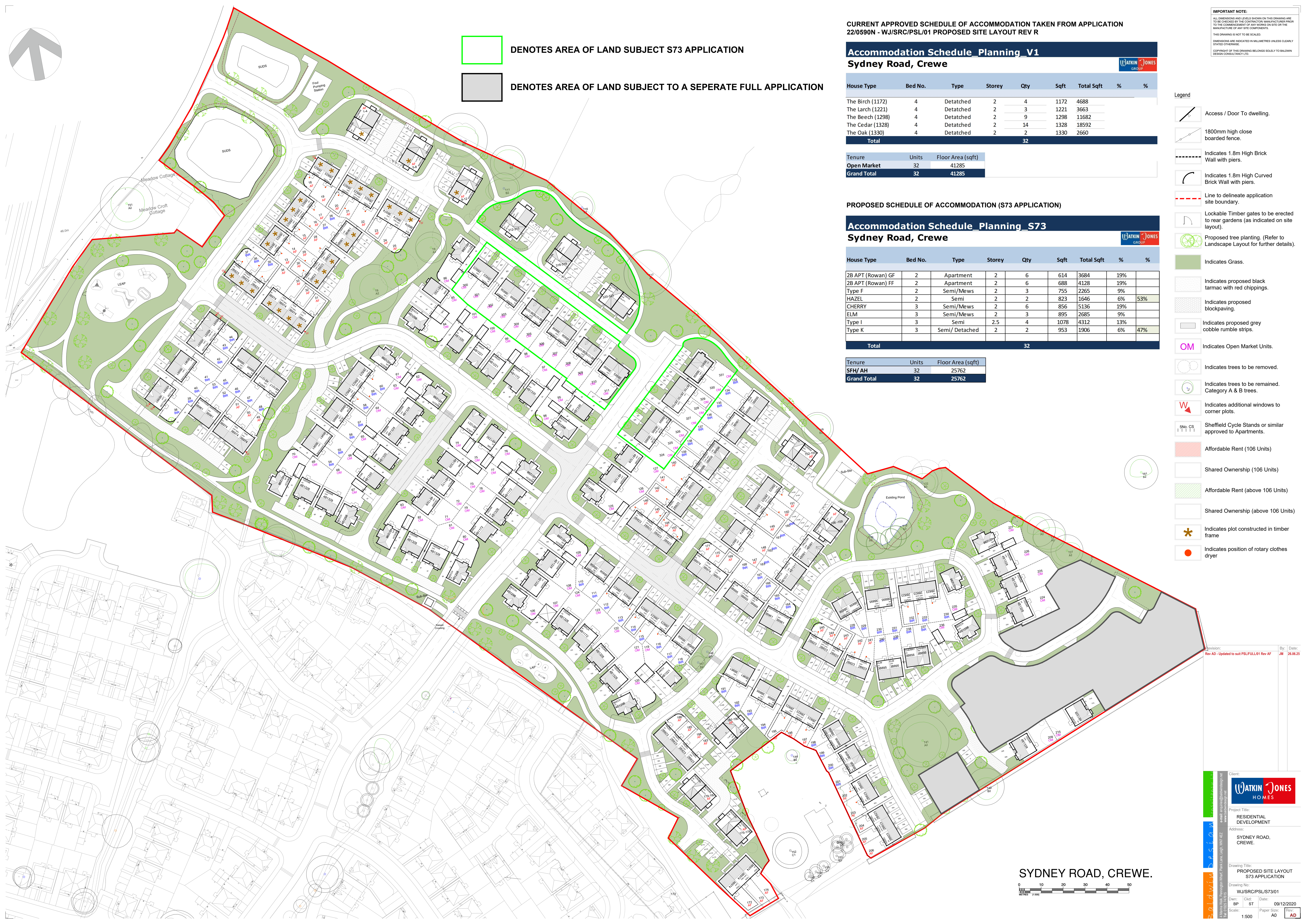




25/0835/FUL

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





 DENOTES AREA OF LAND SUBJECT S73 APPLICATION

 DENOTES AREA OF LAND SUBJECT TO A SEPERATE FULL APPLICATION


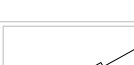




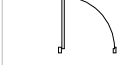

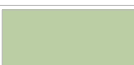








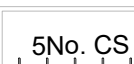


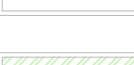
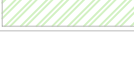
CURRENT APPROVED SCHEDULE OF ACCOMMODATION TAKEN FROM APPLICATION 22/0590N - WJ/SRC/PSL/01 PROPOSED SITE LAYOUT REV R

| Accommodation Schedule_Planning_V1 |         |                   |        |     |      |            |   |   |
|------------------------------------|---------|-------------------|--------|-----|------|------------|---|---|
| Sydney Road, Crewe                 |         |                   |        |     |      |            |   |   |
| House Type                         | Bed No. | Type              | Storey | Qty | Sqft | Total Sqft | % | % |
| The Birch (1172)                   | 4       | Detached          | 2      | 4   | 1172 | 4688       |   |   |
| The Larch (1221)                   | 4       | Detached          | 2      | 3   | 1221 | 3663       |   |   |
| The Beech (1298)                   | 4       | Detached          | 2      | 9   | 1298 | 11682      |   |   |
| The Cedar (1328)                   | 4       | Detached          | 2      | 14  | 1328 | 18592      |   |   |
| The Oak (1330)                     | 4       | Detached          | 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             |        |     |      |            |     |     |

IMPORTANT NOTE:  
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DIMENSIONS ARE INDICATED IN MILLIMETRES UNLESS CLEARLY STATED OTHERWISE.  
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- 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.
  -  Indicates Open Market Units.
  -  Indicates trees to be removed.
  -  Indicates trees to be remained. Category A & B trees.
  -  Indicates additional windows to corner plots.
  -  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: Rev AD - Updated to suit PSL/FULL/01 Rev AF By: Date: 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** Film: **AD**

SYDNEY ROAD, CREWE.







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- 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.

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 stake secured with a rubber tree tie.
- Small Ornamental Tree/Large Shrub**  
Heavy Standard trees, 10-12cm girth, 3-3.5m high or large shrub 30-50cm 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, 10-10L pots.
- Proposed Native Plant Mix**  
To be whip planting, 80-80cm 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 turfled with a general amenity grass from a local supplier.  
Back gardens to be seeded.
- Proposed Grass - PDS**  
Grass within PDS to be seeded with hard wearing grass.
- Proposed Wet Meadow Mix**  
To be seeded with Emergent P8 Wet Meadow Mixture, supply by Emergent or similar approved. Sowing rate 4g/m2.
- Proposed Pond**
- Proposed Wildflower Meadow Mix**  
To be Emergent EM2 Standard General Purpose Meadow Mix, supply by Emergent or similar approved. Including 80% of ornamental grasses and 20% of wildflowers. Sowing rate 4g/m2.
- 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 - 0.3m high
- Proposed Smooth Stone Boulders**

Boundary Treatments refer to Architect's Detail

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

Proposed native shrub mix.  
To have minimum 5 species.  
Mix to provide breeding and foraging opportunities for the majority of notable species observed on site

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

Project  
Sydney Road, Crewe

Description  
Landscape Masterplan (Sheet 1 of 2)

Status  
For Approval

Scale @ A1  
1:500  
Job number  
3786

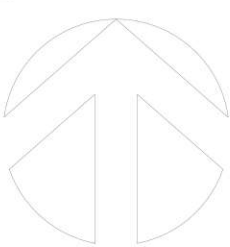
Drawn  
FY  
Drawing number  
101

Checked  
CT  
Date  
04.03.21  
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





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50.00  
49.00  
48.00  
47.00  
46.00



Street Scene 1

51.00  
50.00  
49.00  
48.00  
47.00



Street Scene 2

50.00  
49.00  
48.00



Street Scene 3

52.00  
51.00



Street Scene A

52.00  
51.00

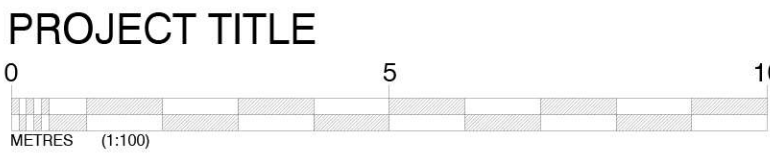


Street Scene B

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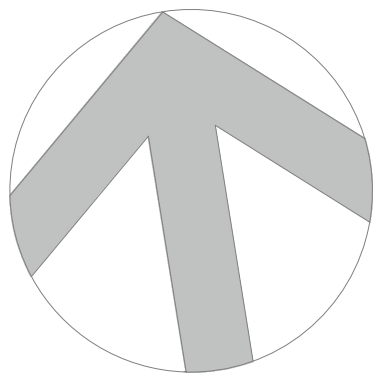
Street Scene C



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

|   |                |                           |            |
|---|----------------|---------------------------|------------|
| <b>BALDWIN DESIGN</b><br>4 Marina Walk, Pennington Wharf, Plant Lane, Leigh, Warrington, Cheshire, WA4 4EZ<br>Tel: 01925 747815<br>e-mail: enquiries@baldwindesign.net<br>www.baldwindesign.net | Client:        | <b>WATKIN JONES GROUP</b> |            |
|   | Project Title: | Residential Development   |            |
|   | Address:       | Sydney Road, Crewe        |            |
|   | Drawing Title: | Street Scene              |            |
|   | Drawing No:    | WJ-SRC-SS-01              |            |
| Dwn:  | Ckd:           | Date:                     | 10/02/2025 |
| CRD   | MB             | Scale:                    | 5:1        |
| Paper Size:   | A1             | Rev:                      |            |





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/ Detatched | 2      | 2   | 953  | 1906       | 6%  | 47% |
| Total             |         |                 |        | 32  |      |            |     |     |

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

□ 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 |     |       |

SYDNEY ROAD, CREWE.

