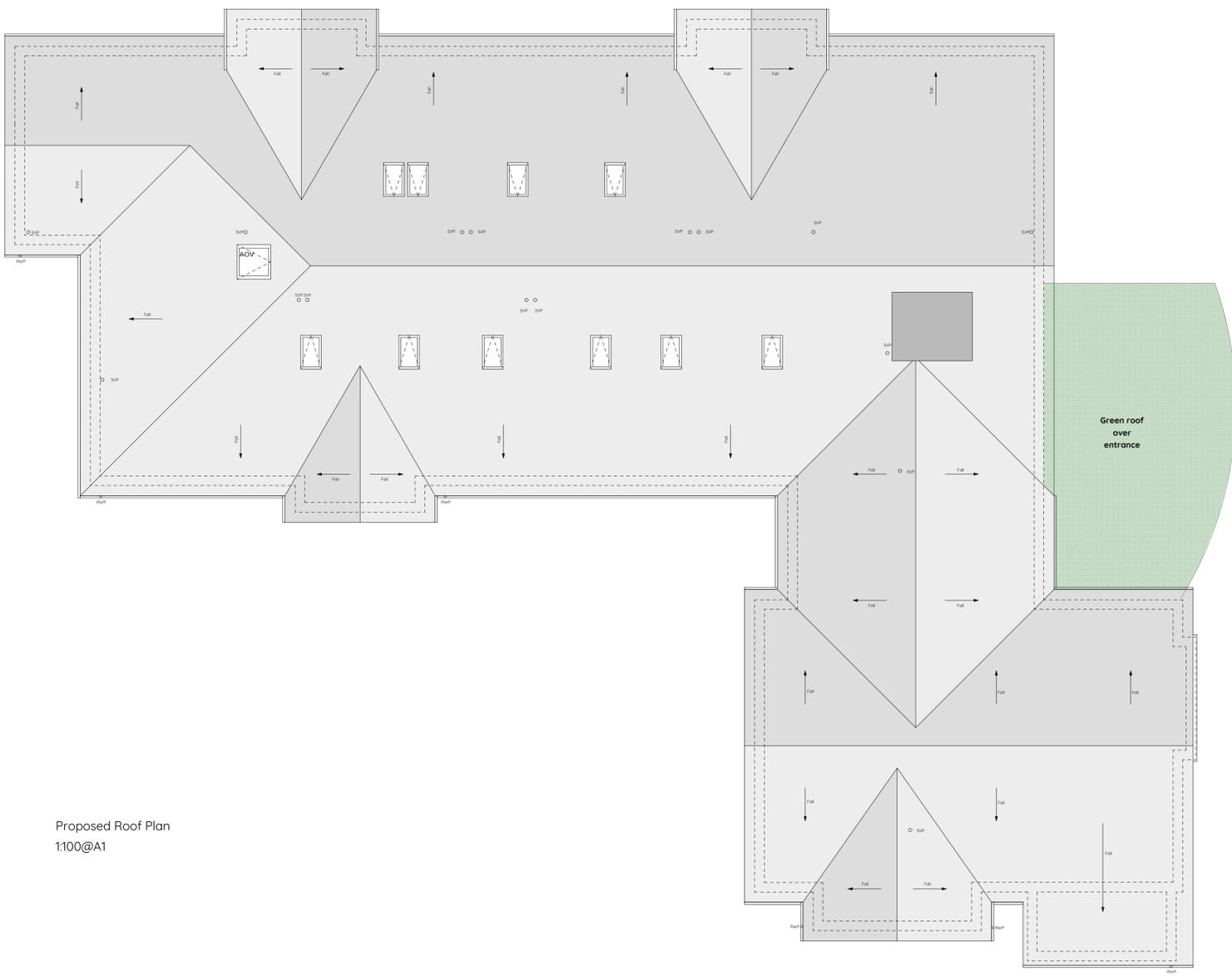
Drawing No 18-246-200 **Revision** D

PLANNING ISSUE

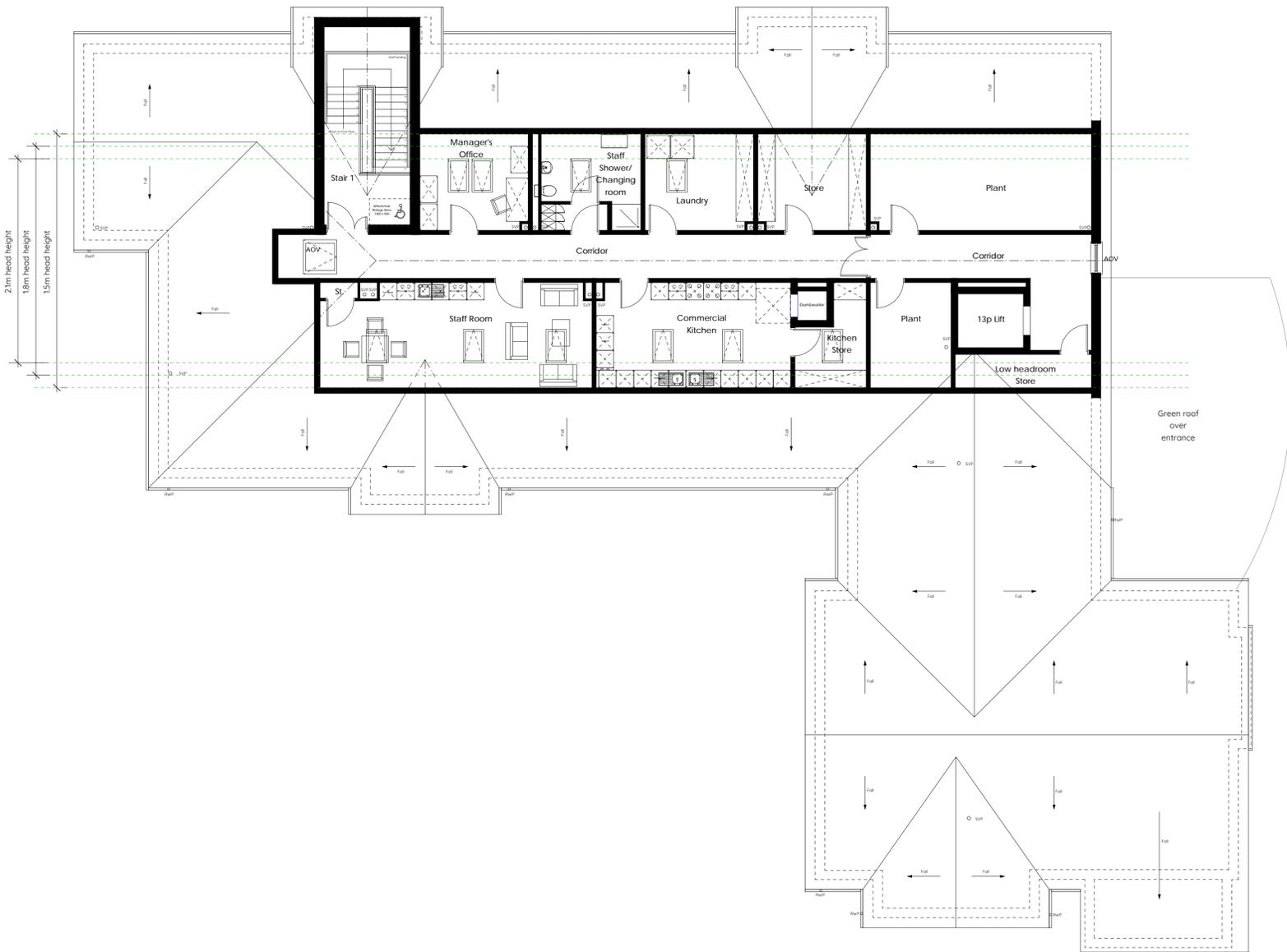
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Proposed Roof Plan
 1:100@A1



Proposed Rooms in Roof Plan
 1:100@A1



Client
 Inspired Life Care

Project
 Proposed 24 Bed Specialist Unit,
 Dunwoody Way, Crewe

Title
 Proposed Top Floor and Roof Plans

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

Drawing No 18-246-201 **Revision** X

PLANNING ISSUE

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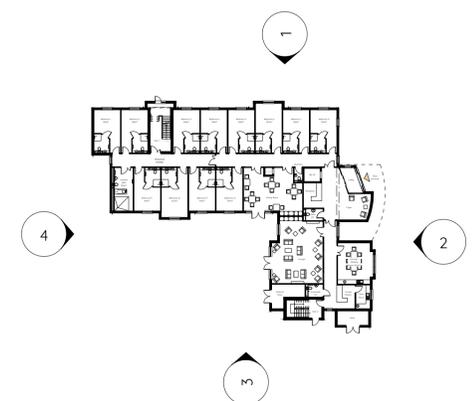
Total Approx GEFA : 1711m²



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 1:100@A1
Date July 2023
Drawn By DB

Drawing No 18-246-202
Revision B

PLANNING ISSUE

Unit 17 Connect Business Village
24 Derby Road
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