

24/4242/FUL

Land Off Peter De Stapleigh
Way,
Stapeley,
Cheshire.

Disclaimer:
Do not scale from this drawing.
All contractors must visit the site and be responsible for taking and checking dimensions.
All construction information should be taken from figured dimensions only.
Any discrepancies between drawings, specifications and site conditions must be brought to the attention of the supervising officer.

This drawing is for planning purposes only. It is not intended to be used for construction purposes. Whilst all reasonable efforts are used to ensure drawings are accurate, Astle Planning and Design Ltd accept no responsibility or liability for any reliance placed on, or use made of, this plan by anyone for purposes other than those stated above.

1:500 0 5 10 15 25m

MAYLANDS PARK , STAPELEY - NANTWICH

PLANNING LAYOUT



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



ACCOMMODATION SCHEDULE								
Name	15	Bed	Storey	Unit No's	Unit ft²	ft²	Total	
Private Housing @ 70% (28)								
Carmel	CART	4 Bed	2.5	7	1552	10864		
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		
Doddleston 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 gf	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 Metres SSR = Single Sided Road POS = Public Open Space Det = Detached Apt = Apartment Int = Integral Sp = Single Dbl = Double								

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 steel screen proposals	AE	
P	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 BS. Challenham's removed and replaced with Carmel's, gaps increased between plots 24-27, parking arrangement revised for plots 1-8 inc.	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	
Rev.	Date	Description	By	Chd

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,
Nantwich,
CH3 5AN

01244 886644
info@astlepd.co.uk
www.astlepd.co.uk

This drawing is the copyright © of Astle Planning & Design Ltd and shall not be altered, copied, photographed or reproduced in any way without the written authority of Astle Planning & Design Ltd.



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**
- This drawing is the copyright of tpm landscape Ltd and cannot be reproduced in any form without the consent of the company.
 - This drawing is to be read in conjunction with detail landscape drawings, details and specification.
 - This drawing is to be read in conjunction with all relevant Architects', Engineer's, Specialists, Bills of Quantities and Specifications.
 - 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.
 - The Contractor is responsible for accurately ascertaining the position of underground services and responding to all relevant service easement requirements.
 - 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.
 - All work and materials are to be in accordance with the relevant British Standards and Code of Practice.
 - 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

Job number
4706

Drawn
TS

Checked
MW

Drawing number
101

Date
26.07.24

Revision
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

Disclaimer:
Do not scale from this drawing
All contractors must visit the site and be responsible for taking and checking dimensions.
All construction information should be taken from figured dimensions only.
Any discrepancies between drawings, specifications and site conditions must be brought to the attention of the supervising officer.

This drawing is for planning purposes only. It is not intended to be used for construction purposes. Whilst all reasonable efforts are used to ensure drawings are accurate, Astle Planning and Design Ltd accept no responsibility or liability for any reliance placed on, or use made of, this plan by anyone for purposes other than those stated above.

1:500 0 5 10 15 25m

MAYLANDS PARK , STAPELEY - NANTWICH

AFFORDABLE HOUSING LAYOUT



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 Martin.

General Notes

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

- Planning layout
- Landscaping Layout

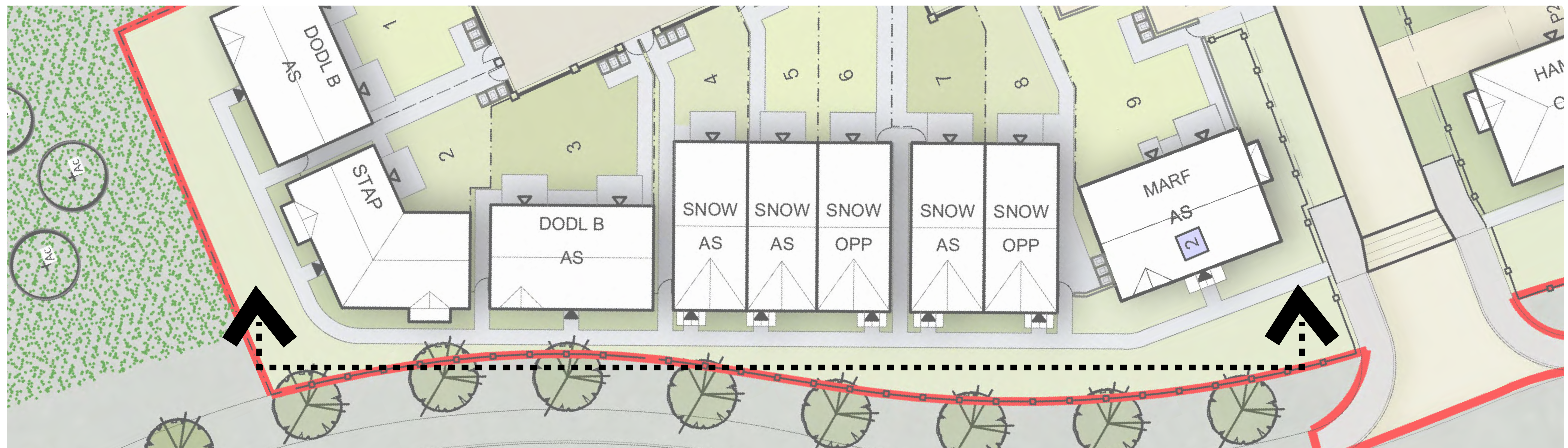


Ponds

ACCOMMODATION SCHEDULE							
Name	15	Bed	Storey	Unit No's	Unit ft²	ft²	Total
Private Housing @ 70% (28)							
Carmel	CART	4 Bed	2.5	7	1552	10864	
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	3	1329	3987	
Ainsdale - M4(2)	AINS	3 Bed	2	6	1109	6654	
Snowdon	SNOW	2 Bed	2.5	5	1060	5300	
Doddleston 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 gf	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 Metres SSR = Single Sided Road POS = Public Open Space Det = Detached Apt = Apartment Int = Integral Sp = Single Dbl = Double							

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	
23.08.2024	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	
Rev.	Date	Description	By
Client			
Project	MAYLANDS PARK STAPELEY, NANTWICH		
Drawing Title	AFFORDABLE HOUSING LAYOUT		
Drawn by	AP-E	Checked by	...
Status	PRELIMINARY	Scale @ A1	1:500
Job no.	AH170	Dwg no.	AF01
		Rev.	H
		Astle Planning & Design Limited The Steam Mill, Steam Mill Street, Onestor, CH3 5AN	
01244 886644		info@astlepd.co.uk www.astlepd.co.uk	
This drawing is the copyright © of Astle Planning & Design Ltd and shall not be altered, copied, photographed or reproduced in any way without the written authority of Astle Planning & Design Ltd.			

Illustrative Street Scene plots 2 - 9



apd

Maylands Park, Stapeley - Nantwich

Housetype Pack

Drawing No: AH170 HT01
Scale: 1:100@A3

Character Area Plan

Gateway Character Area

Maylands Park Character Area

Ponds



Character Area Plan

Gateway Character Area

Ponds

The map shows a residential development with a red boundary line. The development is divided into several sections. The top section contains a large building complex with multiple units, each labeled with a code (e.g., P1, P2, P3, P4, P5, P6, P7, P8, P9, P10, P11, P12, P13, P14, P15, P16, P17, P18, P19, P20, P21, P22, P23, P24, P25, P26, P27, P28, P29, P30, P31, P32, P33, P34, P35, P36, P37, P38, P39, P40). The middle section contains a large building complex with multiple units, each labeled with a code (e.g., P1, P2, P3, P4, P5, P6, P7, P8, P9, P10, P11, P12, P13, P14, P15, P16, P17, P18, P19, P20, P21, P22, P23, P24, P25, P26, P27, P28, P29, P30, P31, P32, P33, P34, P35, P36, P37, P38, P39, P40). The bottom section contains a large building complex with multiple units, each labeled with a code (e.g., P1, P2, P3, P4, P5, P6, P7, P8, P9, P10, P11, P12, P13, P14, P15, P16, P17, P18, P19, P20, P21, P22, P23, P24, P25, P26, P27, P28, P29, P30, P31, P32, P33, P34, P35, P36, P37, P38, P39, P40). The map also shows a road network, a green space with trees, and a pond area.

[illegible]

Character Area Plan

Gateway Character Area

Ponds



Front Elevation



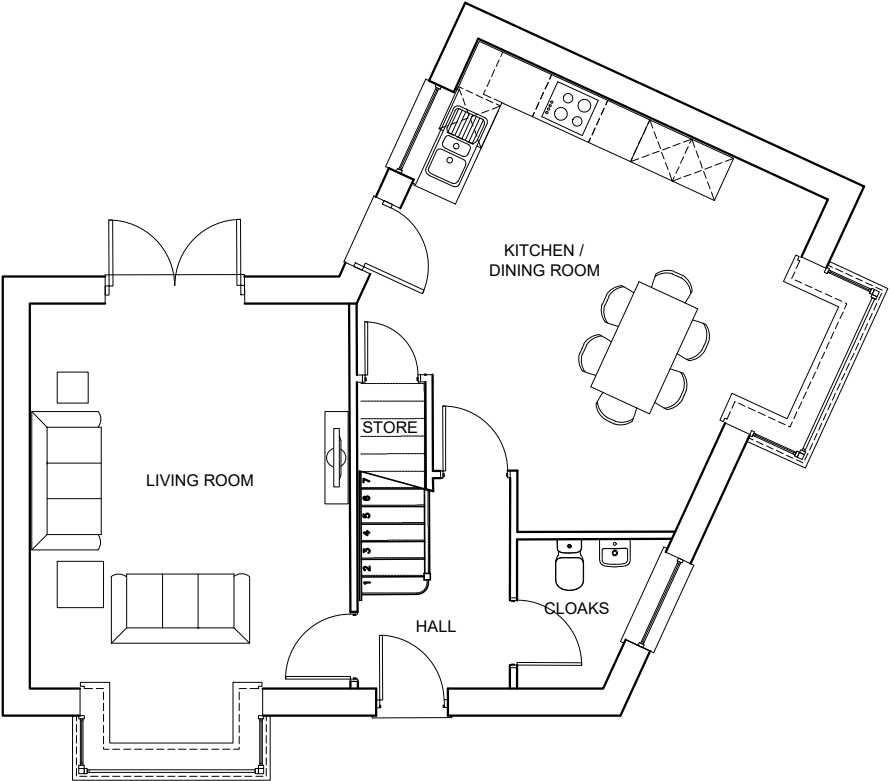
Side Elevation



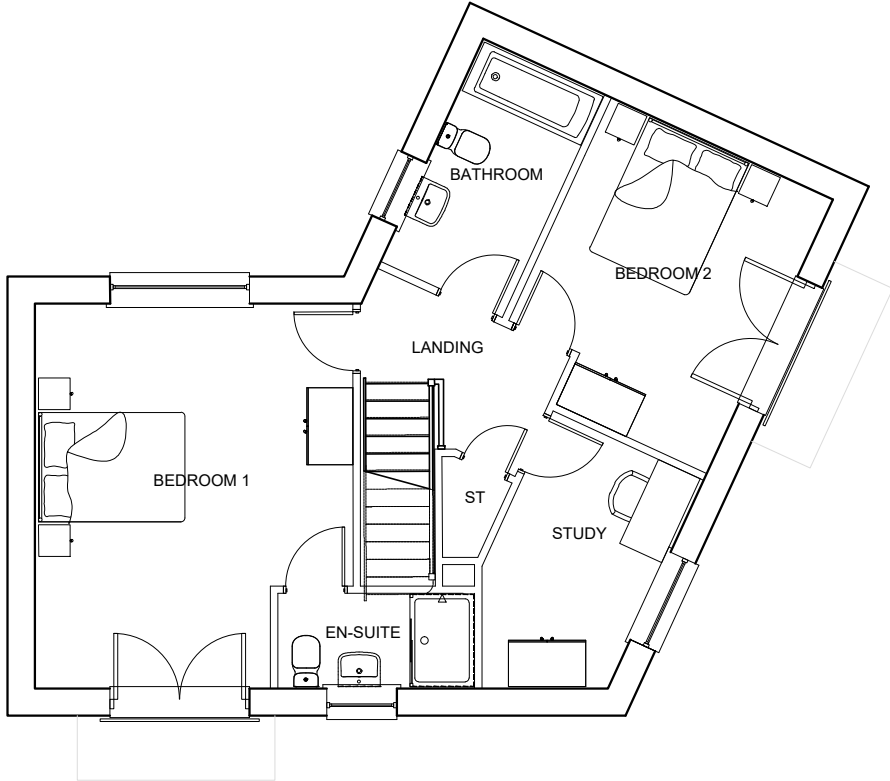
Rear Elevation



Side Elevation



Ground Floor



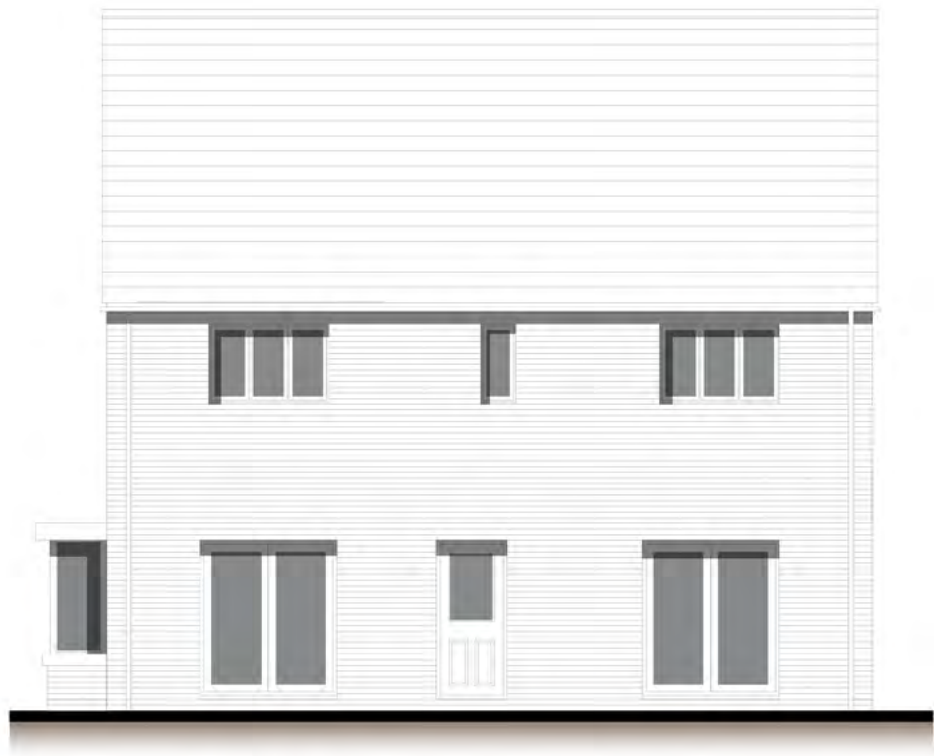
First Floor



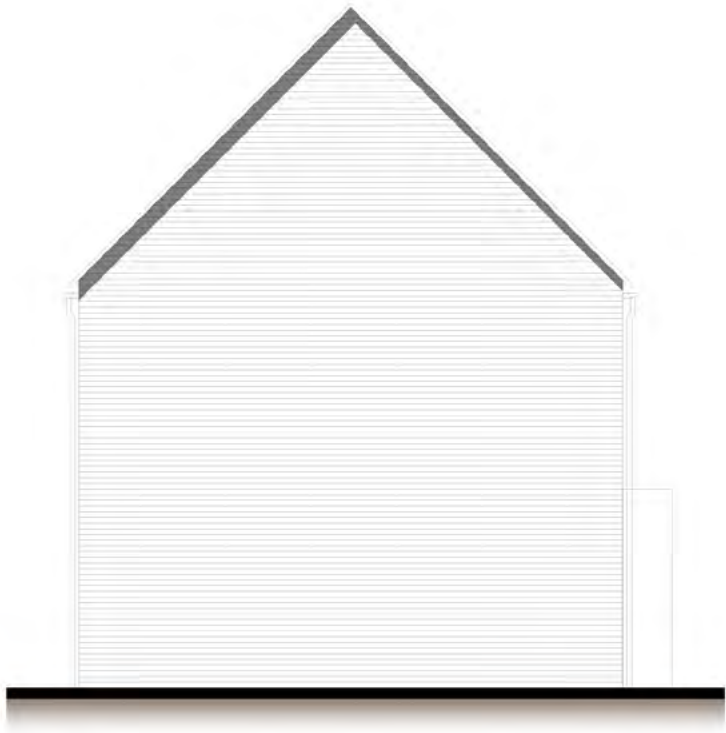
Front Elevation



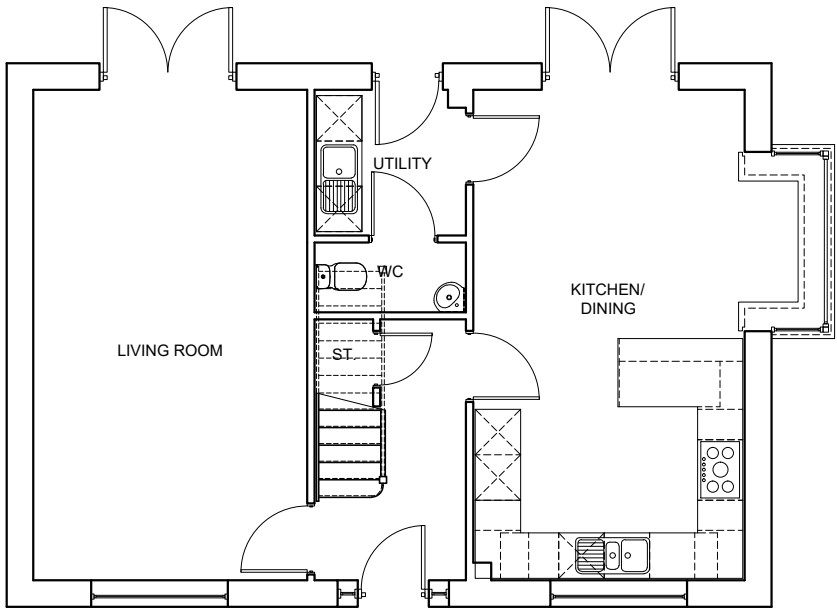
Side Elevation



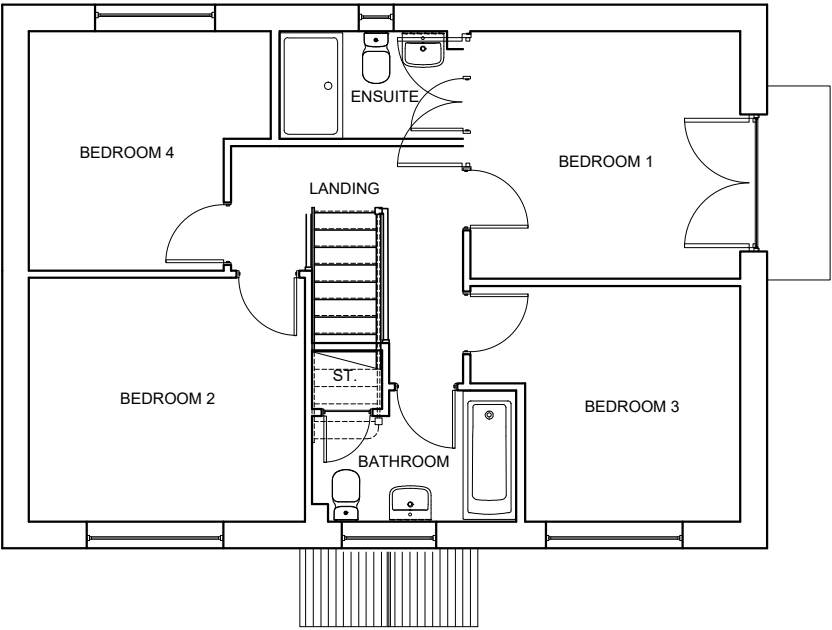
Rear Elevation



Side Elevation



Ground Floor



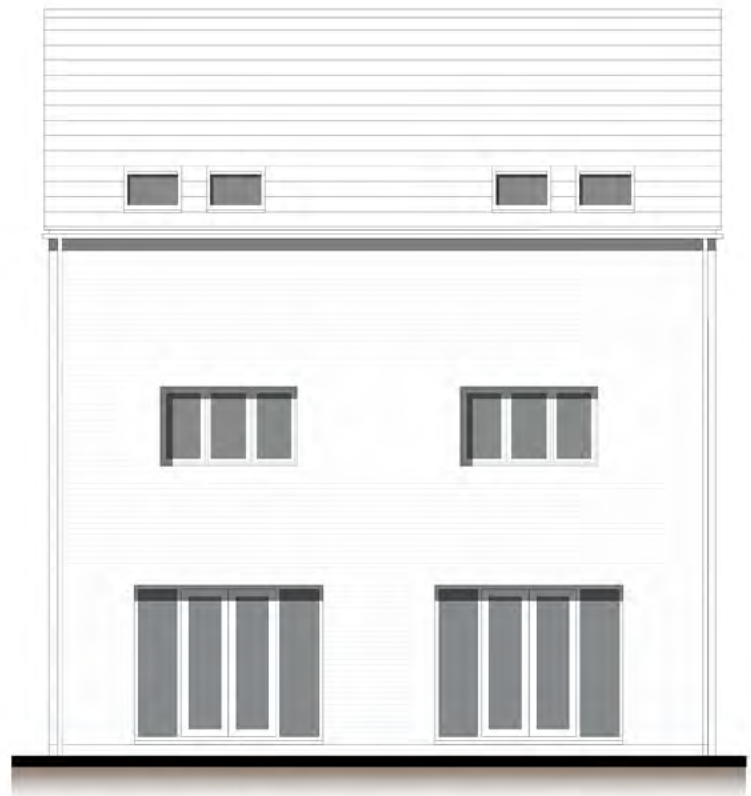
First Floor



Front Elevation



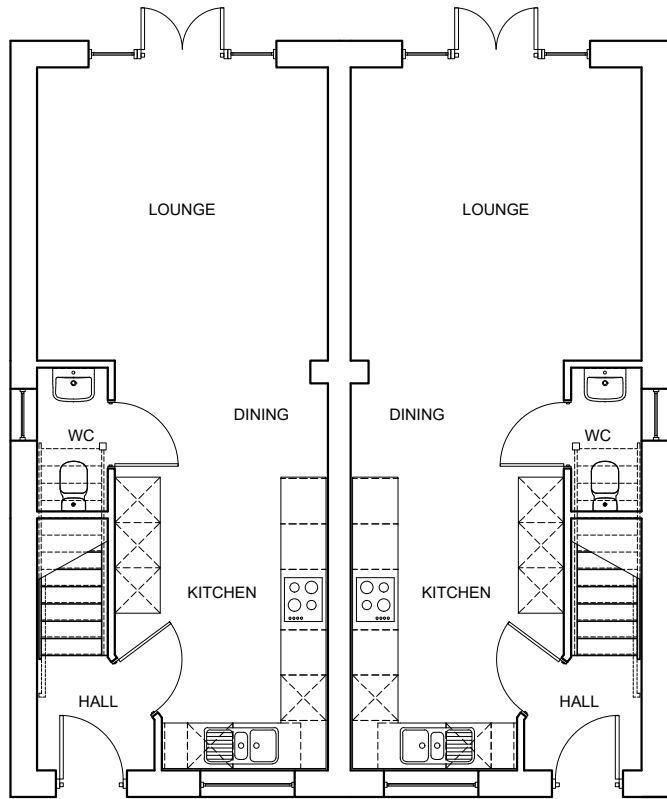
Side Elevation



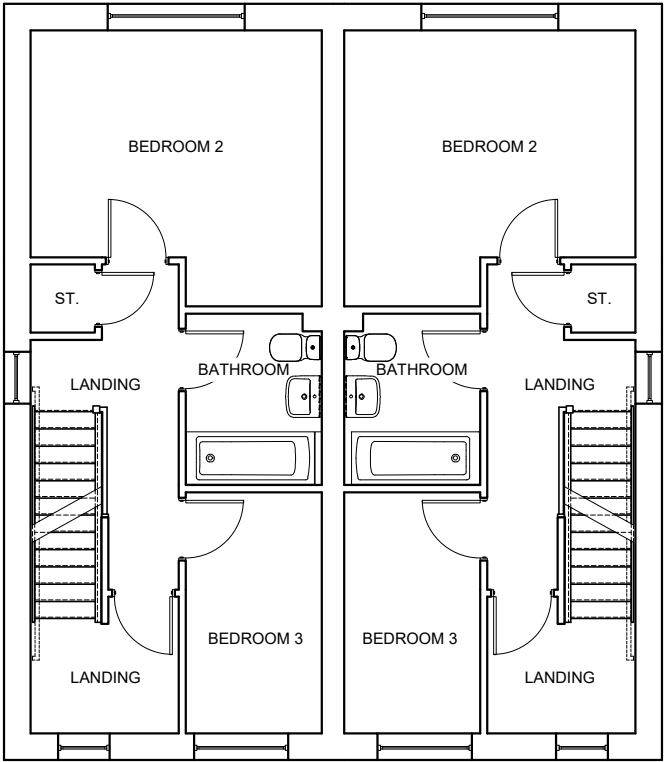
Rear Elevation



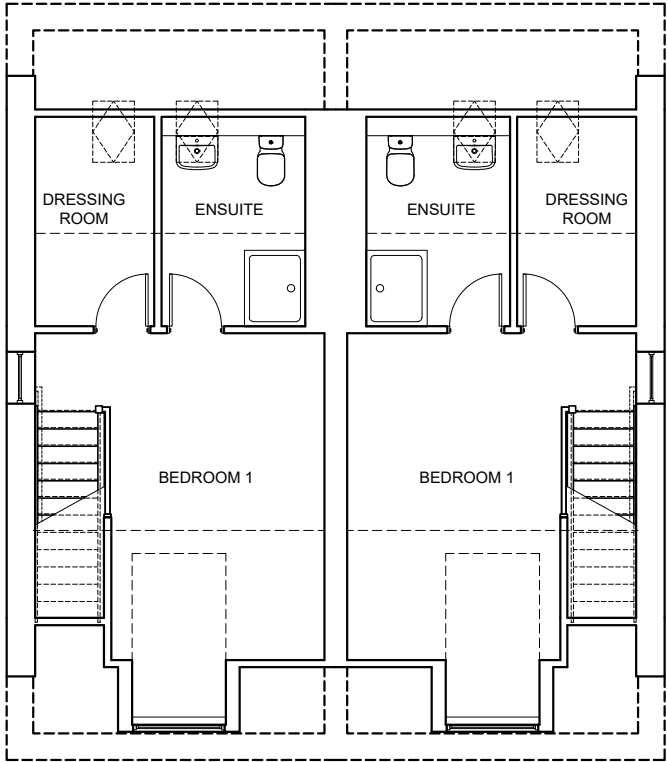
Side Elevation



Ground Floor



First Floor



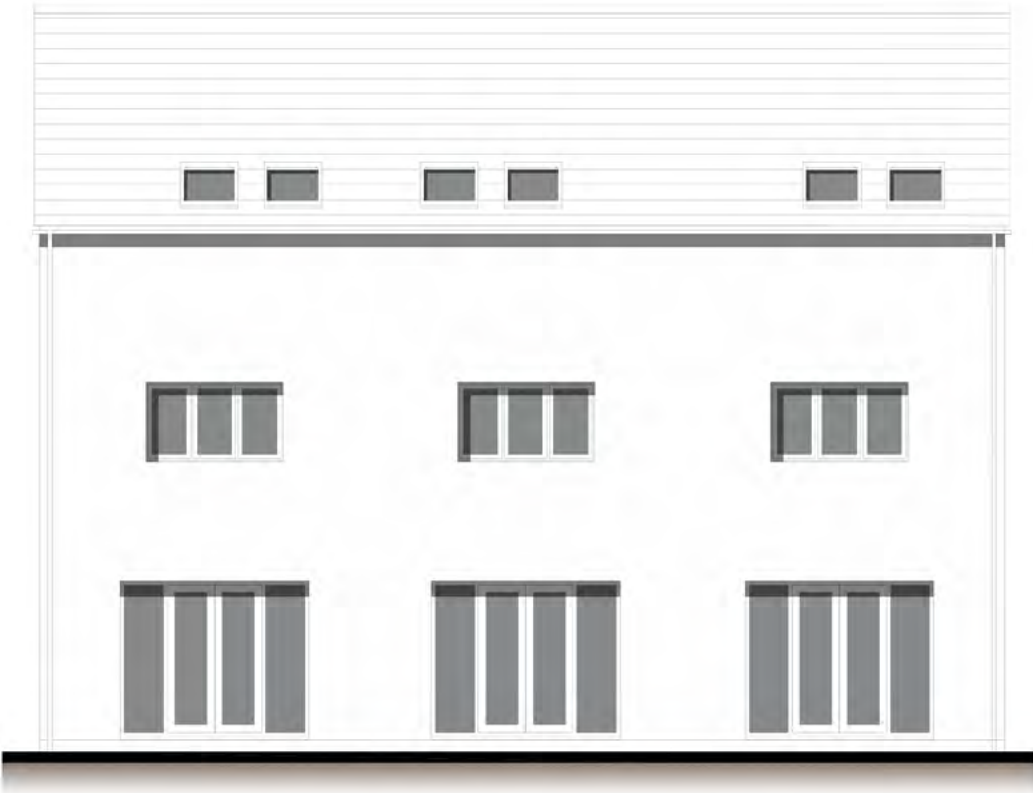
Second Floor



Front Elevation



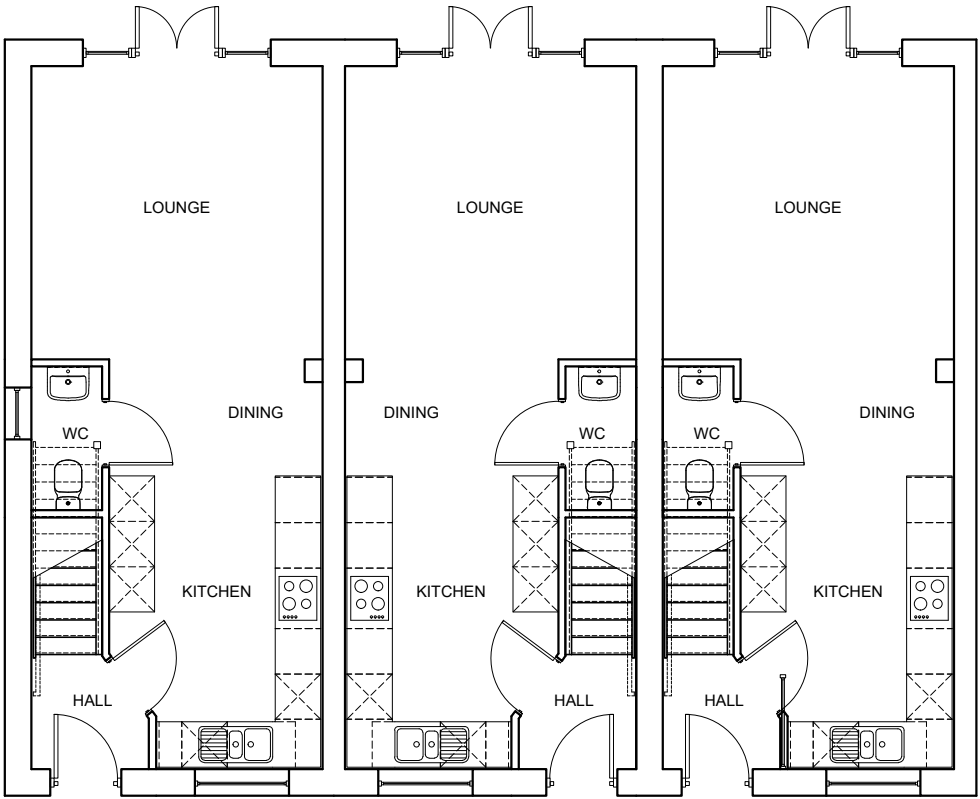
Side Elevation



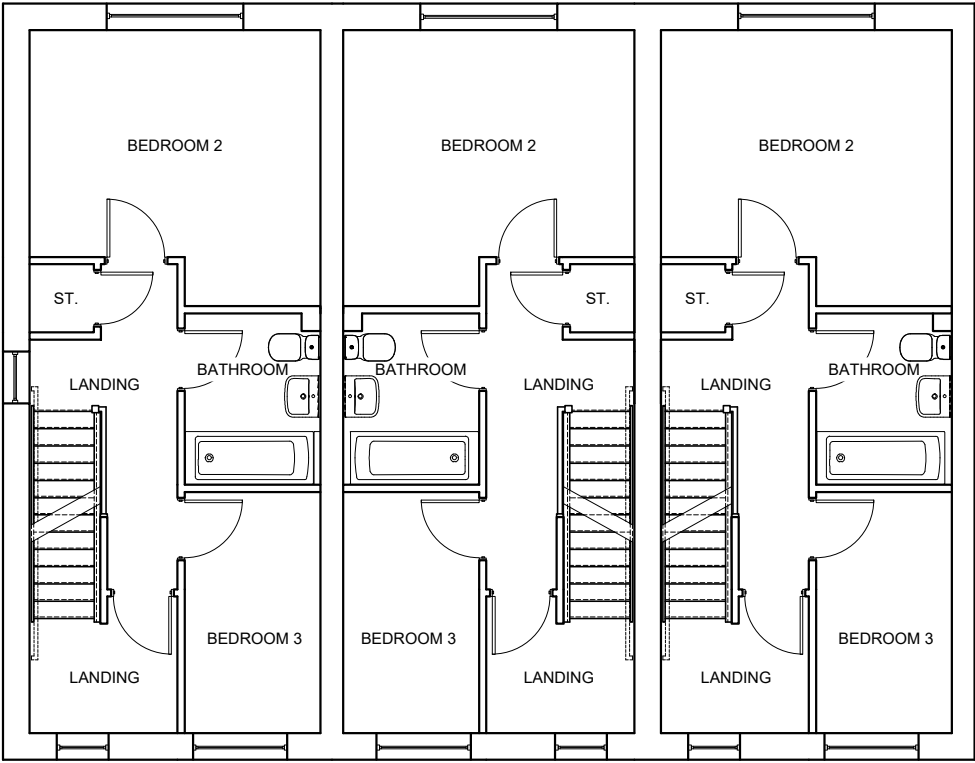
Rear Elevation



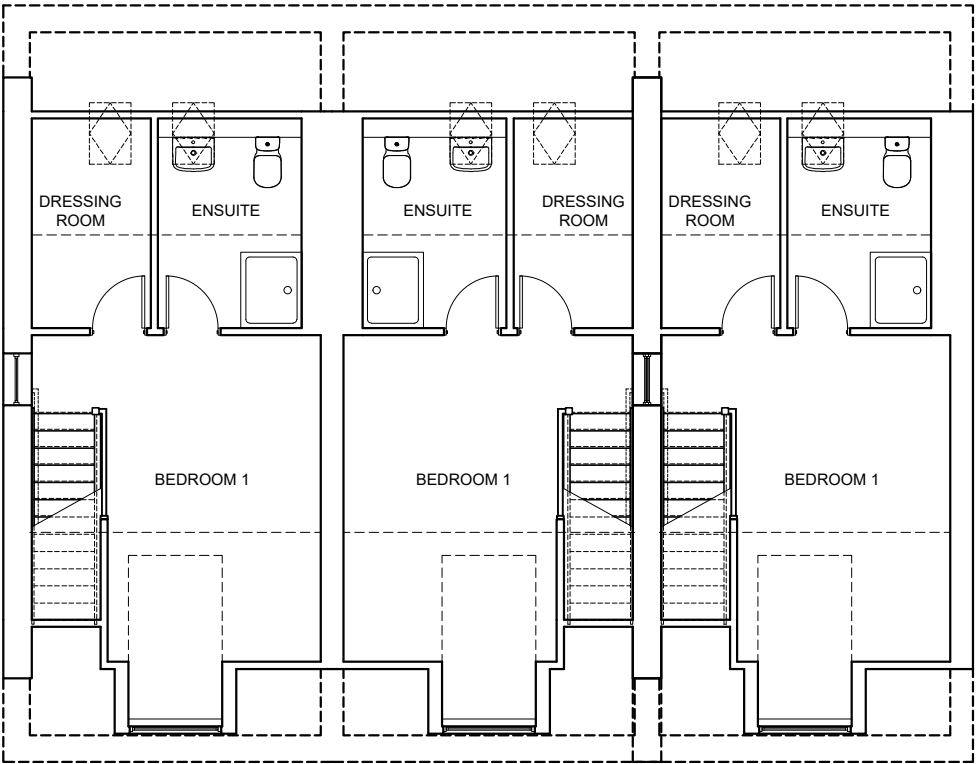
Side Elevation



Ground Floor



First Floor



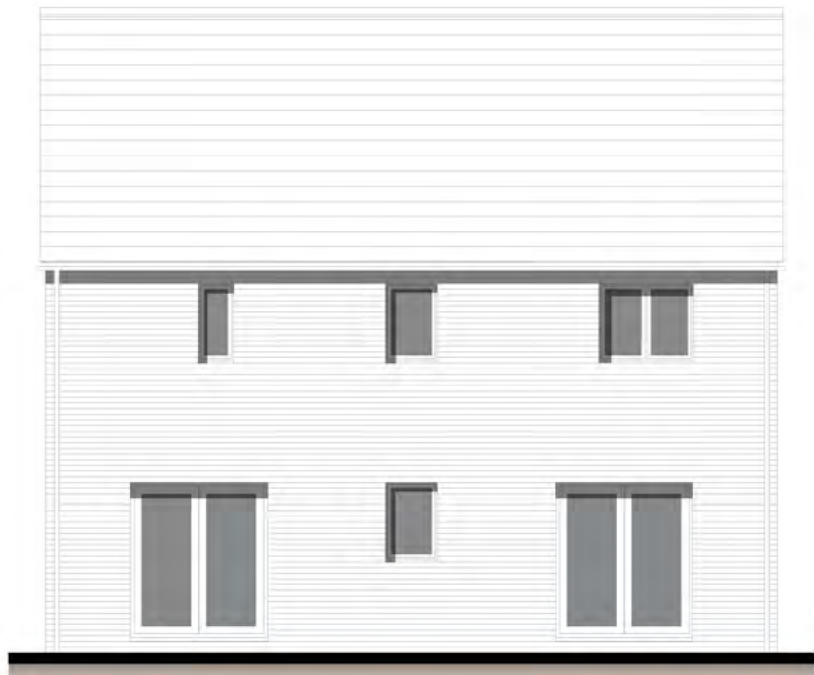
Second Floor



Front Elevation



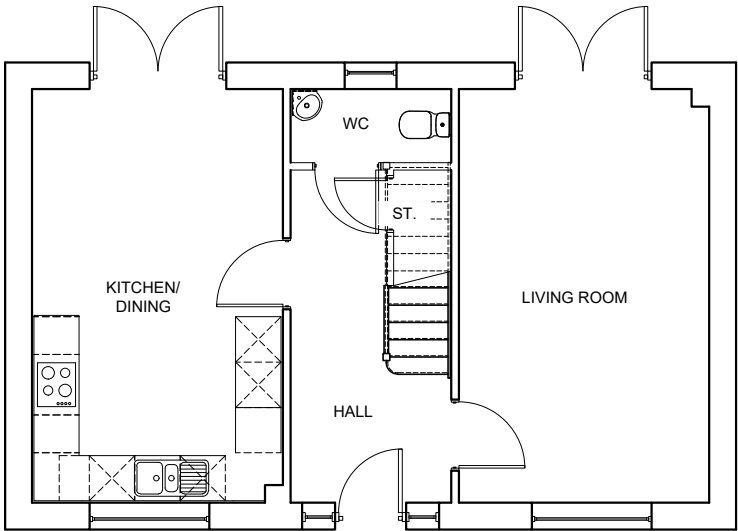
Side Elevation



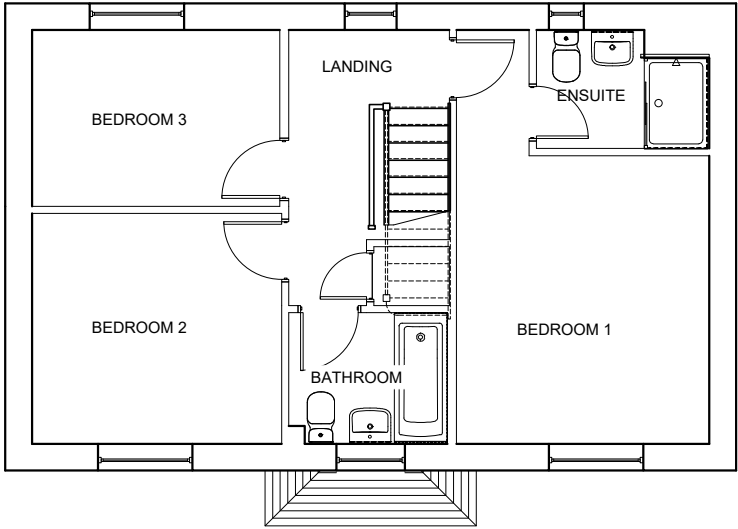
Rear Elevation



Side Elevation



Ground Floor



First Floor

Character Area Plan

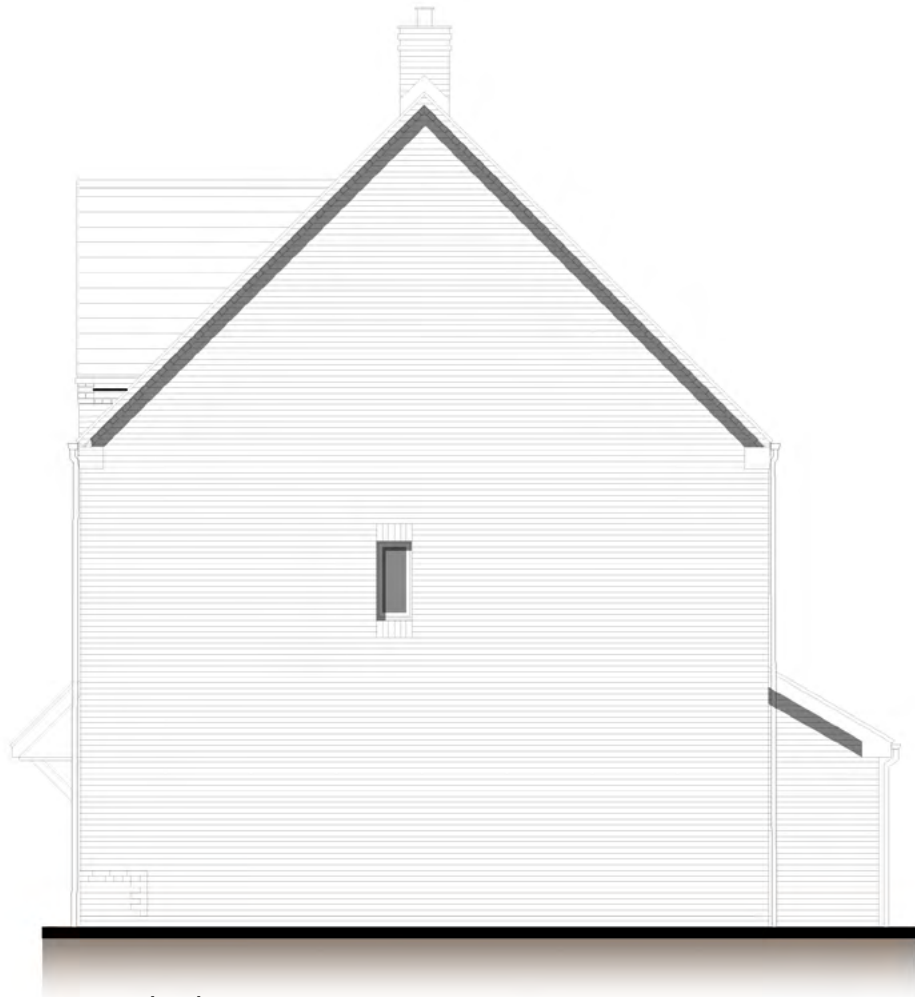
Maylands Park
Character Area

Ponds

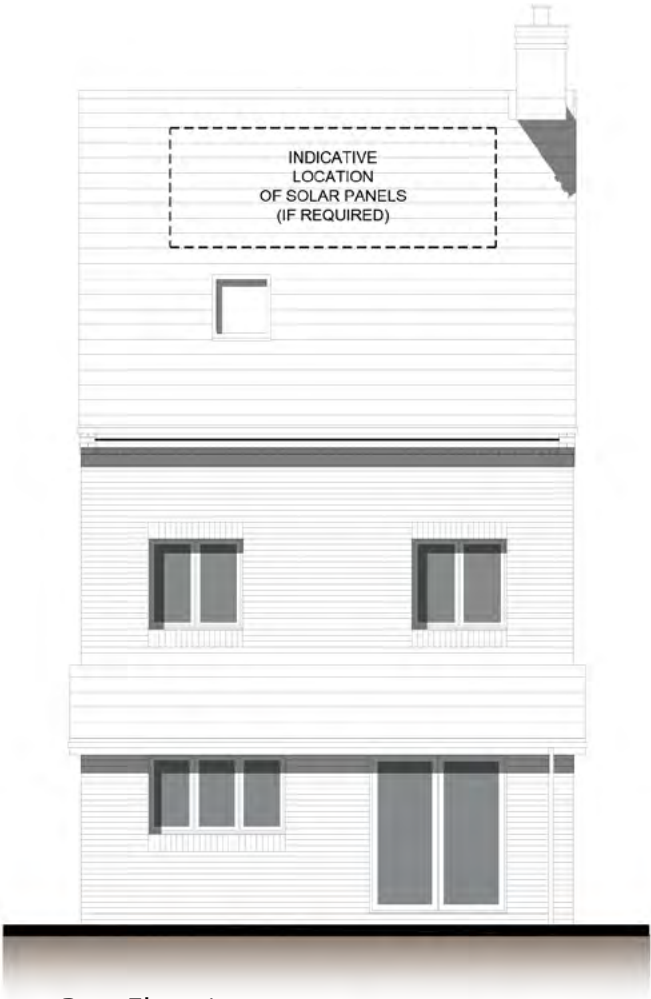




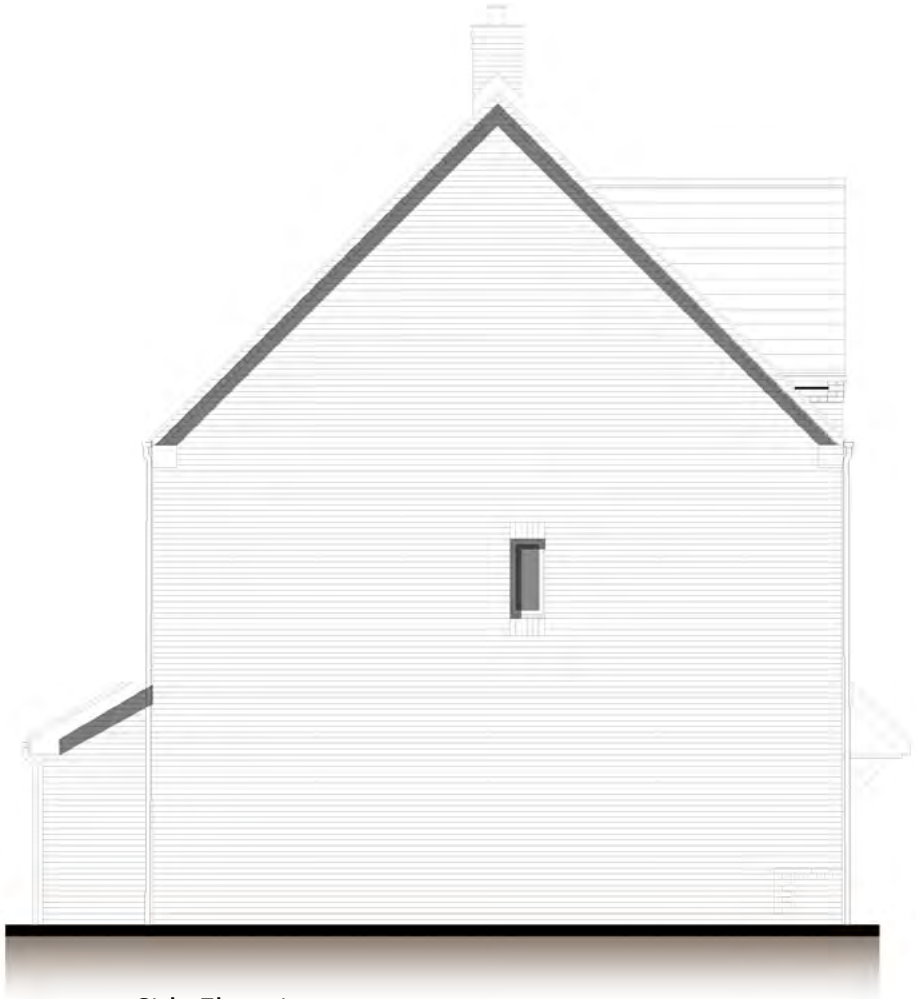
Front Elevation



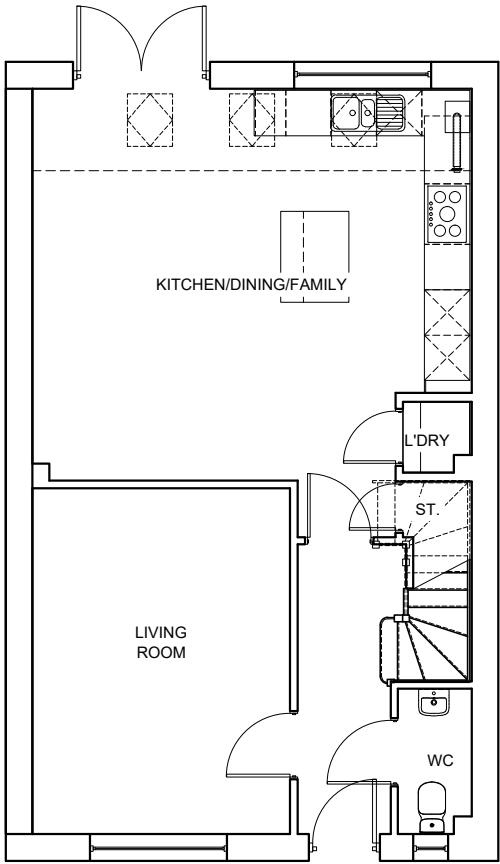
Side Elevation



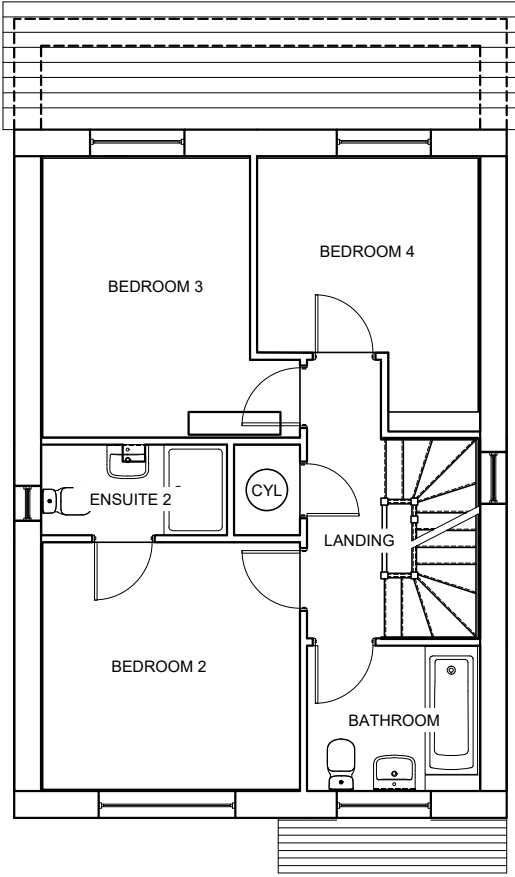
Rear Elevation



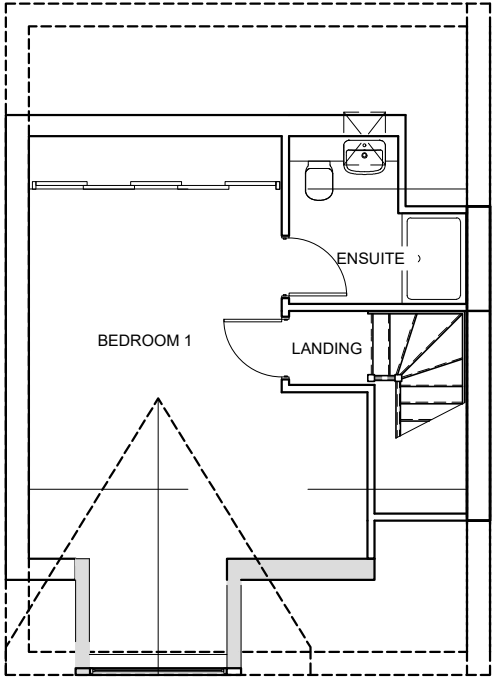
Side Elevation



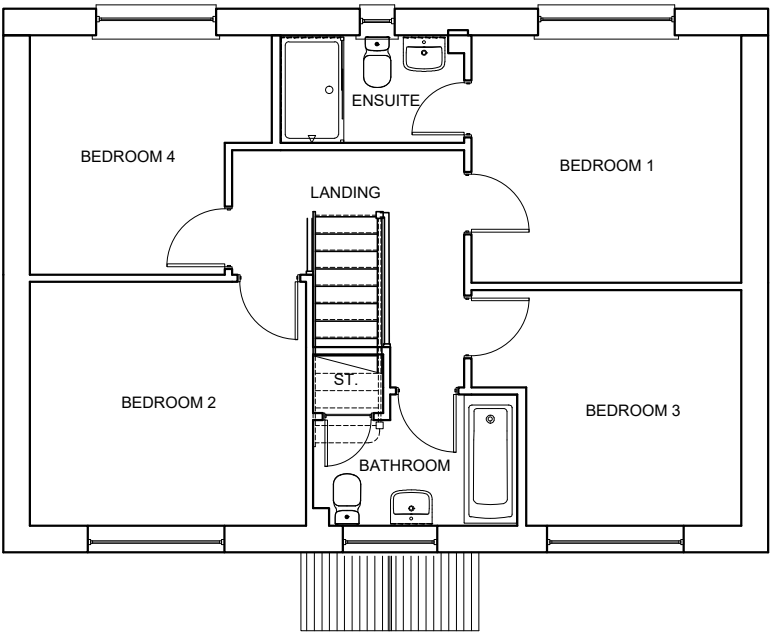
Ground Floor



First Floor



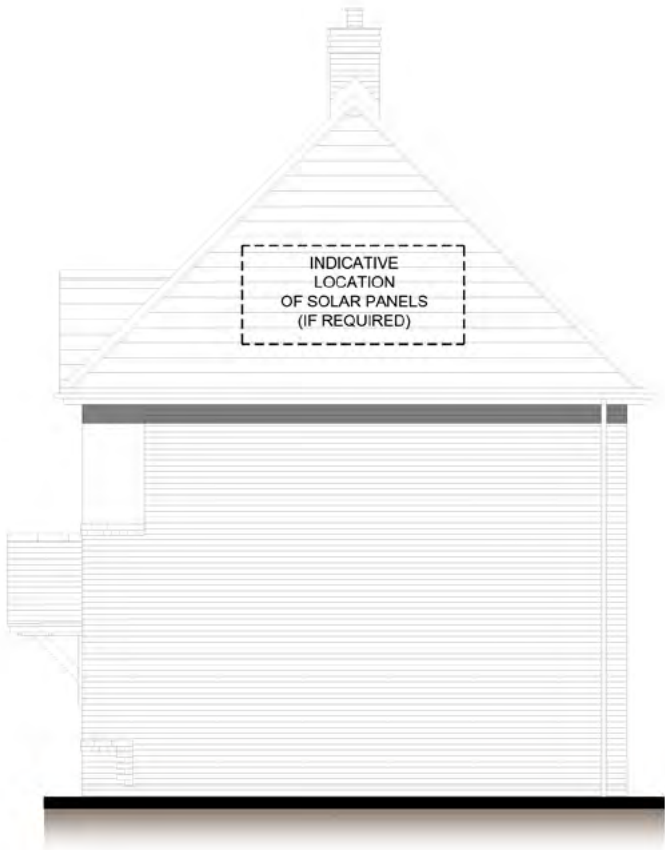
Second Floor



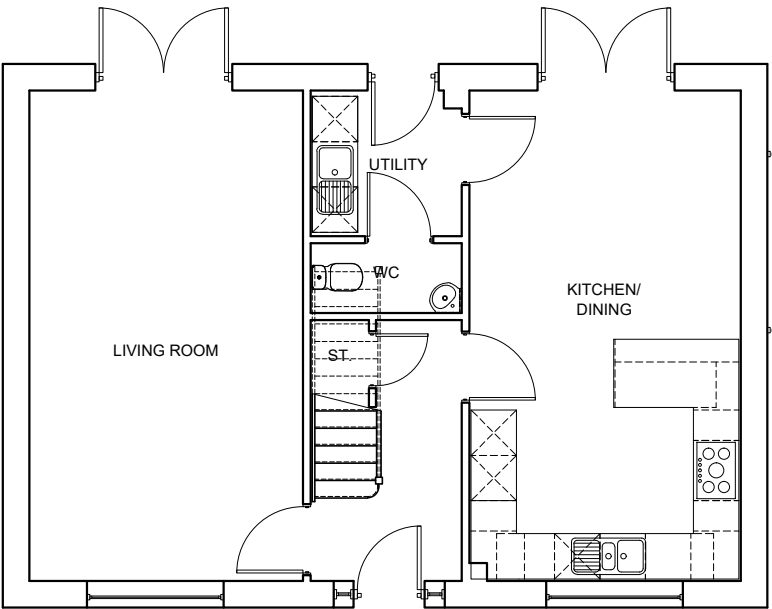
First Floor



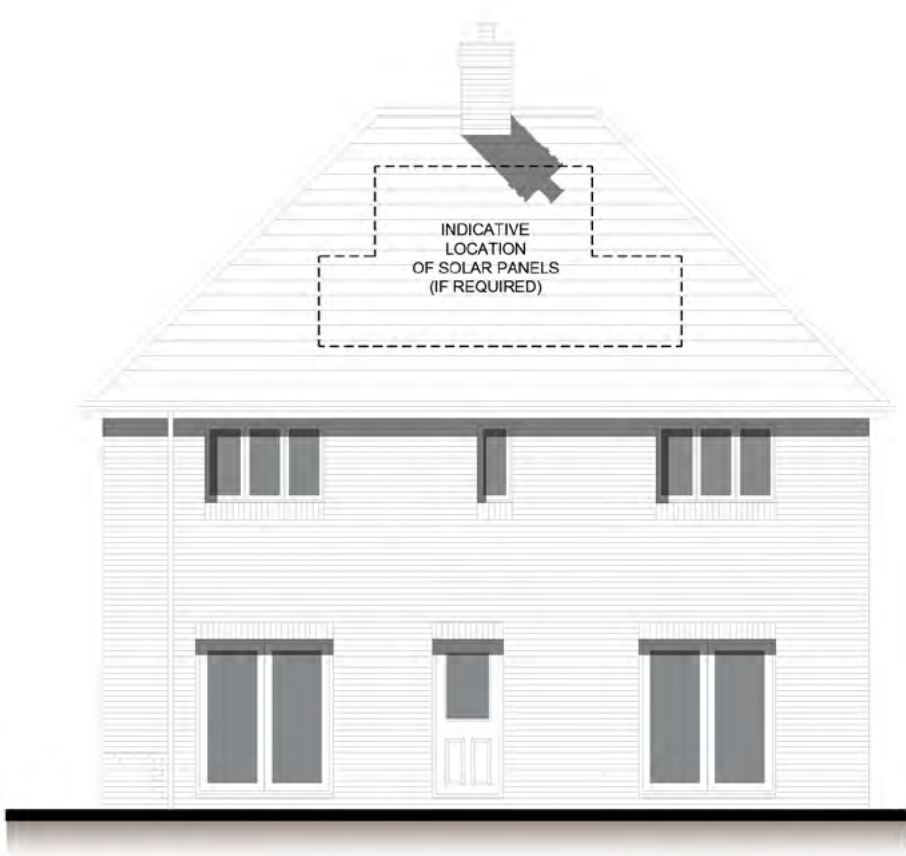
Front Elevation



Side Elevation



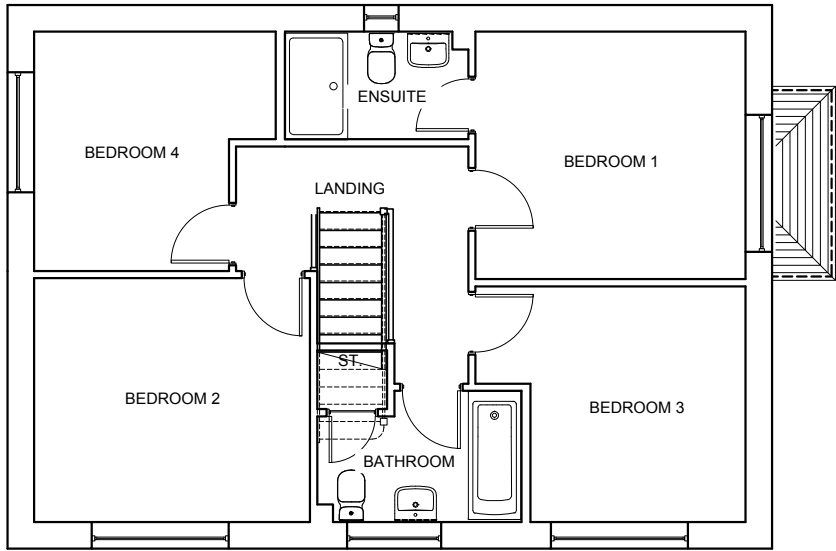
Ground Floor



Rear Elevation



Side Elevation



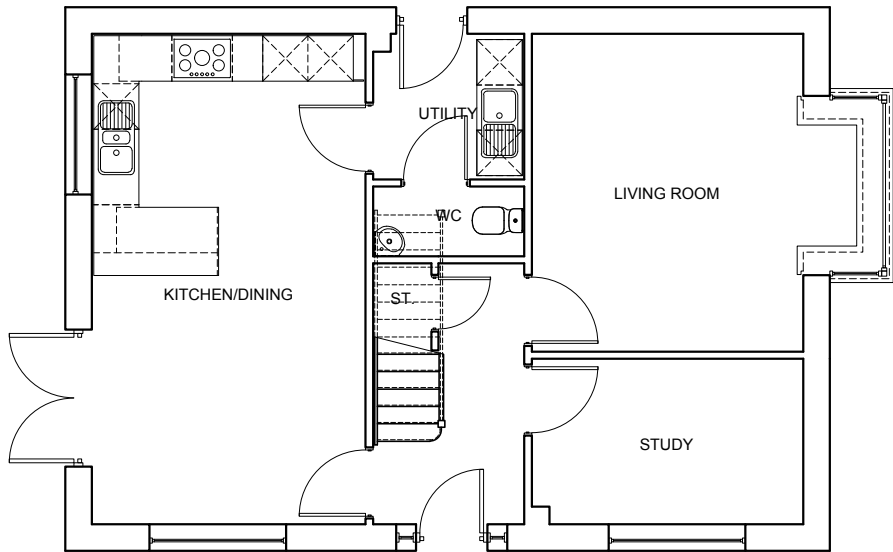
First Floor



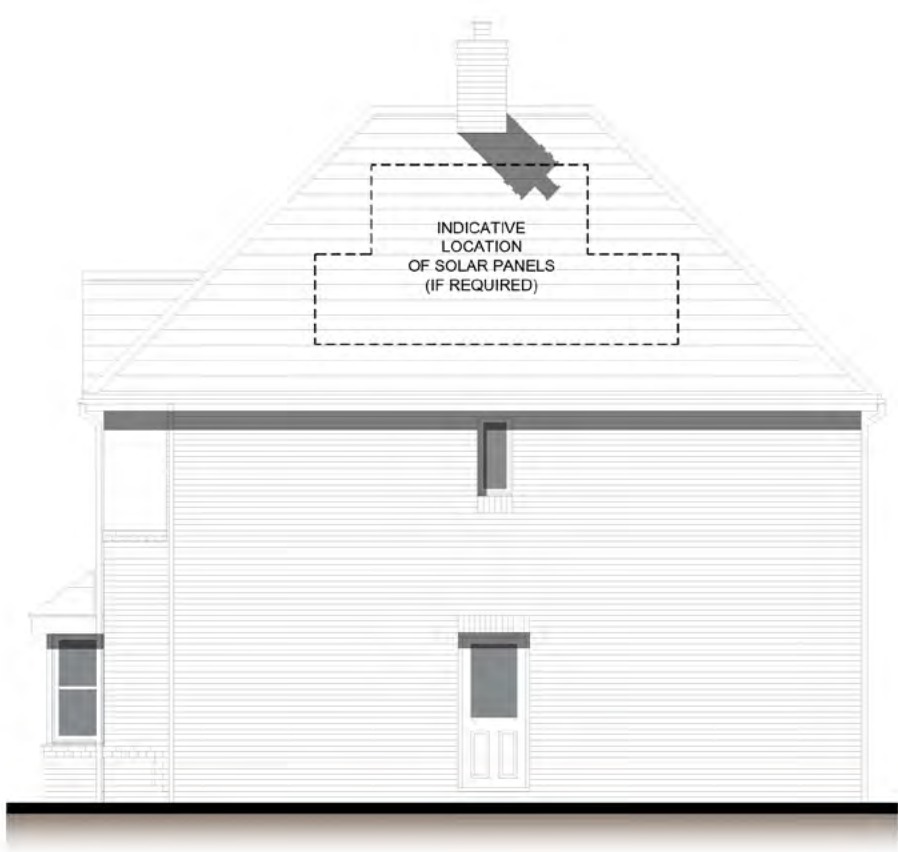
Front Elevation



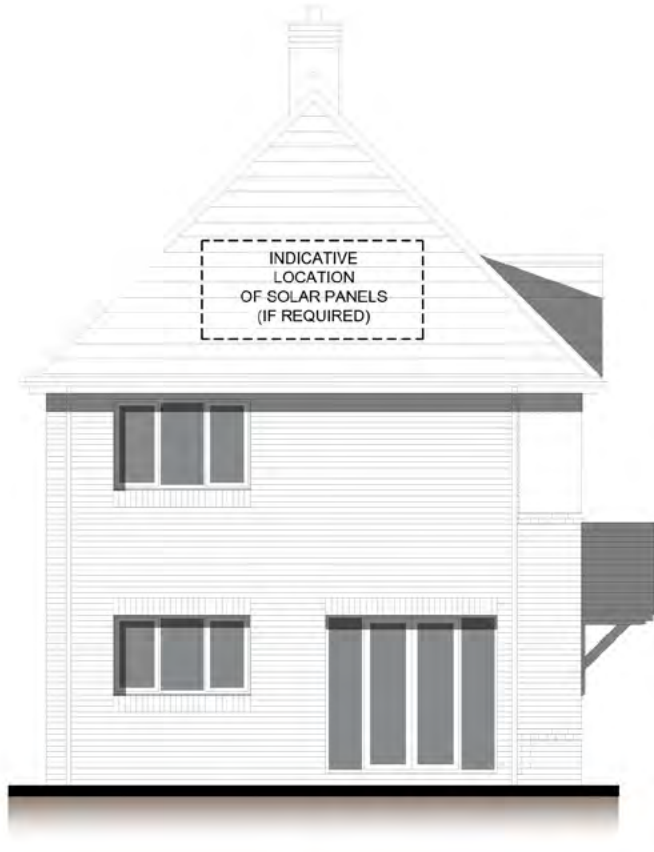
Side Elevation



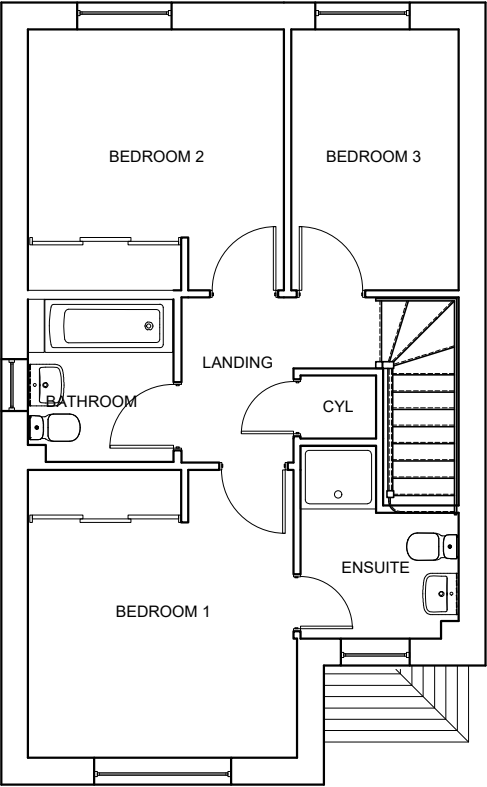
Ground Floor



Rear Elevation



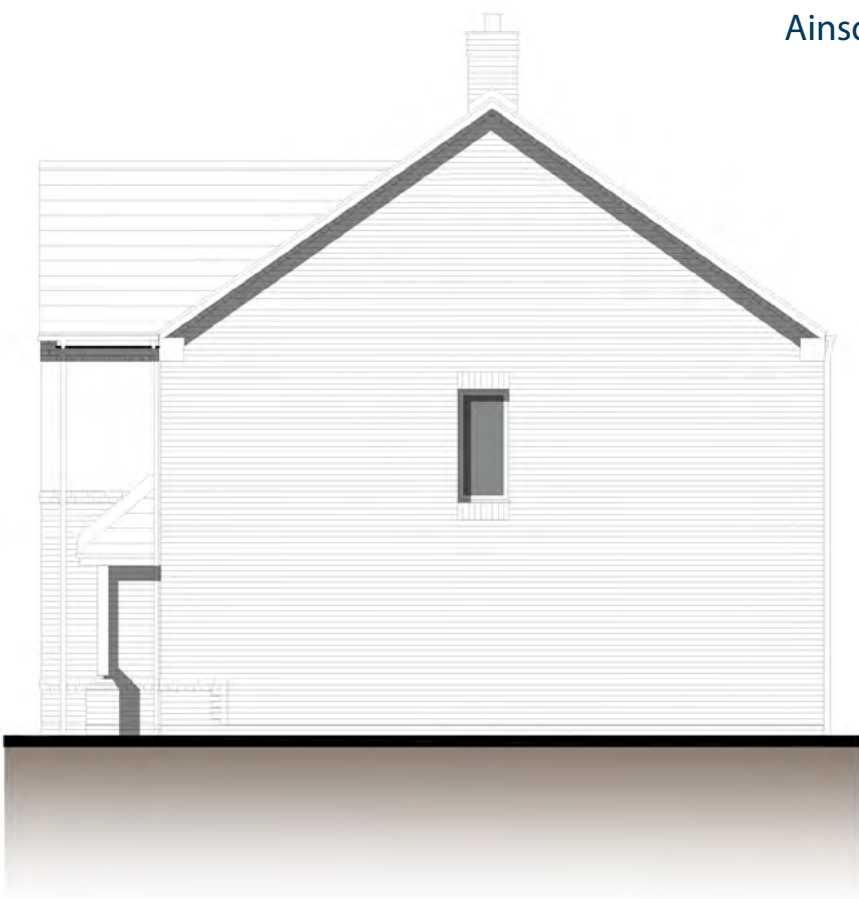
Side Elevation



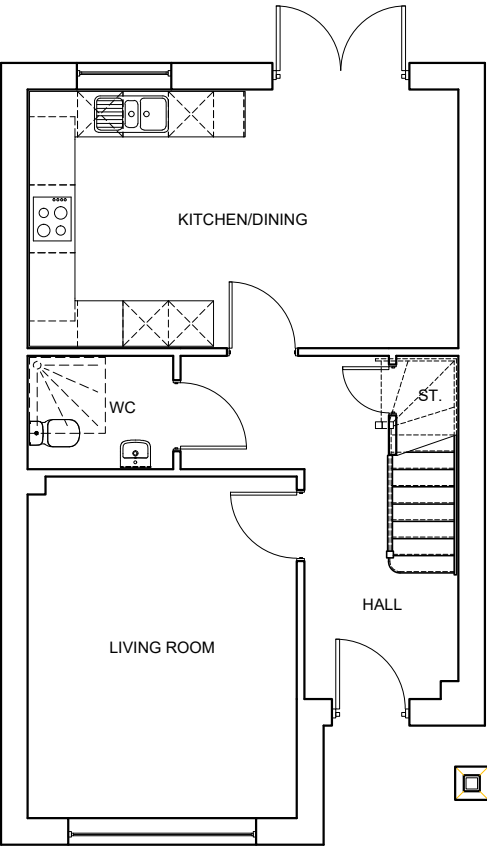
First Floor



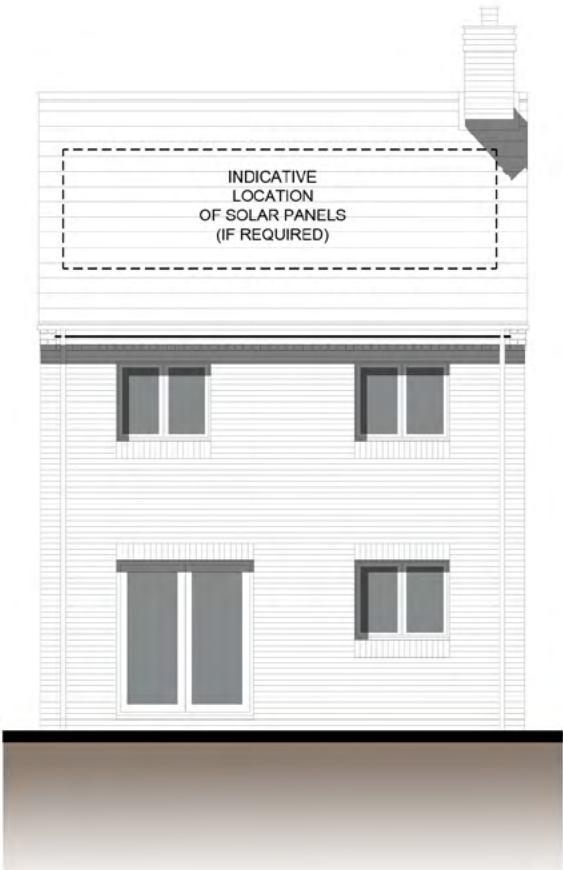
Front Elevation



Side Elevation



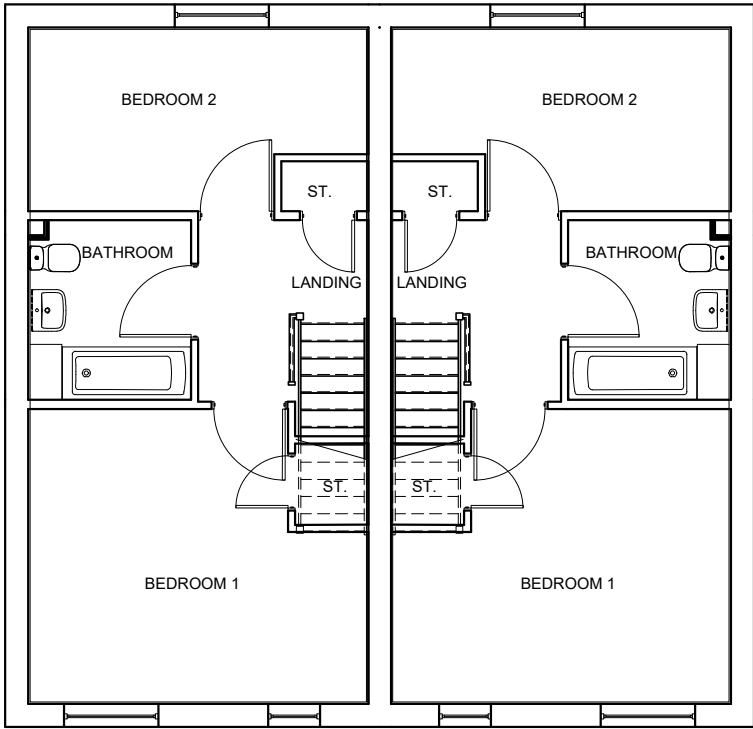
Ground Floor



Rear Elevation



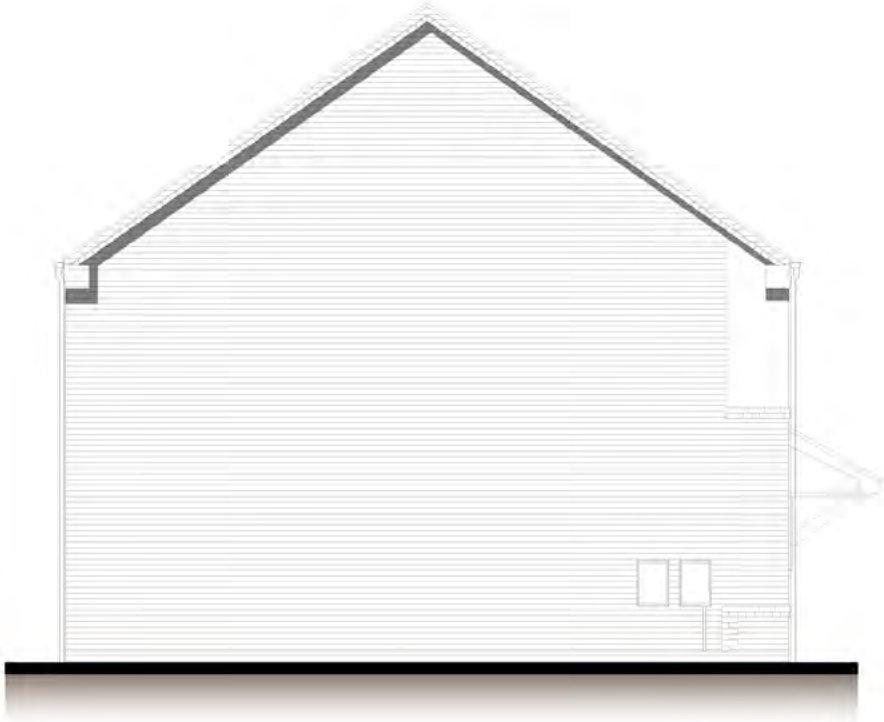
Side Elevation



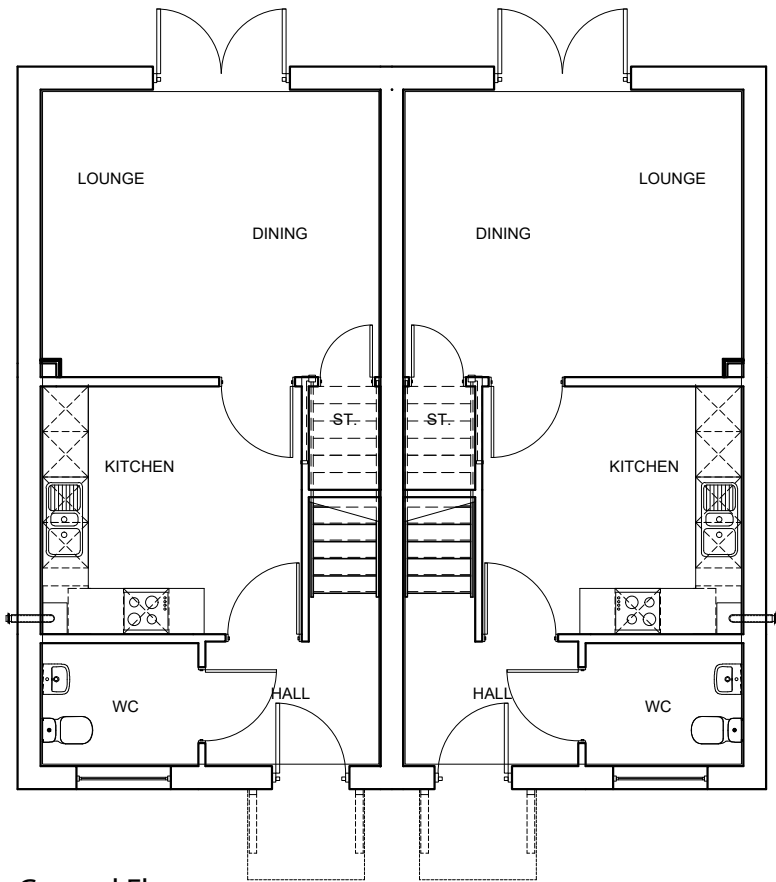
First Floor



Front Elevation



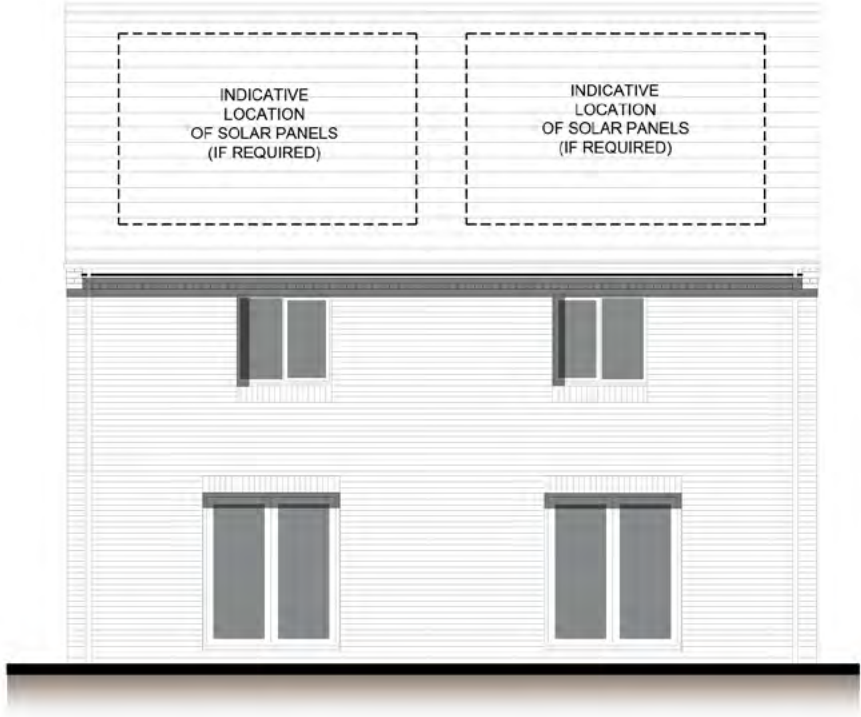
Side Elevation



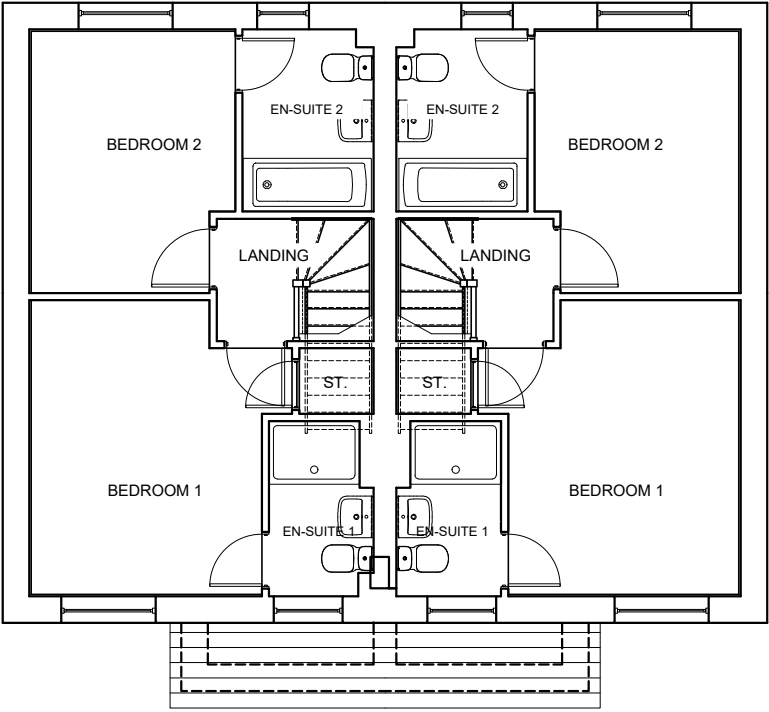
Ground Floor



Rear Elevation



Side Elevation



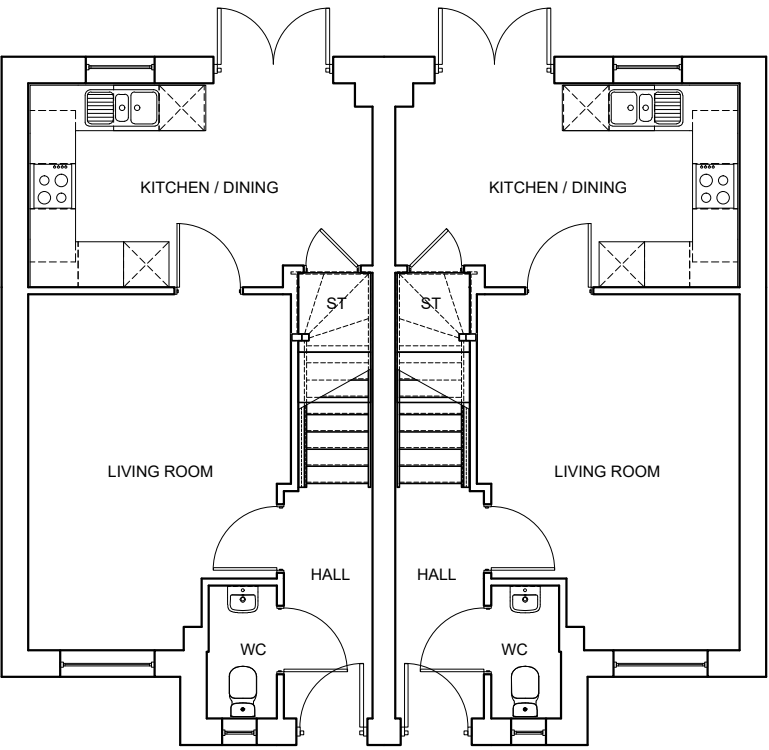
First Floor



Front Elevation



Side Elevation



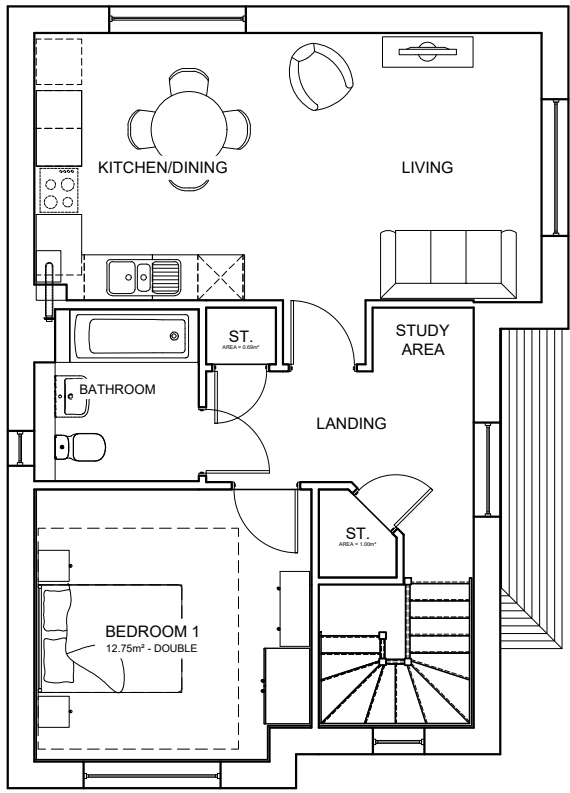
Ground Floor



Rear Elevation



Side Elevation



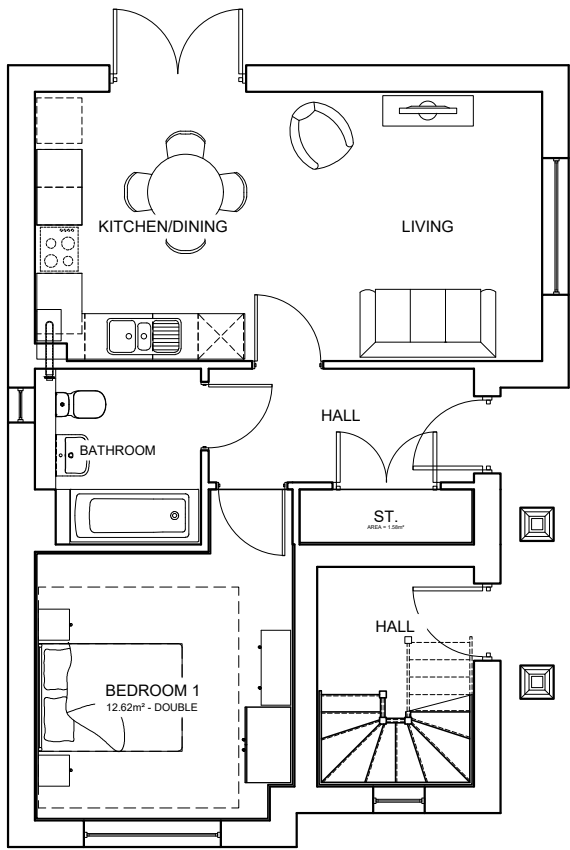
First Floor



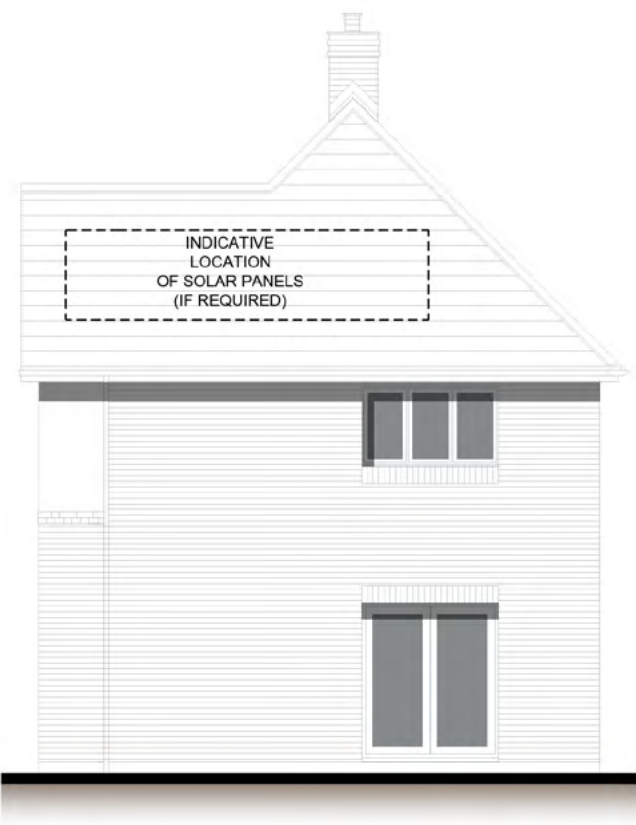
Side Elevation



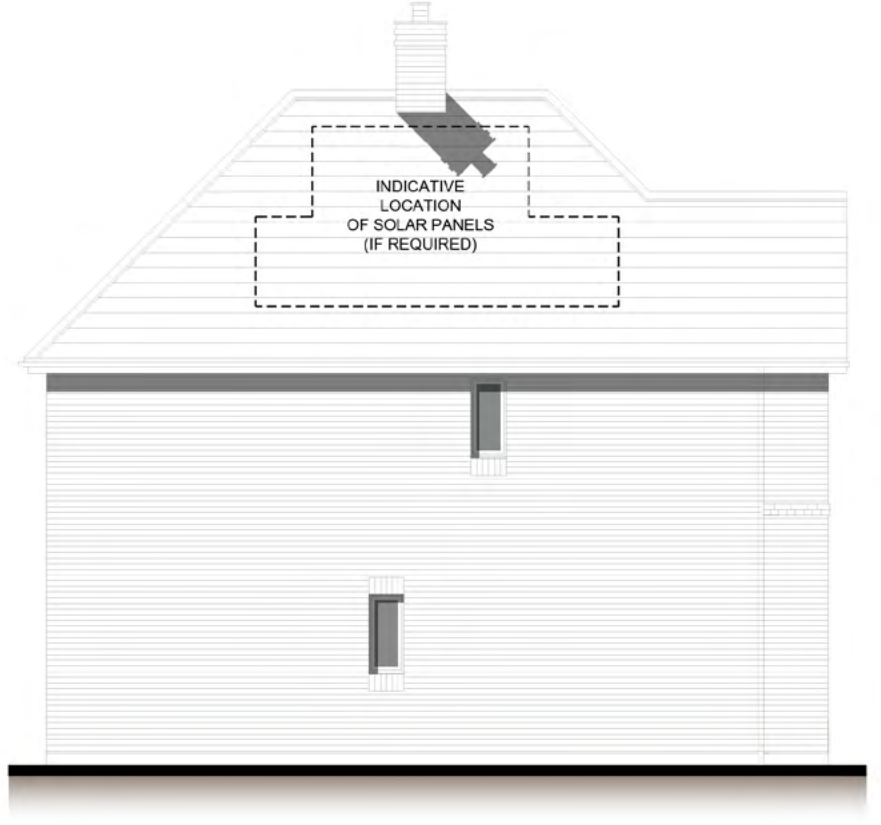
Front Elevation



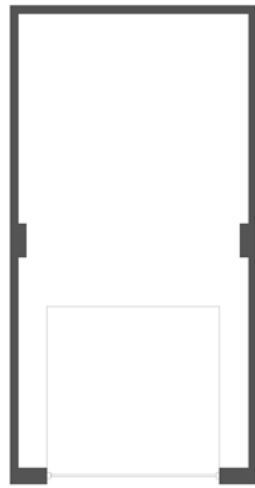
Ground Floor



Side Elevation



Rear Elevation



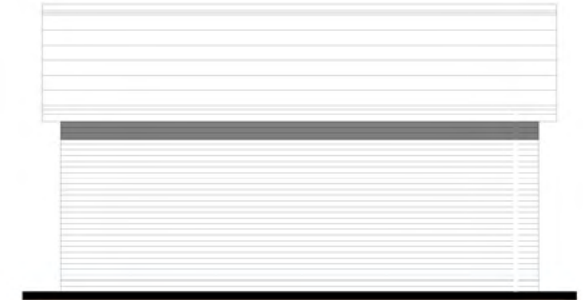
GROUND FLOOR PLAN



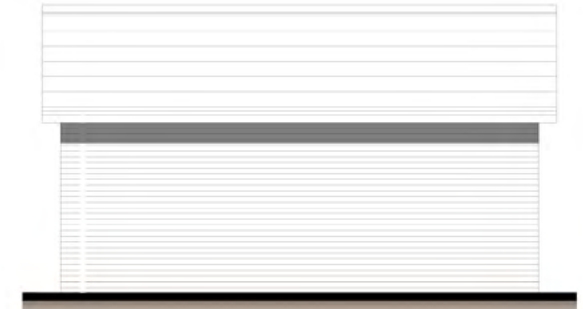
FRONT ELEVATION



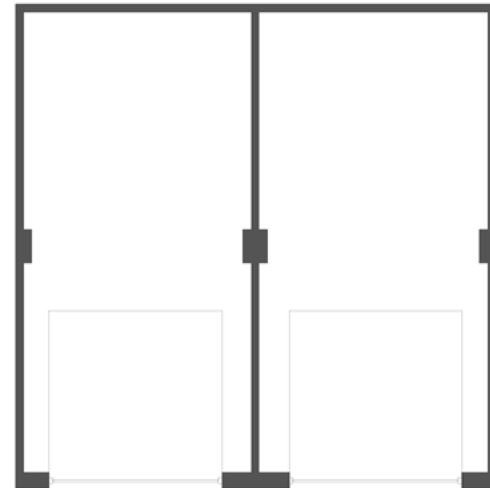
REAR ELEVATION



SIDE ELEVATION



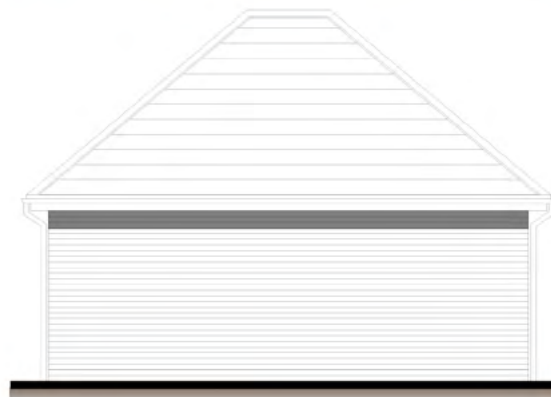
SIDE ELEVATION



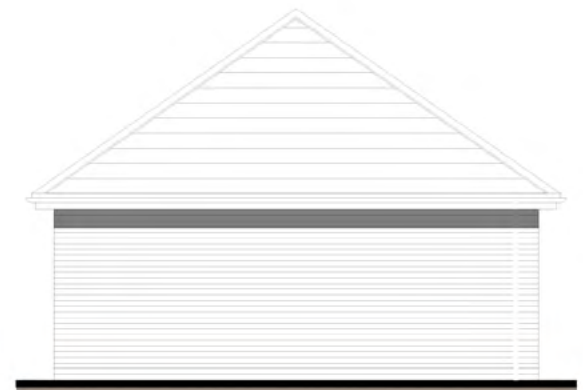
GROUND FLOOR PLAN



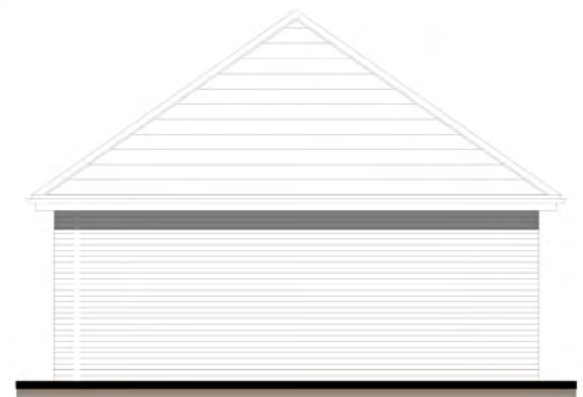
FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION