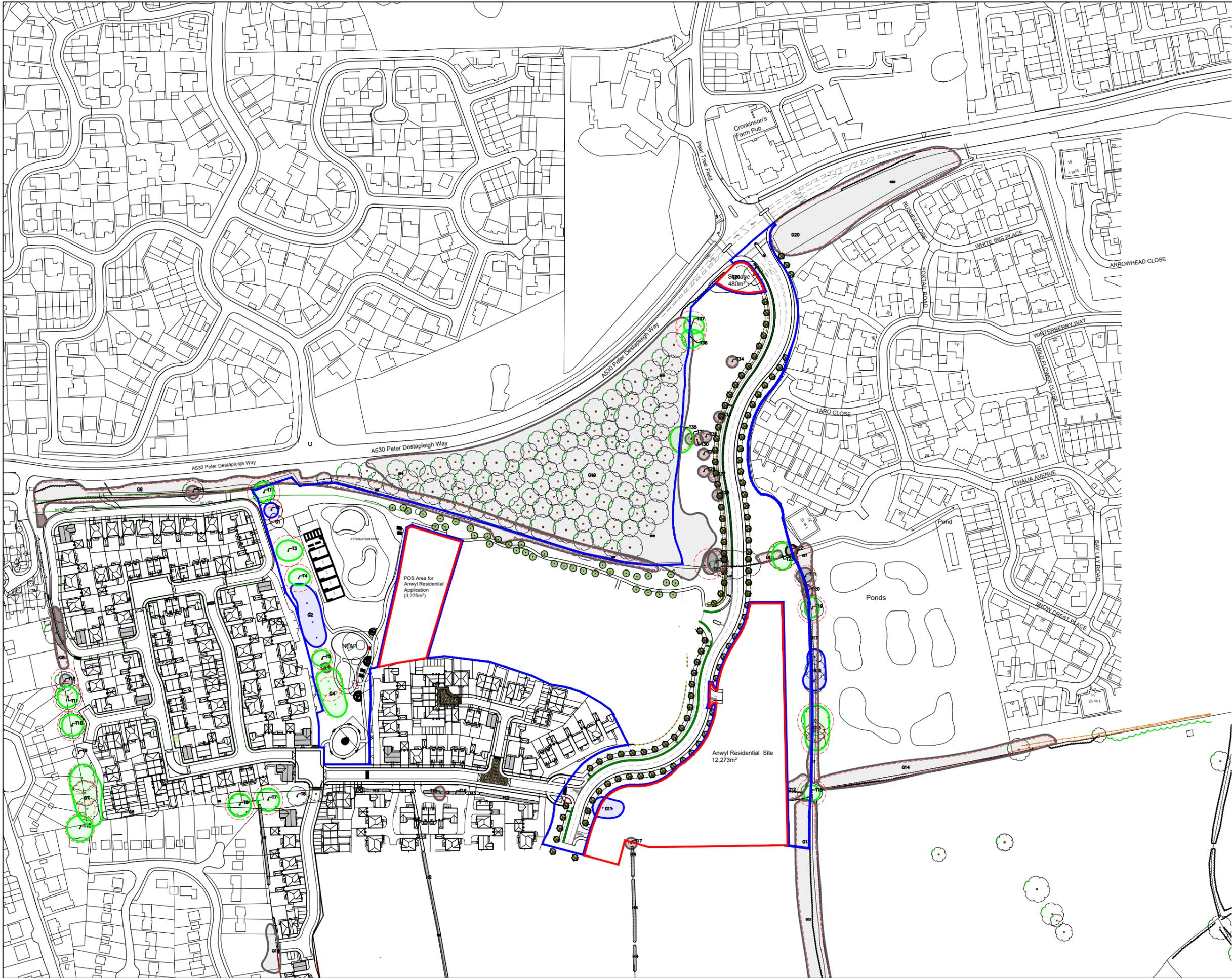


24/4242/FUL

Land Off Peter De Stapleigh
Way,
Stapeley,
Cheshire.



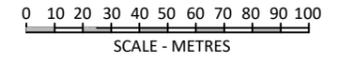
Revisions:

No.	Revision	Date	By
A	Temporary buffer zone removed	08.04.2024	MY
B	Layouts updated	23.04.2024	MY
C	Boundaries Amended	24.04.2024	MY
D	Layout & Application Boundaries Updated	31.05.2024	MY
E	Layout & Application Boundaries Updated	12.06.2024	MY
F	Layout & Application Boundaries Updated	24.06.2024	MY
G	Edge Red Updated, Scale Changed	08.08.2024	MY
H	Edge Blue Updated	27.09.2024	MY
J	Edge Blue Updated	02.10.2024	MY
K	Edge Blue Updated	08.10.2024	MY

KEY

Site Edge Red —
Area 16,028m²

Site Edge Blue —



MÜLLER
PROPERTY GROUP

Project Maylands Park, Stapeley, Nantwich		 Bower Mattin Unit 23 / 24 Beechfield House, Winterton Way, Lyme Green - Business Park, Macclesfield SK11 0LP Telephone 01625-509187 E-Mail architects@ bowermattin-young.co.uk Chartered Architects Surveyors	
Title Site Location Plan 1:2500 Residential Scheme			
Scale 1:2500@A3	Date April 2024	Job No 23289	Original
Drawn By MY	Checked	Sequential No 501	Revision K
Category L	CISb Element		

MAYLANDS PARK, STAPELEY - NANTWICH

PLANNING LAYOUT



Disclaimer:
Do not scale from this drawing.
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1:500 0 5 10 15 25m

Proposed Layout Key

- Red Edge Boundary extracted from Bower Martin Layout - Gross Site Area - 3.032 acres / 1.22 ha
- 18 Plot Number
- Denote Affordable Housing refer to Affordable Housing layout for tenure
- Bin collection point
- Cycle storage. Details to be confirmed
- Location of M4(2) compliant house type - 14 No. units (30% provision)
- Location of M4(3) compliant house type - 3 No. units (6% provision)
- Existing trees to be retained. Survey provided by client
- Approved landscaping scheme along spine road provided by client
- Proposed toddler play area



Ponds

Proposed toddler play area

Proposed electric sub-station

Adoptable link to boundary to future proof land to the south.

ACCOMMODATION SCHEDULE							
Name	15	Bed	Storey	Unit No's	Unit ft ²	ft ²	Total
Private Housing @ 70% (28)							
Carmel	CART	4 Bed	2.5	7	1552	10684	
Stapeley	STAP	3 Bed	2	1	1372	1372	
Charlton B	CHAR B	4 Bed	2	2	1314	2628	
Hampton - M4(2)	HAMP	4 Bed	2	2	1329	2658	
Marford - M4(2)	MARF	4 Bed	2	1	1329	1329	
Ainsdale - M4(2)	AINS	3 Bed	2	6	1109	6654	
Snowdon	SNOW	2 Bed	2.5	5	1060	5300	
Dodleston B	DODL B	3 Bed	2	2	1056	2112	
Burton	BURT	2 Bed	2	2	756	1512	
Affordable Housing @ 30% (12)							
Maxley - M4(3)	MAXL	2 Bed	2	3	866	2598	
Maxley	MAXL	2 Bed	2	1	866	866	
Disley - M4(2)	DISL	1 Bed g/f	2	4	542	2168	
Disley	DISL	1 Bed ff	2	4	689	2756	
Grand Total:				40 Units		42817 ft²	
Gross Site Area:					1.23 ha	3.03 ac	
Site Statistics:							
SSR					0.07 ha	0.17 ac	
POS					0.07 ha	0.18 ac	
Nett Site Area:					1.09 ha	2.69 ac	
Gross Density:					32.60 Un/ha	13.19 Un/ac	
Nett Density:					36.79 Un/ha	14.89 Un/ac	
Gross Footage:					3242.18 m²/ha	14122.93 Un/ac	
Nett Footage:					3658.79 m²/ha	15938 ft²/ac	

Note: All Areas Approx.
Abbreviations
Ac = Acres | ha = Hectares | ft² = Square Feet | m² = square | Un = units | SSR = Single Sided Road | POS = Public Open Space | Det = Detached | Apt = Apartment | Int = Integral | Sgl = Single | Dbl = Double

No.	Date	Description	By	Chk
S	11.04.2025	Marford referenced on layout, roof alignment revised on plot 2	AE	
R	08.04.2025	Roof configurations updated for plots 1-9 to reflect street scene proposals	AE	
F	01.04.2025	Alignment of sub-station revised	AE	
N	27.03.2025	Layout revised following meeting with DH. More continuous frontage achieved on site entrance, pergola proposed over parking spaces, plot 3 house type revised, plots 30-35 now detached, angle of plots 25 / 26 revised	AE	
M	24.02.2025	Layout amended to comments received 20.03.25 from BIS. Cheltenham's removed and replaced with Carmel's, gaps increased between plots 24-27, parking arrangement revised for plots 1-9inc.	AE	
L	17.03.2025	Layout amended to address comments received from client dated 17.03.25	AE	
K	14.03.2025	Layout revised to accommodate comments received from client 13.03.2025	JB	
J	05.03.2025	Layout revised to accommodate comments received from CEC	AE	
H	01.10.2024	Schedule of accommodation updated to comments received from client dated 01.10.2024	JB	
G	20.09.2024	Proposals updated to comments received from client dated 20.09.2024	JB	
F	19.09.2024	Layout revised to reduce the overall numbers to 40 units.	AE	
E	30.07.2024	Schedule of accommodation updated	AE	
D	17.07.2024	Proposals updated to comments received from client dated 17.07.2024	JB	
C	09.07.2024	Drives to plots 39 & 40 repositioned away from the southern boundary as requested by RB 09.07.24	AE	
B	13.05.2024	Proposals updated to latest Layout	JB	
A	19.04.2024	First Issue	AE	

Client: **ANWYL**
thoughtful homes

Project: **MAYLANDS PARK STAPELEY, NANTWICH**

Drawing Title: **PLANNING LAYOUT**

Drawn by: **AP-E** Checked by: **...** Date: **19.04.24**

Status: **PRELIMINARY** Scale @ A1: **1:500**

Job no.: **AH170** Dwg no.: **PL02** Rev.: **S**

astle planning & design
The Steam Mill, Steam Mill Street, Chester, CH3 5AN
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info@astlepd.co.uk
www.astlepd.co.uk

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- LEGEND**
- SOFT LANDSCAPE**
- Existing Trees to be Retained
 - Existing Trees to be Removed
 - Proposed POS Trees
Trees to be planted as 16-18cm, Extra Heavy Standard, 4.5-6m high with 2m clear stem. Trees to be secured with underground guying system.
 - Proposed Medium Size Ornamental Trees
Trees to be planted as 14-16cm girth, Extra Heavy Standard, 3.5-4m high. Trees to be staked and secured with suitable rubber ties.
 - Proposed Small Ornamental Trees
Trees to be planted as 10-12cm girth or 50L containers, 2-3m high and secured with single stake and suitable rubber ties.
 - Proposed Feature Trees
Feature tree with vibrant autumn colour. Trees to be planted as 20-25cm girth, Semi-mature, 4.5-5m high. Trees to be planted with a double timber stake secured with a rubber tree tie.
 - Proposed Ornamental Hedgerows
Evergreen hedgerows to be planted in 10L containers at a rate of 3-4 per lin. metre. Typical species: *Fagus sylvatica*, *Photinia x fraseri* 'Red Robin'
 - Proposed Native Hedgerows
Evergreen hedgerows to be planted in 10L containers, double staggered, 300mm centres, at a rate of 5 per lin. metre.
 - Proposed Instant Hedge
Instant evergreen hedge, 1m trough 140-160cm high. Typical species: *Prunus lusitanica*
 - Proposed Shrub Planting
Ornamental shrub planting, to be planted in 3-4L containers at 3-4 p/m², and enhanced by feature specimens in 10-20L pots.
 - Proposed Native Shrub Mix
To be planted as bare root stock, 60-80cm, at 2p/m², and protected with spiral guards. To be planted in groups of 3-5 plants.
 - Proposed Wildflower Meadow
To be Emorsgate EM8 Meadow Mixture, supplied by Emorsgate or similar approved. Including 80% of ornamental grasses and 20% of wildflowers. Sowing rate 4/gm².
 - Proposed Amenity Grass
Front gardens to be turfed.
Back gardens to client specification.
Public Open Space to be seeded
- BOUNDARY TREATMENT**
- Proposed Cheshire Railing, 1.2m high from Suddenstrike fencing or similar approved
 - Proposed Railing
1m high bow-top steel fencing by Playdale or similar approved.
- HARD LANDSCAPE**
- Proposed Rubber Mulch play surfacing
Jungle Mulch in Forest Green and Rustic by Playsmart or similar approved

- GENERAL NOTES**
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 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.
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 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.

REVISION NOTES

Rev	By	Description	Date
E	RN	Updated play area as per latest layout	10.04.25
D	RN	Updated as per latest layout; addition of Instant hedge near P6; addition of <i>Fagus sylvatica</i> species in hedgerow legend as per client comments.	08.04.25
C	RN	Addition of Play area as per Client Comments	03.03.25
B	EO	Updated in line with latest site layout	02.10.24
A	TS	Added Cheshire railing as per comments	30.07.24

Client
Anwyl Homes

Project
Maylands Park, Stapeley, Nantwich

Description
Landscape Masterplan

Status
For Approval

Scale @ A2
1:500

Drawn
TS

Checked
MW

Date
26.07.24

Job number
4706

Drawing number
101

Revision
E

MAYLANDS PARK, STAPELEY - NANTWICH

AFFORDABLE HOUSING LAYOUT



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1:500 0 5 10 15 25m

Affordable Housing Key

- Affordable / Social Rent Housing
- Affordable Home Ownership Housing

References:

Site Detail / Red Edge - extracted from Carehome & Residential Layout drawing dated 2024.05.31 provided by Bower Mattin.

General Notes

This drawing needs to be read in conjunction with the following plans:

- Planning layout
- Landscaping Layout



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31.03.2025	Proposals updated to latest layout	AE
08.10.2024	Tenures added to layout	AE
02.10.2024	Schedule of accommodation updated	AE
23.09.2024	Proposals updated to latest layout	JB
17.07.2024	Proposals updated to latest layout	JB
10.07.2024	Proposals updated to latest layout	JB
20.06.2024	Proposals updated to latest layout	JB
17.05.2024	First Issue	JB

Client: **ANWYL**
thoughtful homes

Project: **MAYLANDS PARK
STAPELEY, NANTWICH**

Drawing Title: **AFFORDABLE HOUSING LAYOUT**

Drawn by: **AP-E** Checked by: ... Date: **17.05.2024**

Status: **PRELIMINARY** Scale @ A1: **1:500**

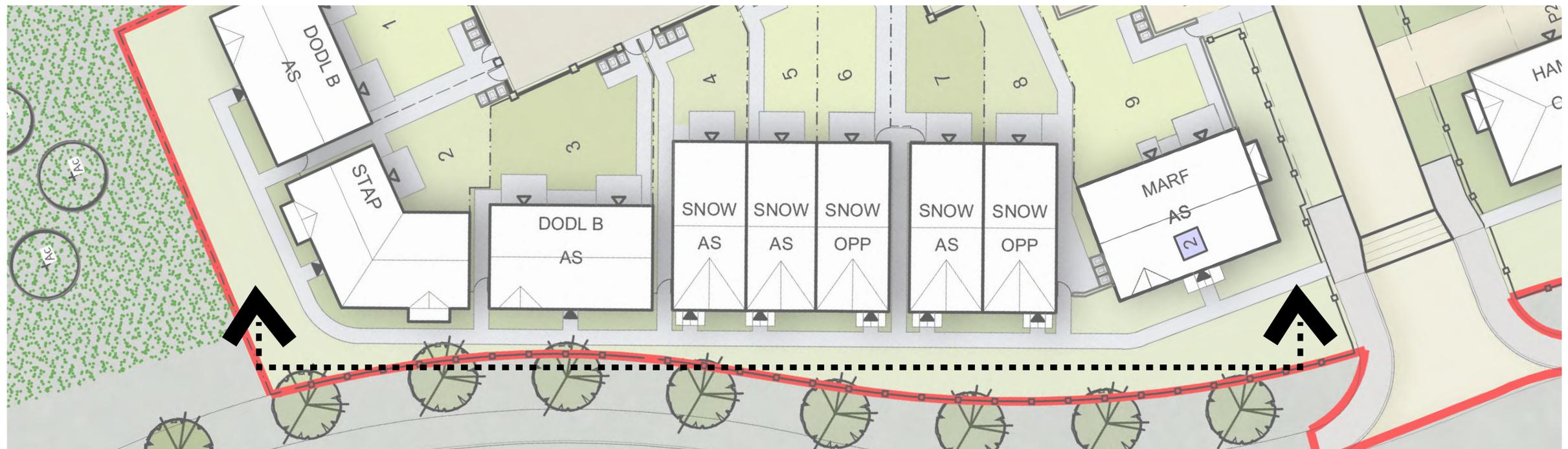
Job no: **AH170** Dwg no: **AF01** Rev: **H**

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Illustrative Street Scene plots 2 - 9



Character Area Plan

Ponds

Gateway Character Area





Front Elevation



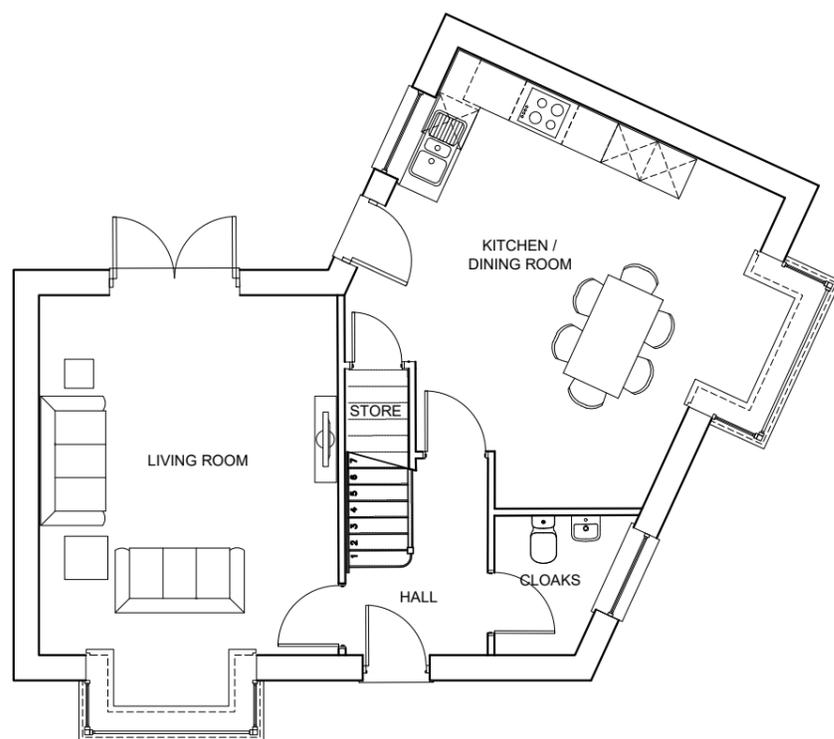
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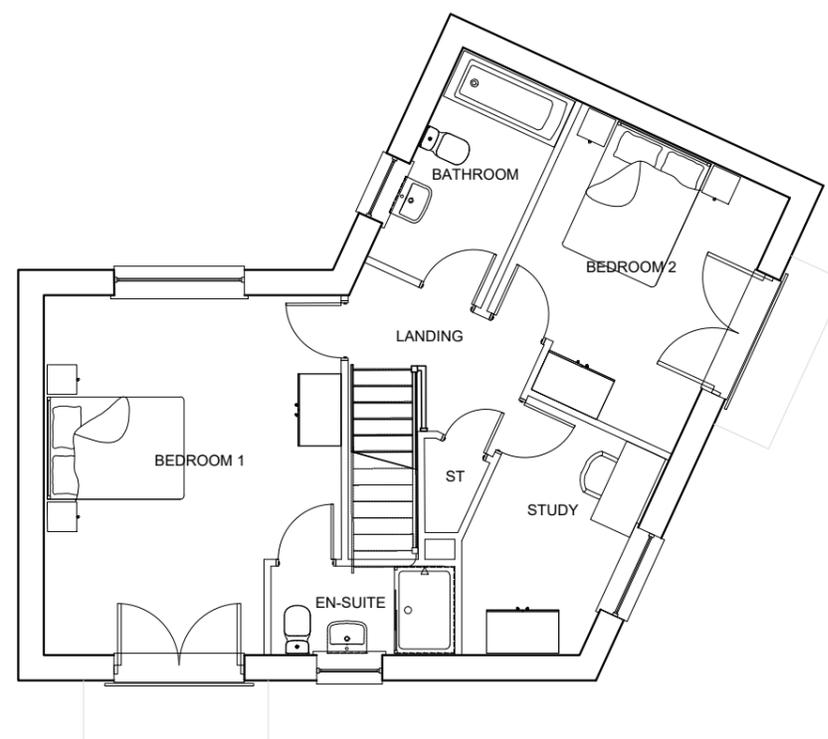
Rear Elevation



Side Elevation



Ground Floor



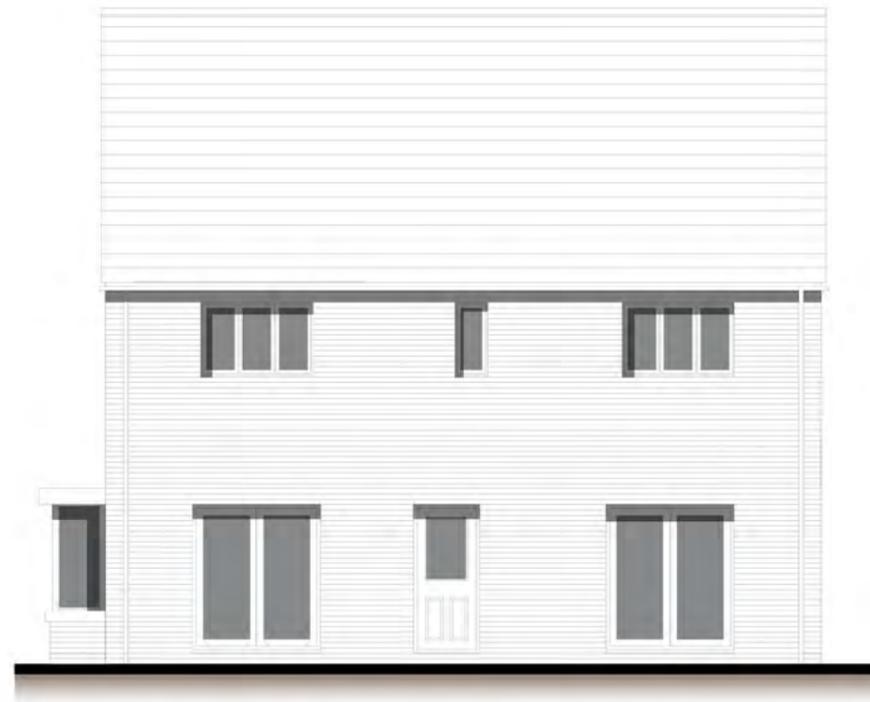
First Floor



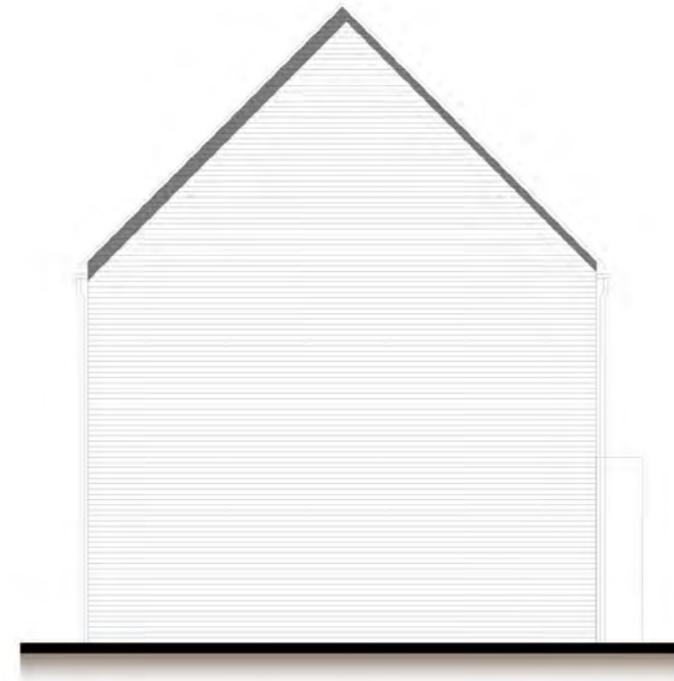
Front Elevation



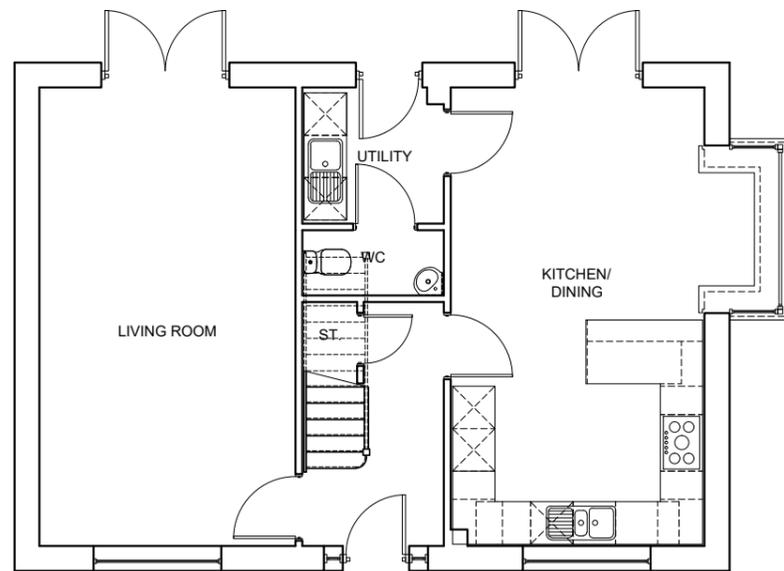
Side Elevation



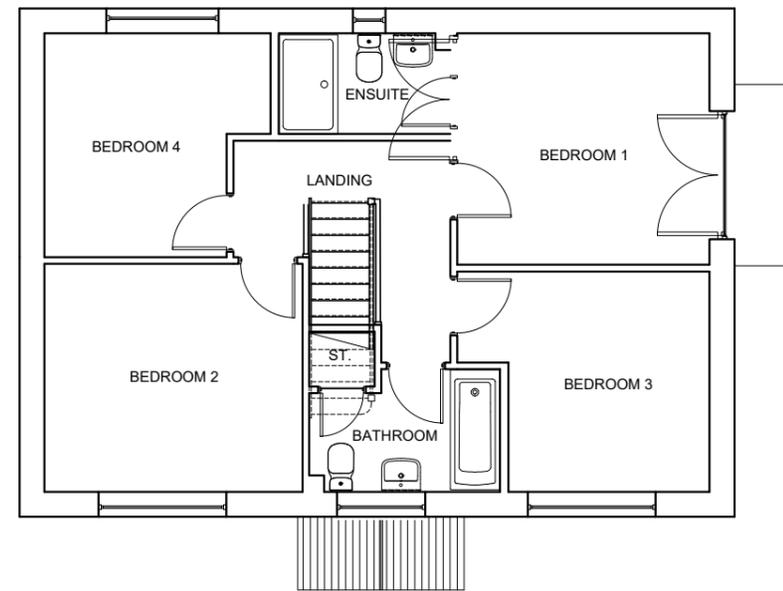
Rear Elevation



Side Elevation



Ground Floor



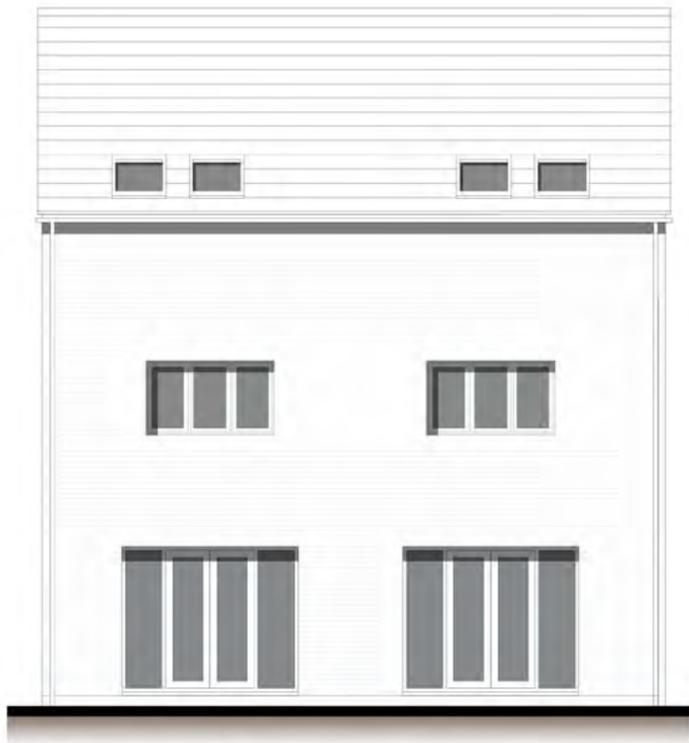
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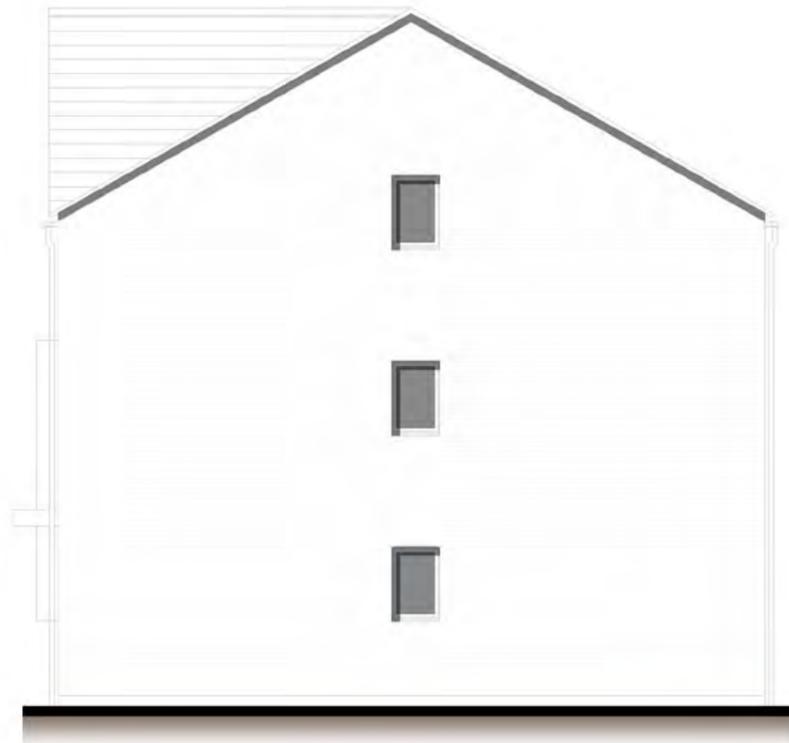
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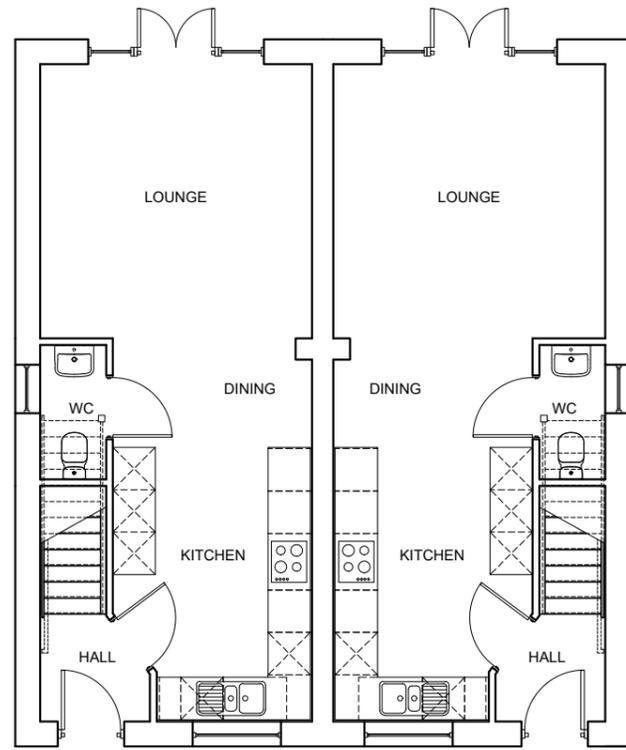
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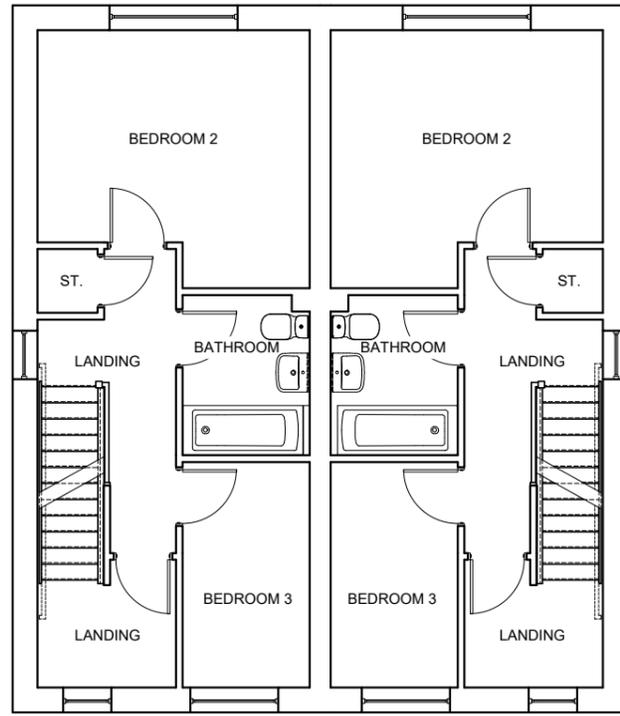
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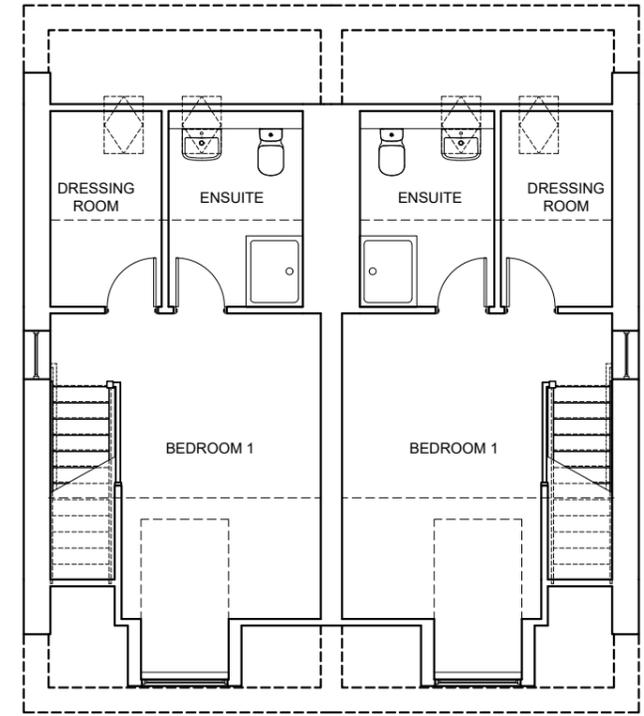
Side Elevation



Ground Floor



First Floor



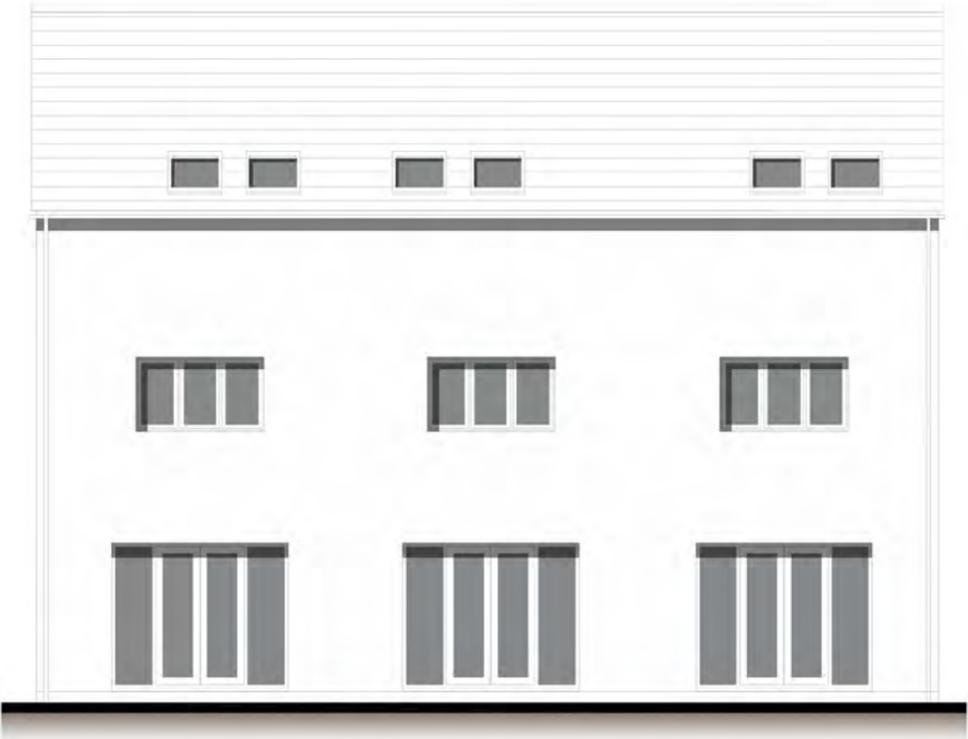
Second Floor



Front Elevation



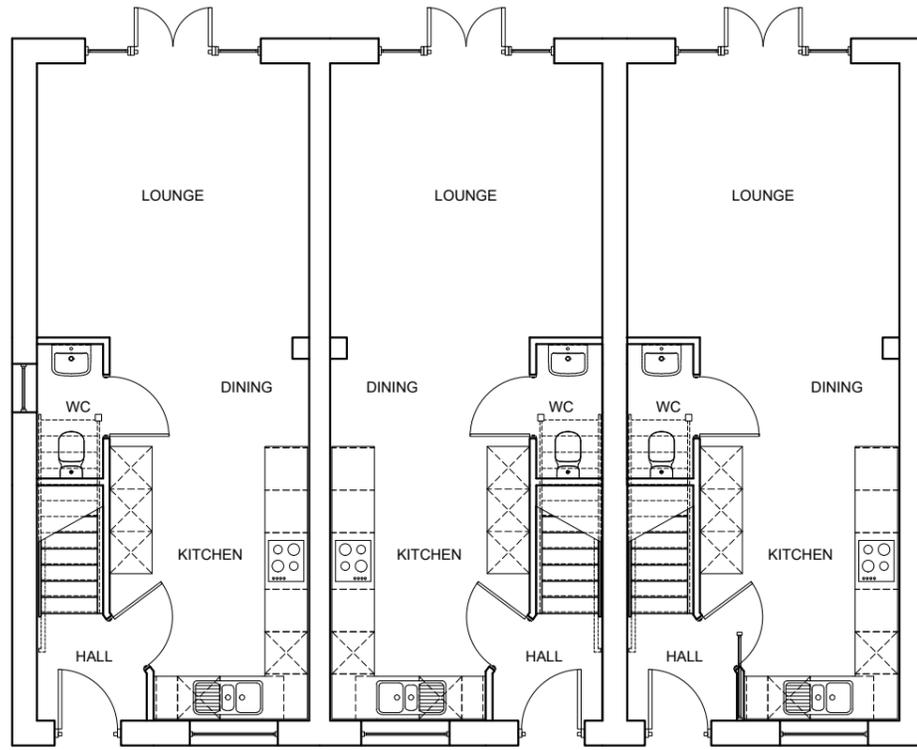
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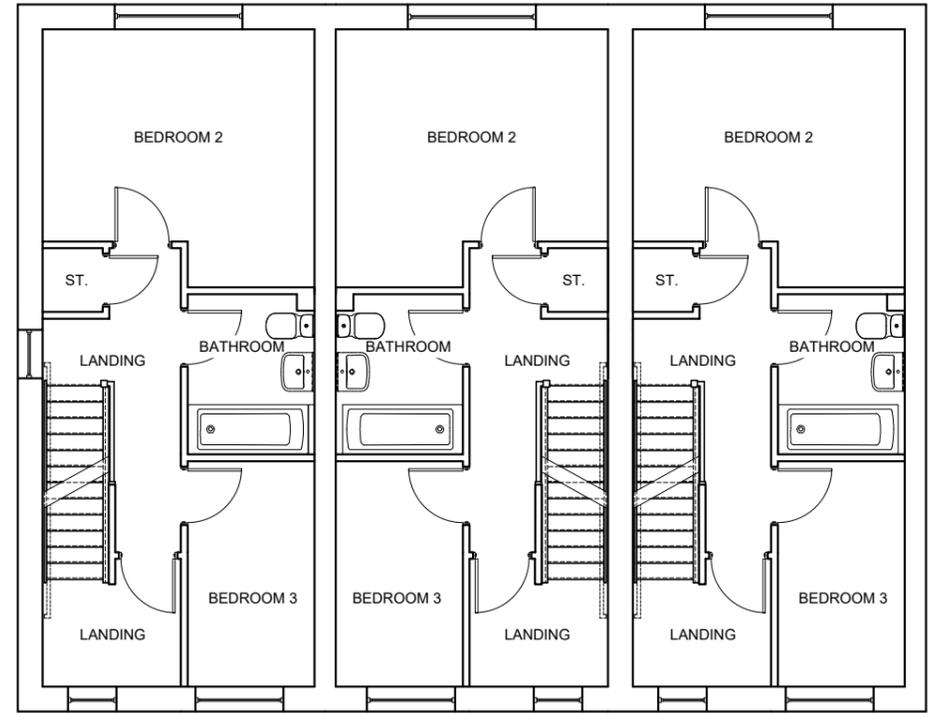
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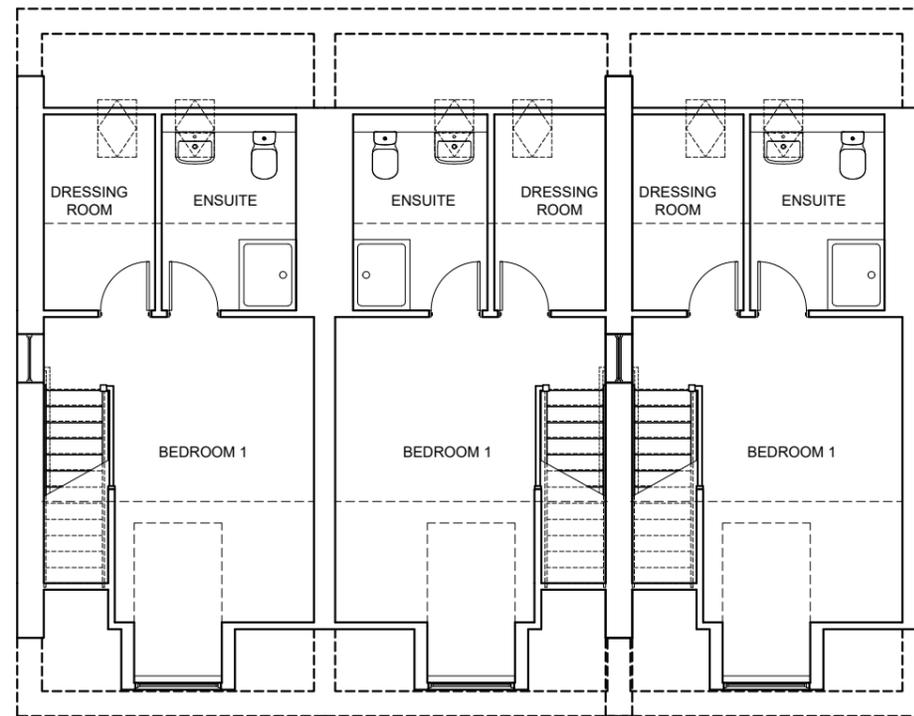
Side Elevation



Ground Floor



First Floor



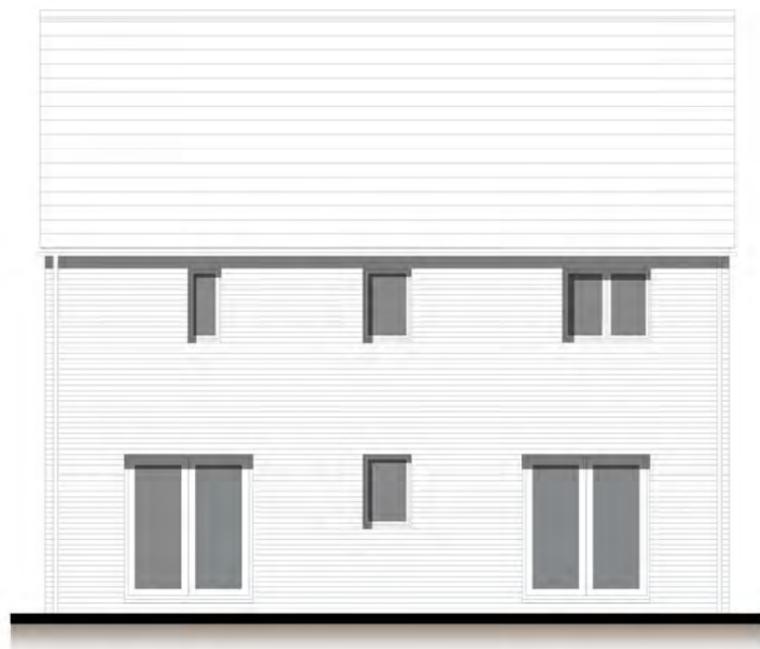
Second Floor



Front Elevation



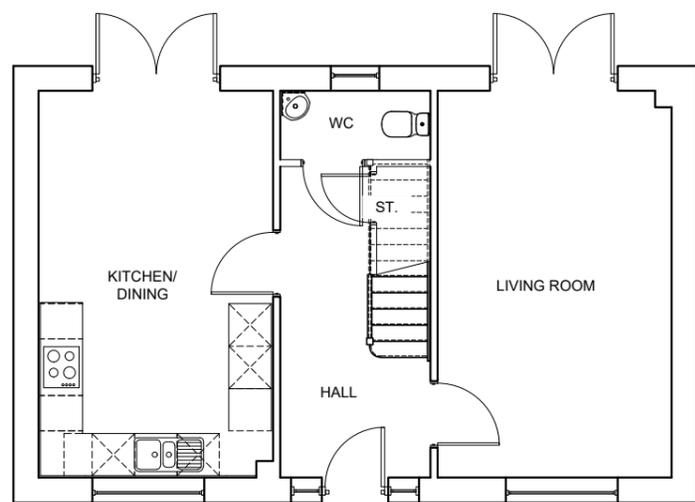
Side Elevation



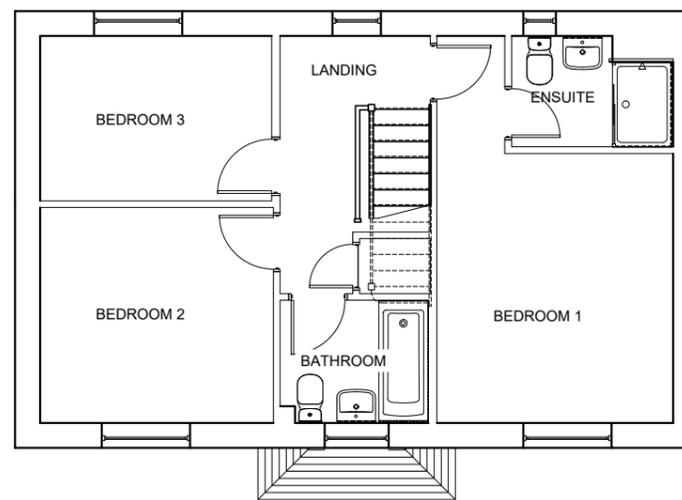
Rear Elevation



Side Elevation



Ground Floor



First Floor

Character Area Plan

Ponds

Maylands Park
Character Area

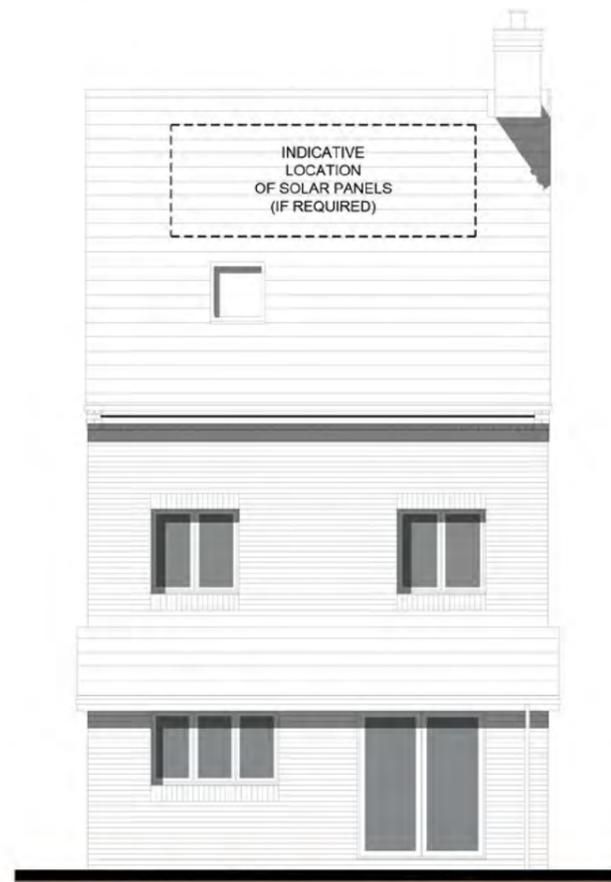




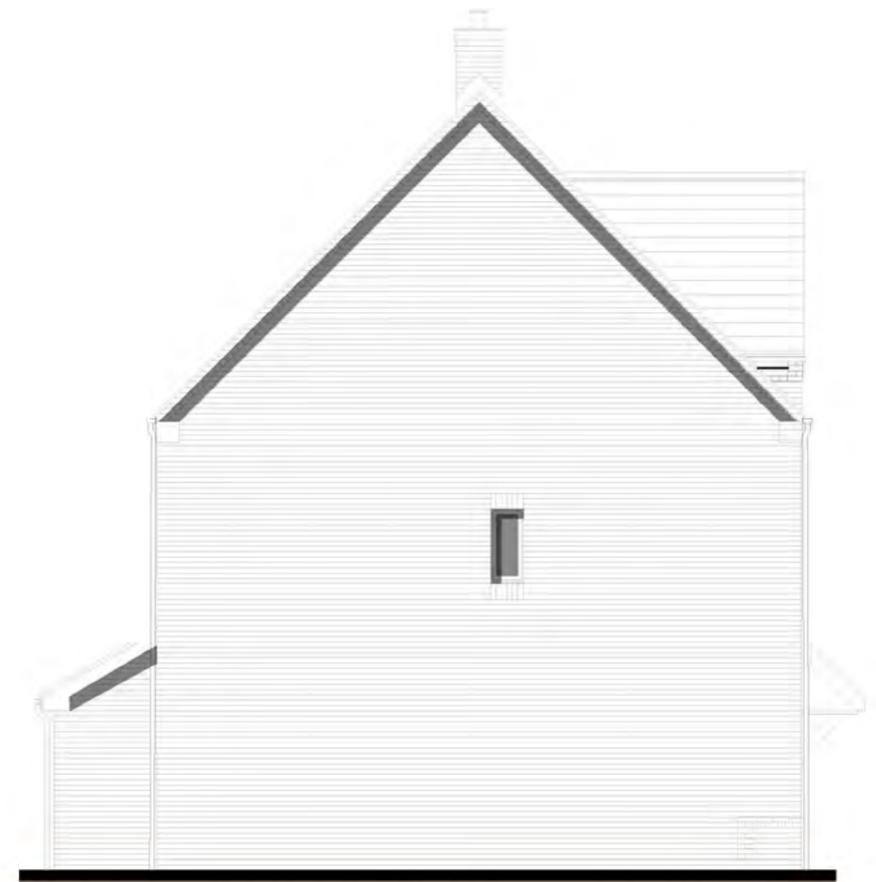
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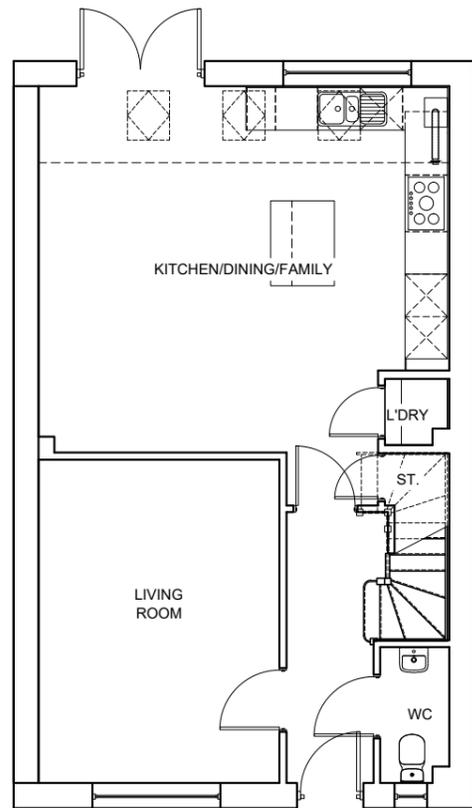
Side Elevation



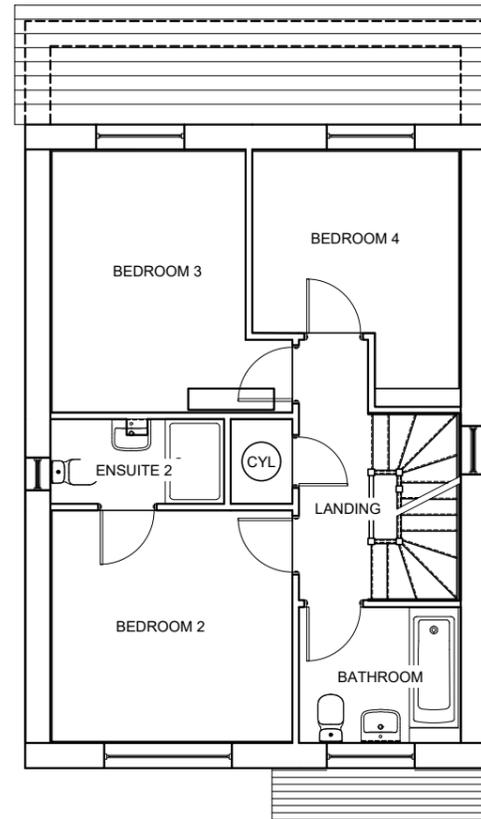
Rear Elevation



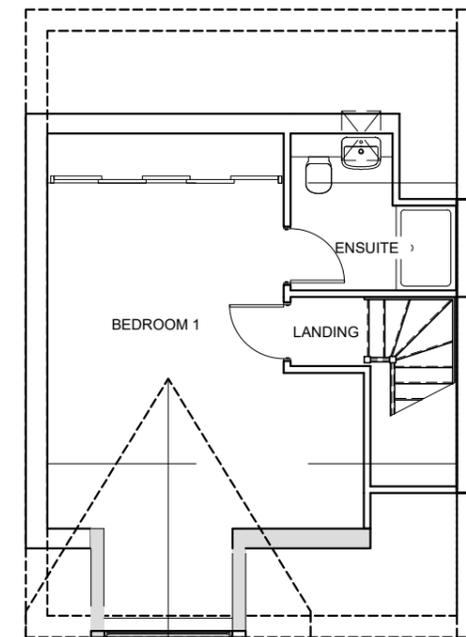
Side Elevation



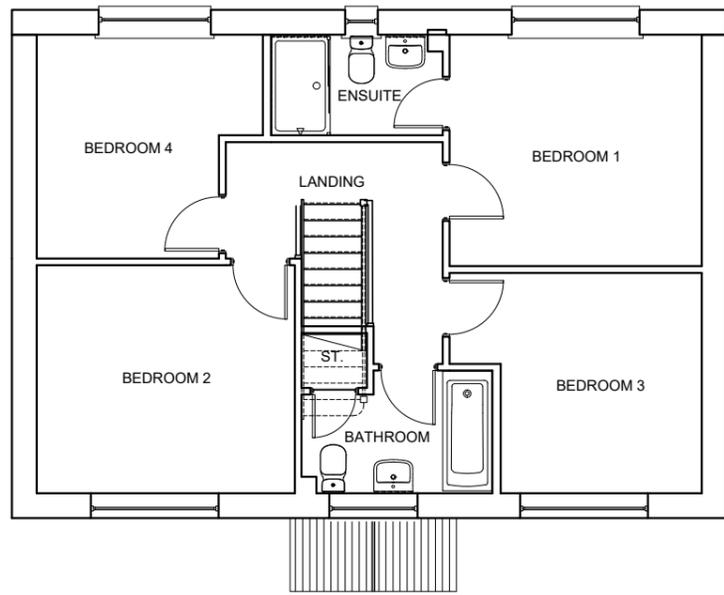
Ground Floor



First Floor



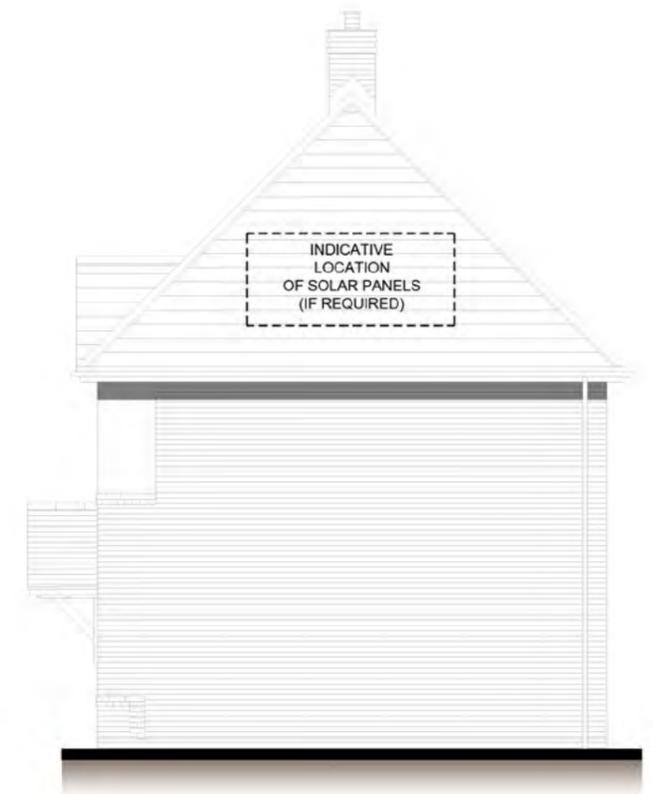
Second Floor



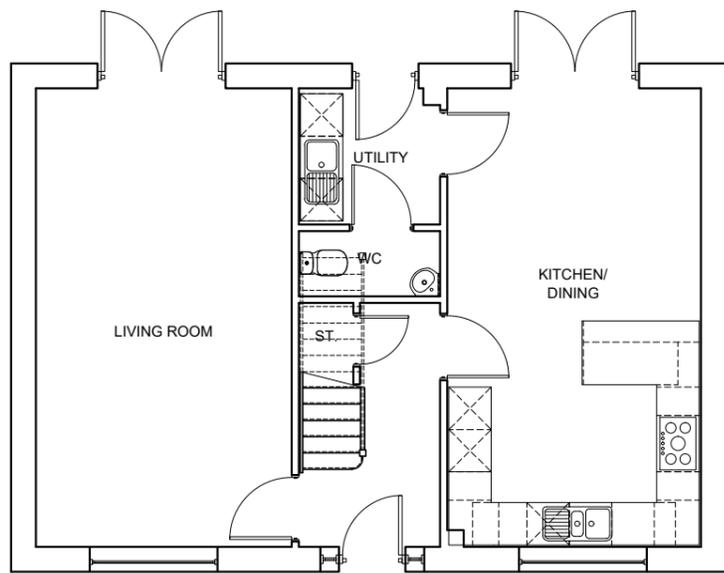
First Floor



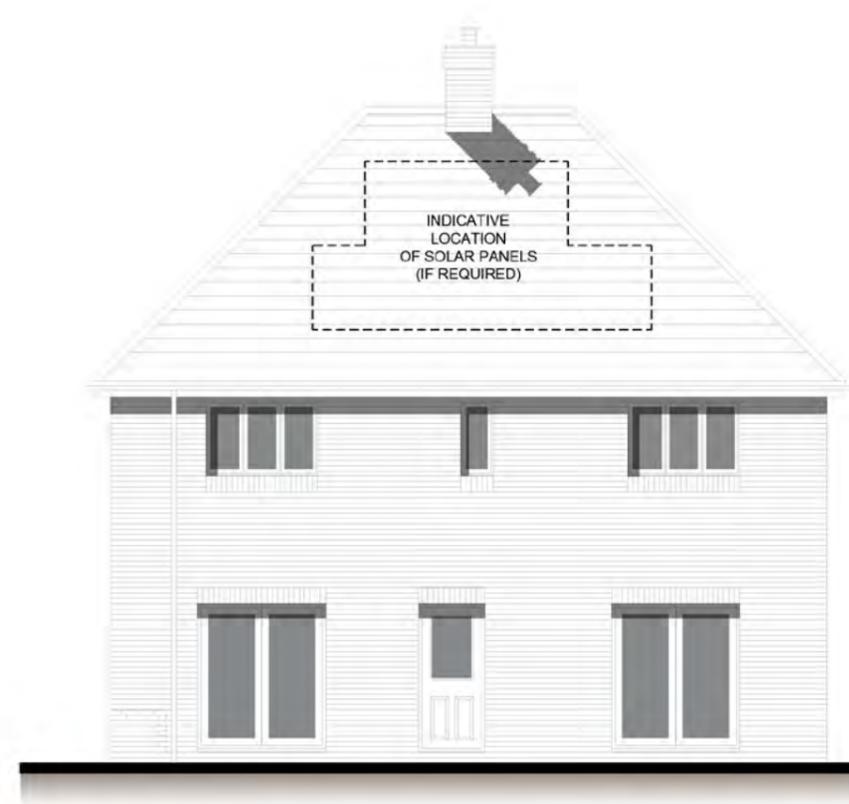
Front Elevation



Side Elevation



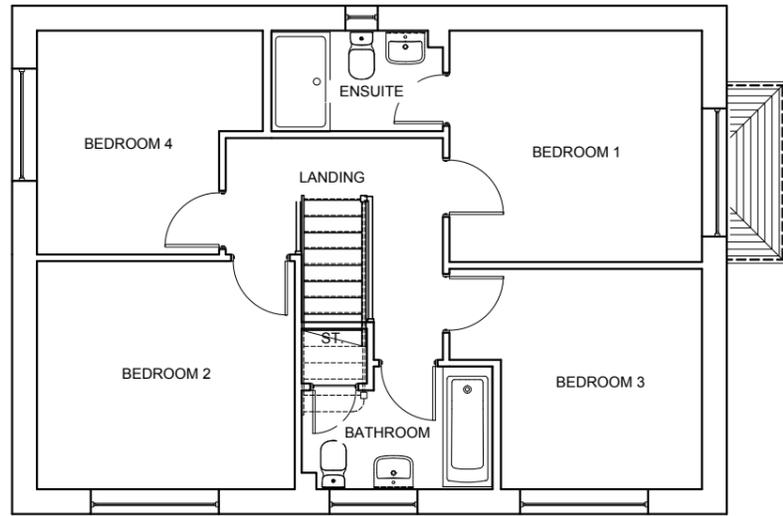
Ground Floor



Rear Elevation



Side Elevation



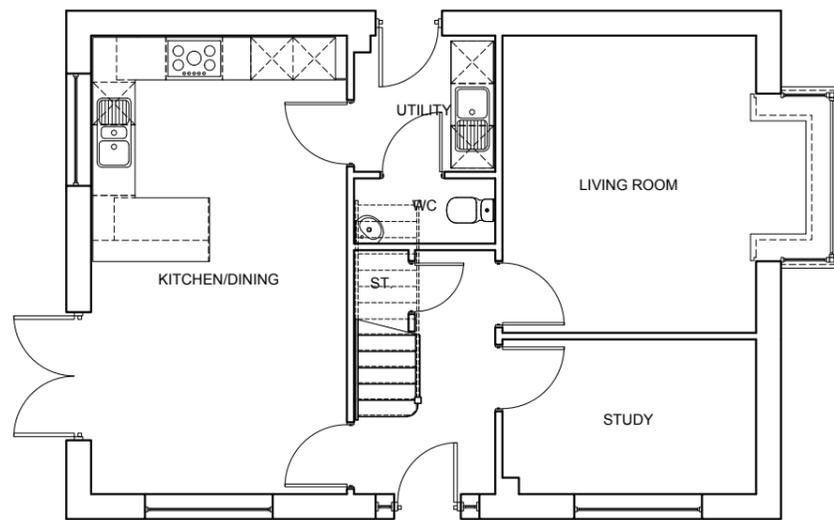
First Floor



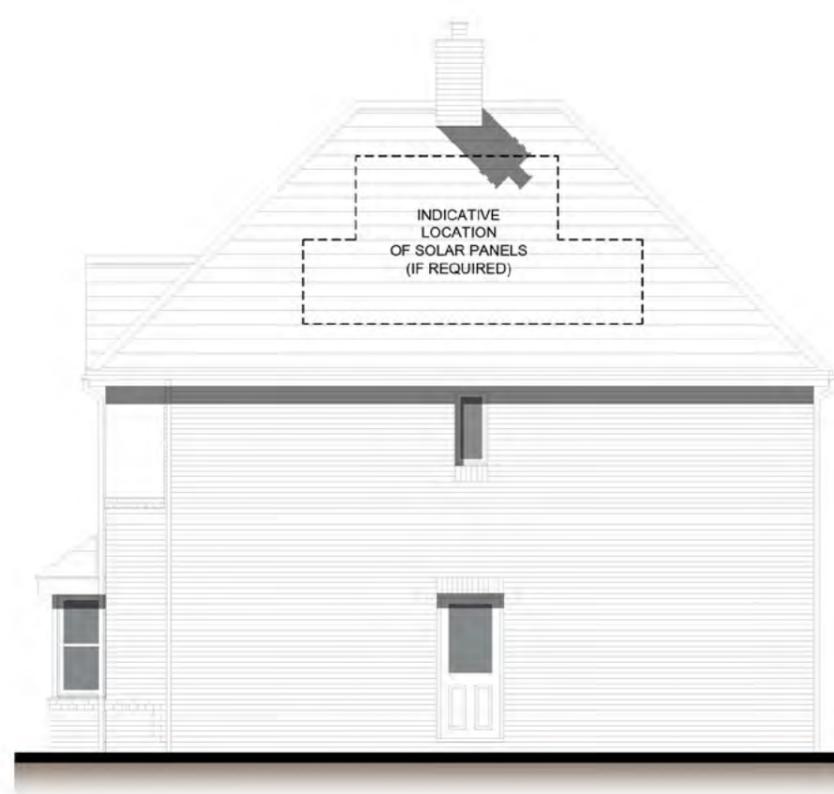
Front Elevation



Side Elevation



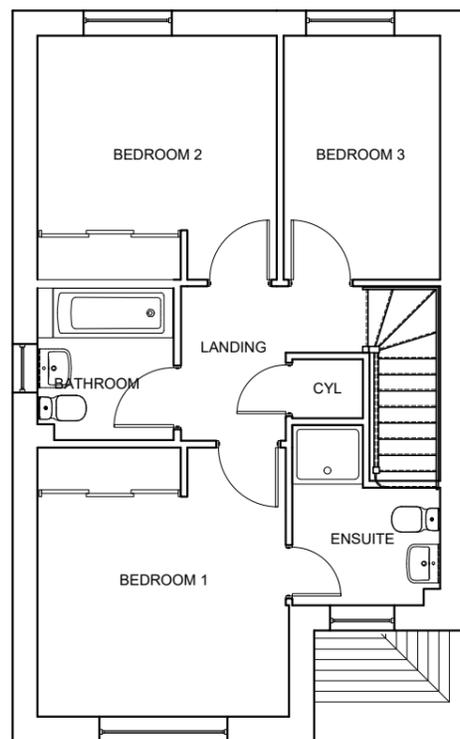
Ground Floor



Rear Elevation



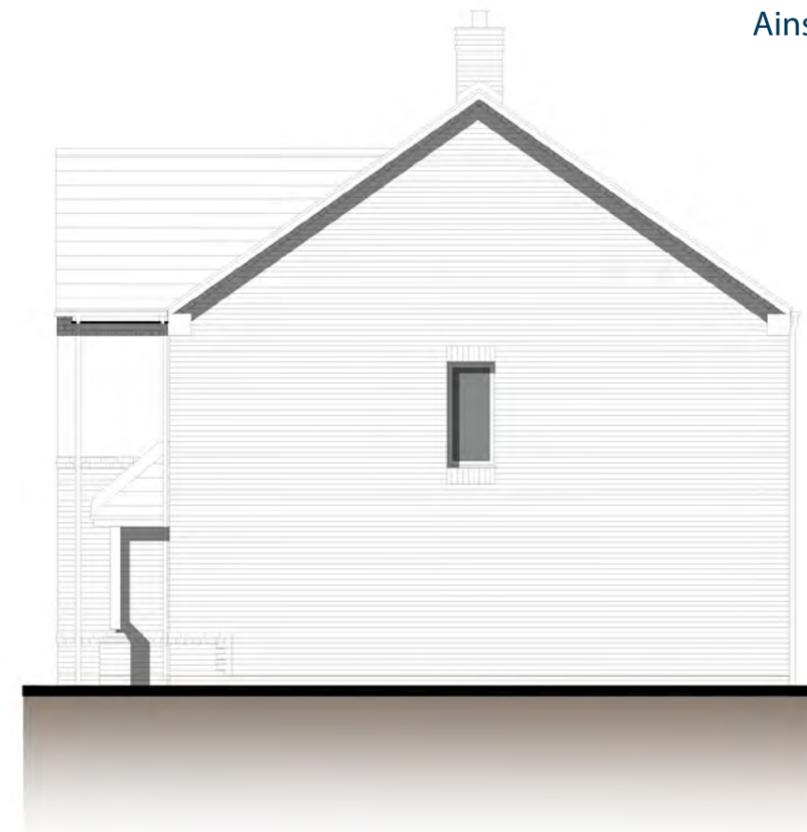
Side Elevation



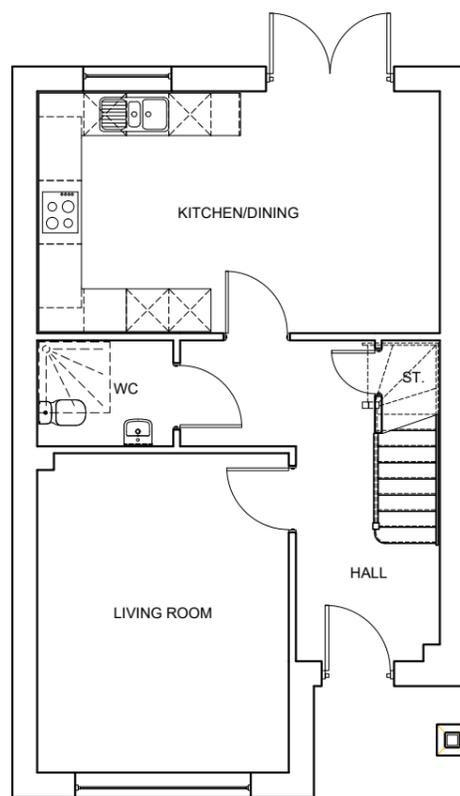
First Floor



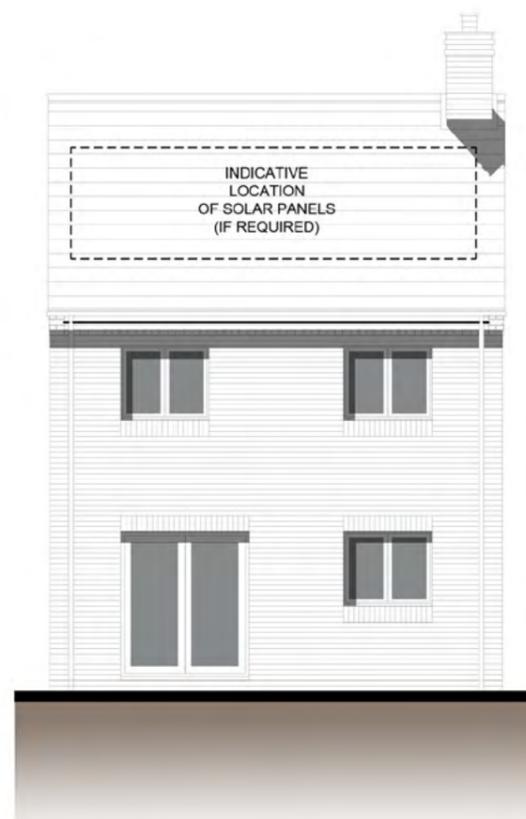
Front Elevation



Side Elevation



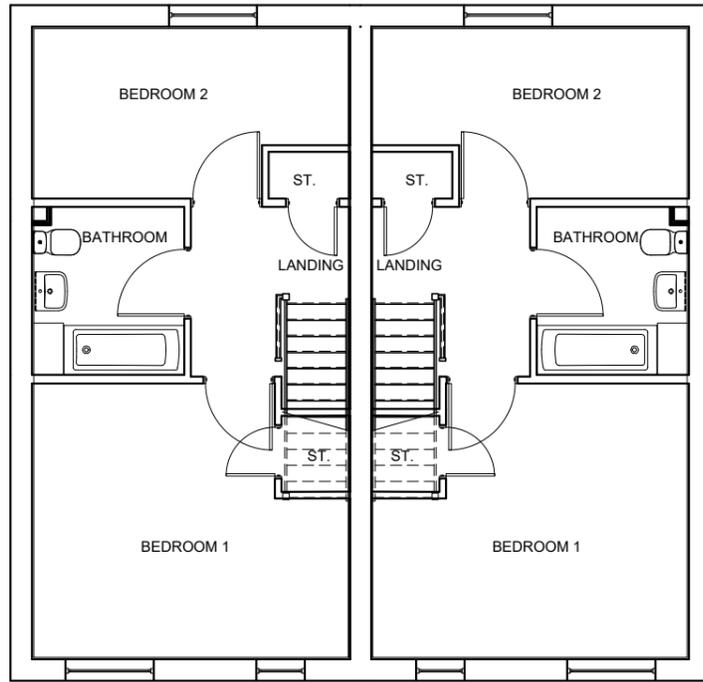
Ground Floor



Rear Elevation



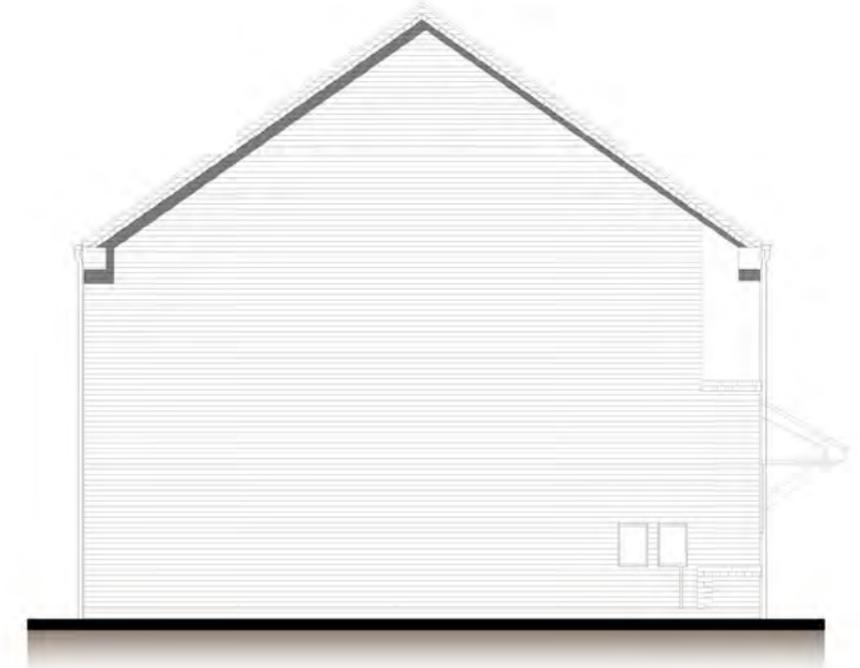
Side Elevation



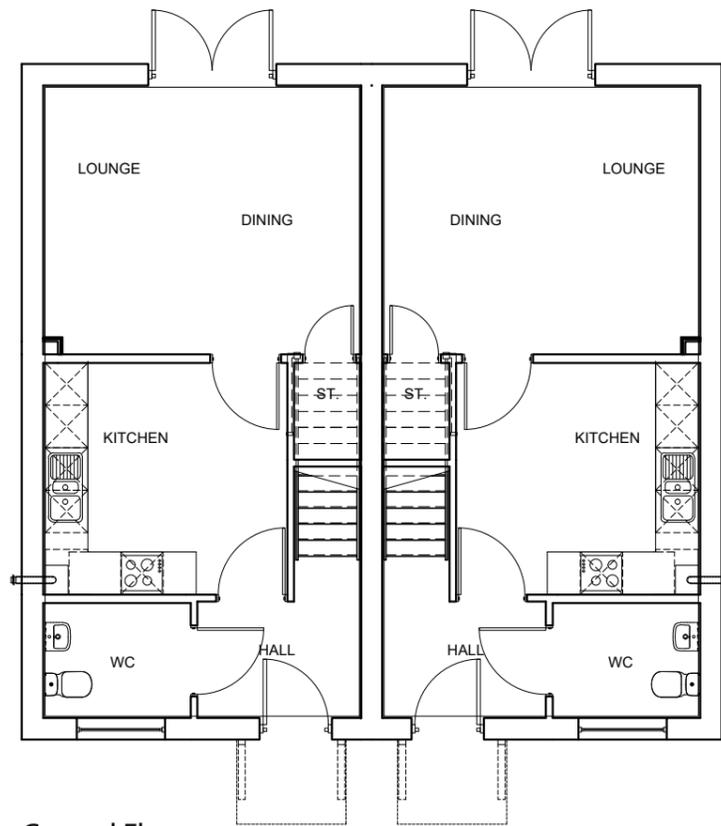
First Floor



Front Elevation



Side Elevation



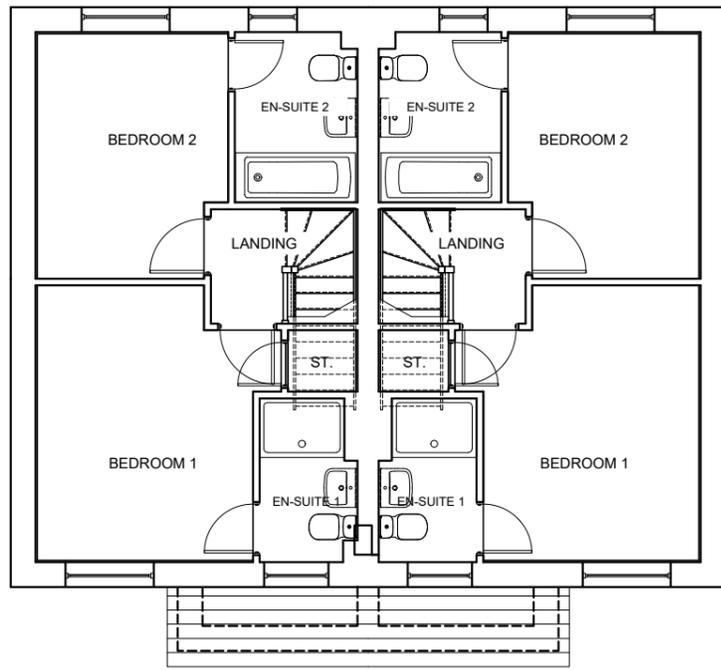
Ground Floor



Rear Elevation



Side Elevation



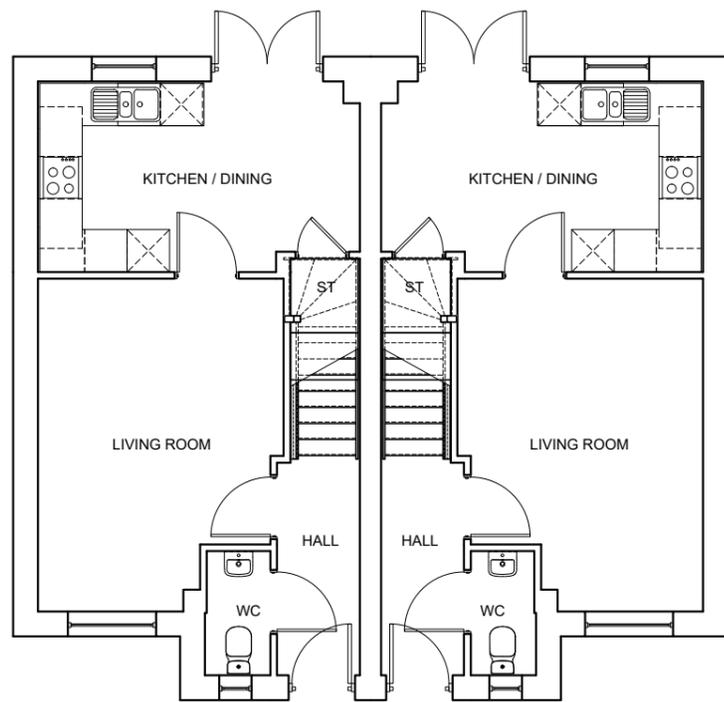
First Floor



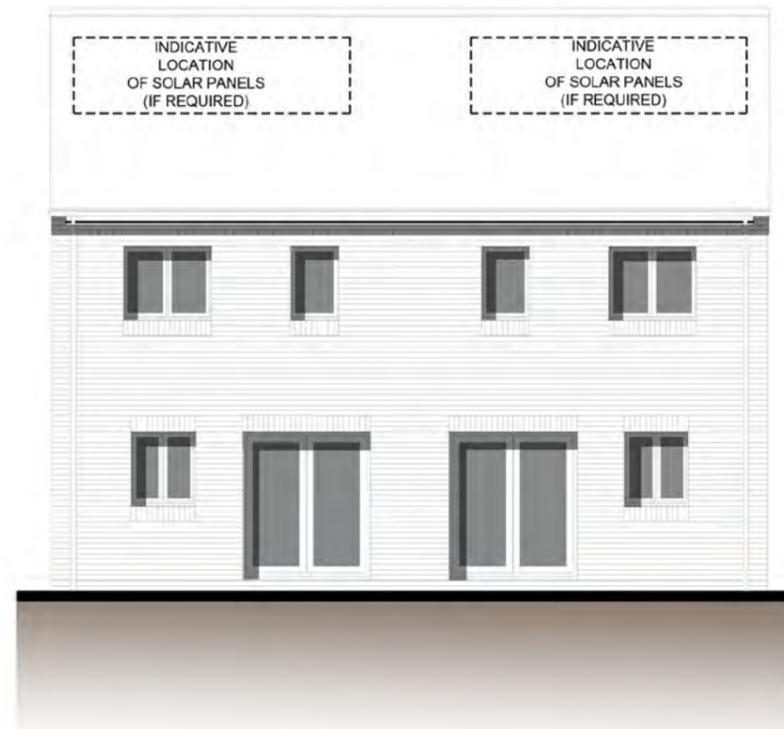
Front Elevation



Side Elevation



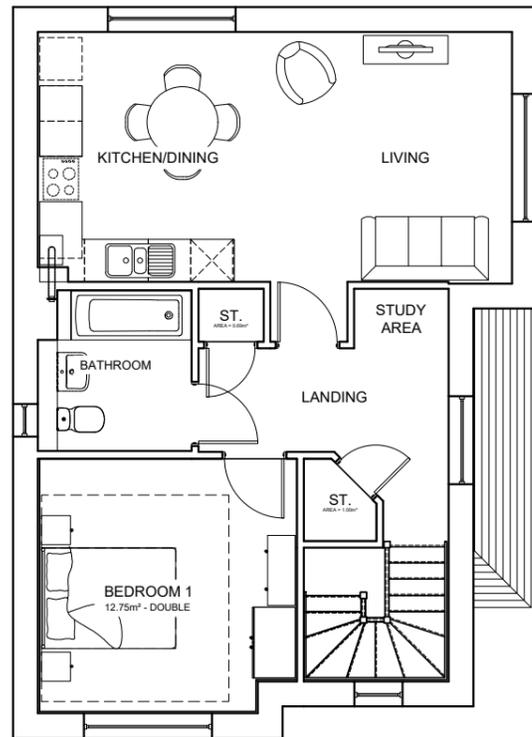
Ground Floor



Rear Elevation



Side Elevation



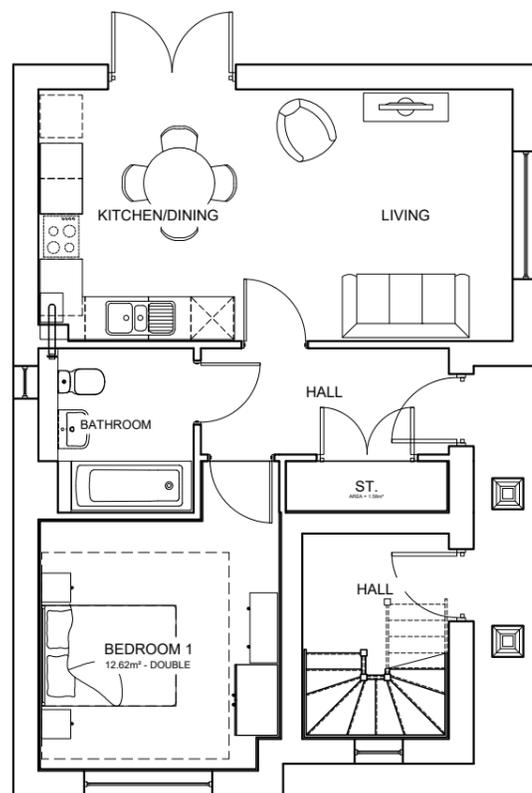
First Floor



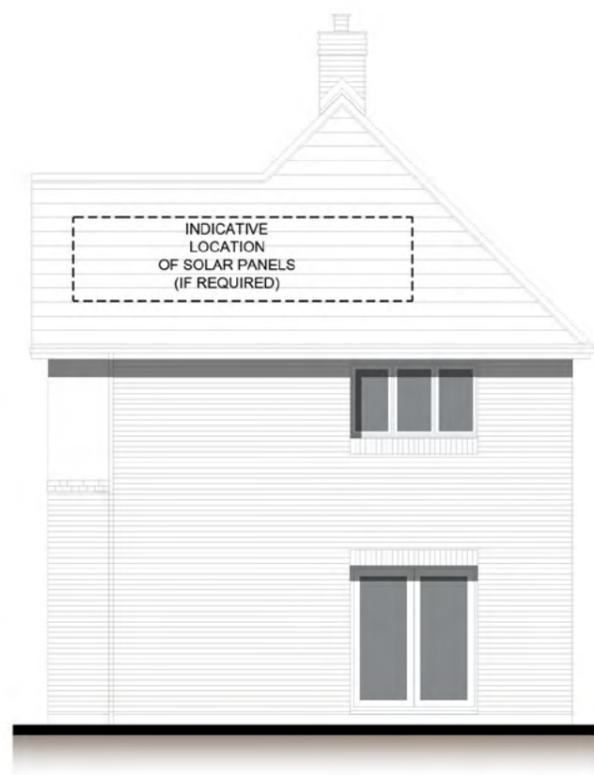
Side Elevation



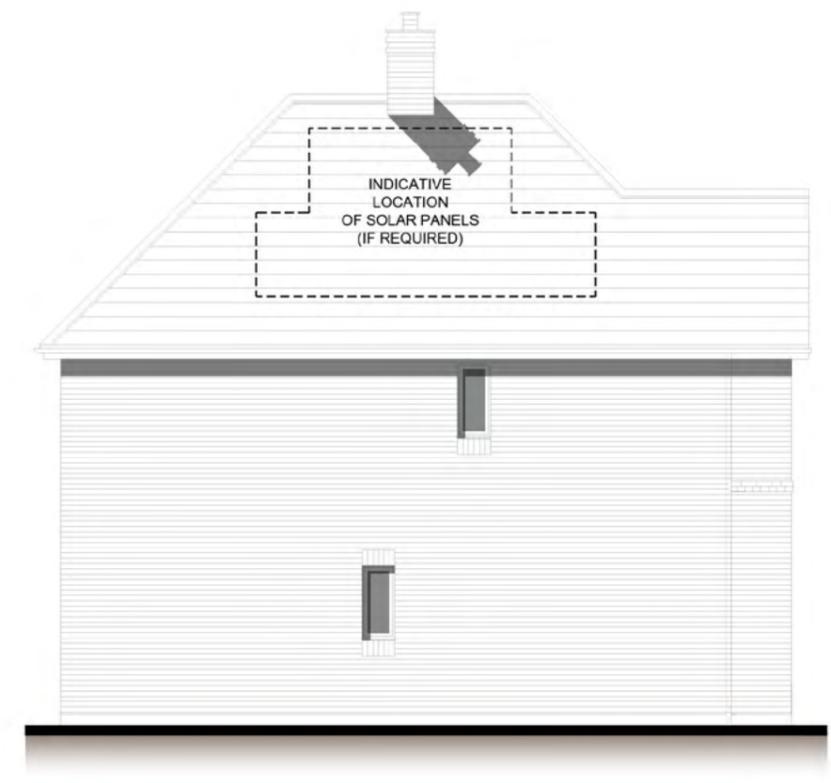
Front Elevation



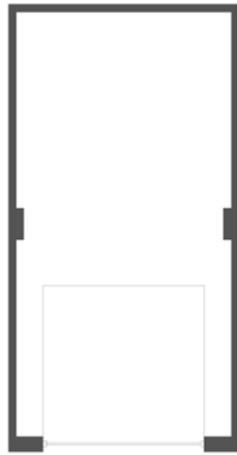
Ground Floor



Side Elevation



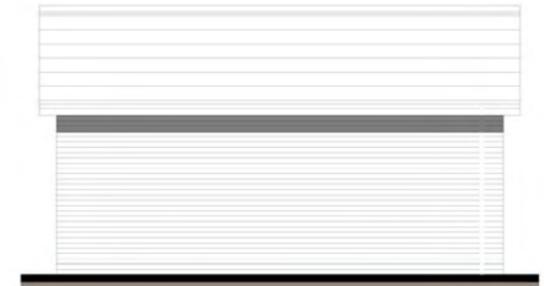
Rear Elevation



GROUND FLOOR PLAN



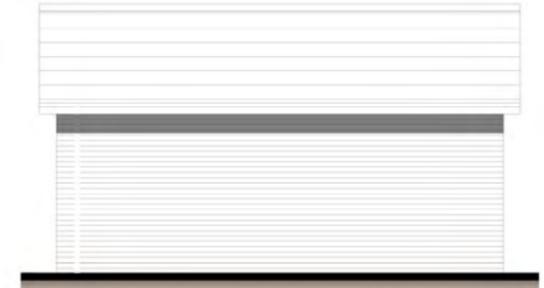
FRONT ELEVATION



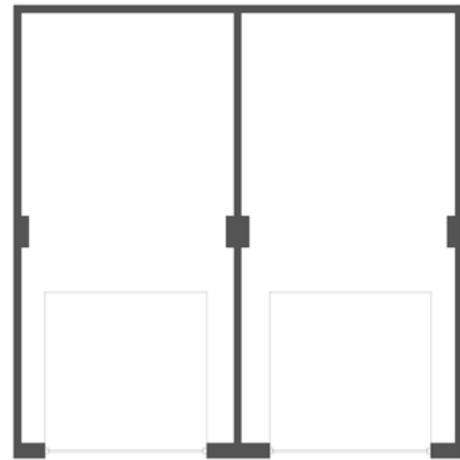
SIDE ELEVATION



REAR ELEVATION



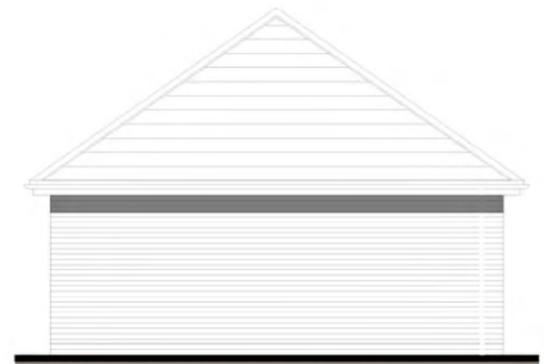
SIDE ELEVATION



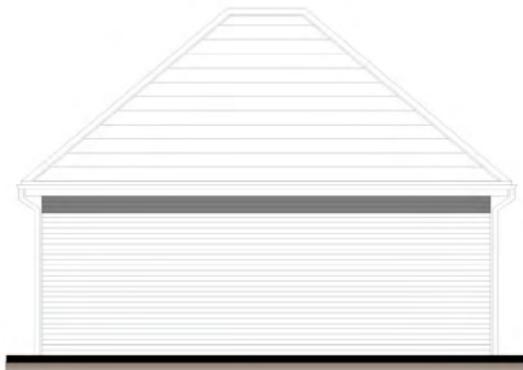
GROUND FLOOR PLAN



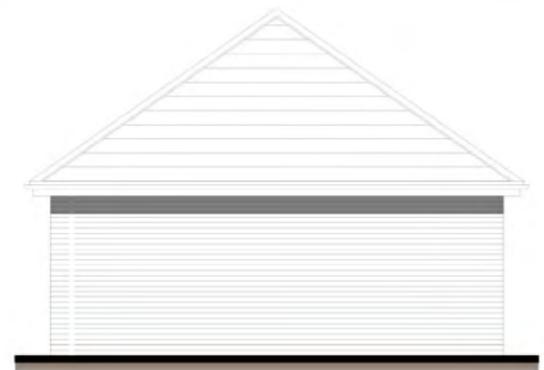
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION