

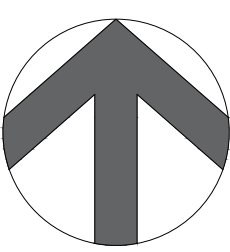
25/0836/FUL

Land To The North Of

Sydney Road,

Crewe,

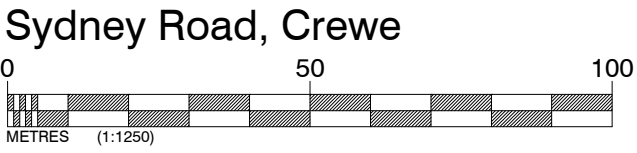
CW1 5NF



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Legend

- Indicates Land In Applicants control
- Indicates application Areas



Revision:	By:	Date:
Rev A - Amended to client comments	DT	07/05/21
Rev B - Co-ordinates added	RL	17/11/21
Rev C - Co-ordinates removed	SQ	31/01/22
Rev D - Revised Location Plan	CRD	28/02/25
Rev E - Location plan amended to clients comments	CRD	28/02/25

e-mail: enquiries@baldwindesign.net
www.baldwindesign.net

Client:

WATKIN

JONES

HOMES

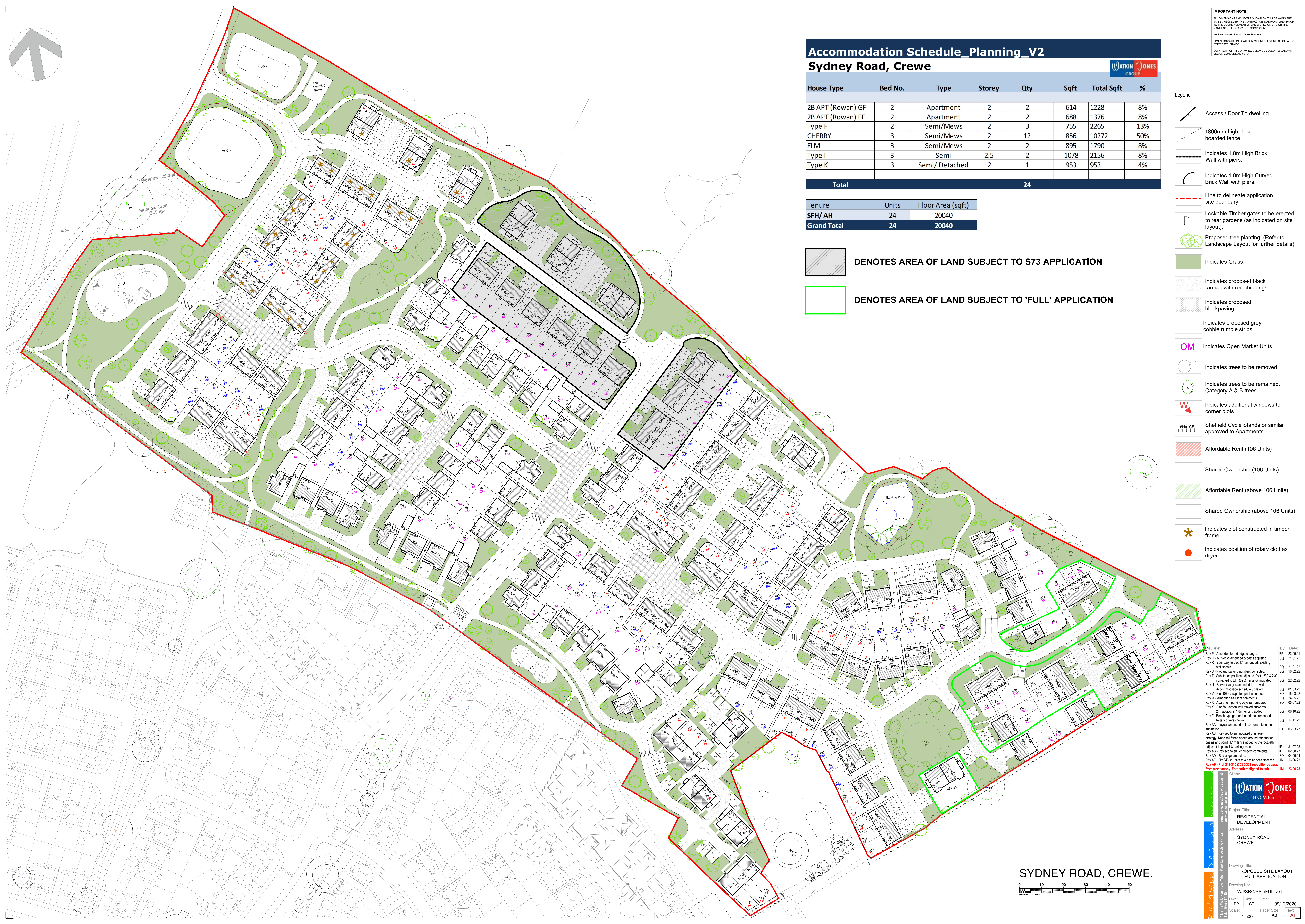
Project Title:
Residential Development

Address:

Sydney Road,
Crewe

Drawing Title:
Proposed Location Plan

Drawing No: WJ-SRC-LP-01			
Dwn:	Ckd:	Date:	
CRD	GB	28/02/2025	
Scale:	Paper Size:	Rev:	
1:1250	A1	E	



Accommodation Schedule_Planning_V2
Sydney Road, Crewe



House Type	Bed No.	Type	Storey	Qty	Sqft	Total Sqft	%
2B APT (Rowan) GF	2	Apartment	2	2	614	1228	8%
2B APT (Rowan) FF	2	Apartment	2	2	688	1376	8%
Type F	2	Semi/Mews	2	3	755	2265	13%
CHERRY	3	Semi/Mews	2	12	856	10272	50%
ELM	3	Semi/Mews	2	2	895	1790	8%
Type I	3	Semi	2.5	2	1078	2156	8%
Type K	3	Semi/ Detached	2	1	953	953	4%
Total				24			

Tenure	Units	Floor Area (sqft)
SFH/ AH	24	20040
Grand Total	24	20040

- DENOTES AREA OF LAND SUBJECT TO S73 APPLICATION
- DENOTES AREA OF LAND SUBJECT TO 'FULL' APPLICATION

IMPORTANT NOTE:
ALL DIMENSIONS AND LEVELS SHOWN ON THIS DRAWING ARE TO BE CHECKED BY THE CONTRACTOR MANUFACTURER PRIOR TO THE COMMENCEMENT OF ANY WORKS ON SITE OR THE MANUFACTURE OF ANY SITE COMPONENTS.
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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:	By:	Date:
Rev P - Amended to red edge change	BP	23.08.21
Rev Q - All blocks amended & paths adjusted	BP	21.01.22
Rev R - Boundary to plot 114 amended. Existing wall shown	SG	21.01.22
Rev S - Plot and parking numbers corrected	SG	16.02.22
Rev T - Substation position adjusted. Plots 238 & 240 corrected to Elm (85) Tenancy indicated.	SG	22.02.22
Rev U - Service verges amended to fit wide Accommodation schedule updated.	SG	01.03.22
Rev V - Plot 106 Garage footprint amended.	SG	15.03.22
Rev W - Amended as client comments	SG	24.02.22
Rev X - Apartment parking bays re-numbered.	SG	05.07.22
Rev Y - Plot 38 Garden wall moved outwards 2m, additional 1.8m fencing added.	SG	06.10.22
Rev Z - Beech type garden boundaries amended. Rotary dryers shown	SG	17.11.22
Rev AA - Layout amended to incorporate fence to substation.	DT	03.03.23
Rev AB - Revised to suit updated drainage strategy. Knee rail fence added around attenuation basins and pond. 1.1m fence added to the footpath adjacent to plots 1-8 parking court.	IF	31.07.23
Rev AC - Revised to suit engineers comments	IF	02.08.23
Rev AD - Plot edge amended	SG	04.09.24
Rev AE - Plot 348-351 parking & turning head amended	JM	16.06.25
Rev AF - Plot 312-315 & 320-322 repositioned away from tree canopy. Footpath realigned to suit	JM	23.06.25

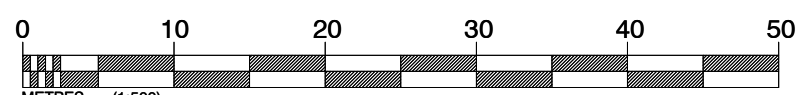


Project Title:
RESIDENTIAL DEVELOPMENT
Address:
SYDNEY ROAD, CREWE.

Drawing Title:
PROPOSED SITE LAYOUT FULL APPLICATION
Drawing No:
WJ/SRC/PSL/FULL/01

Dwn:	Ckd:	Date:
BP	ST	09/12/2020
Scale:	1:500	Paper Size: A0

SYDNEY ROAD, CREWE.







LEGEND

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 Tree to be Removed
Please refer to Amenity Tree Care Tree Survey for more information.

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
Advanced Heavy Standard, 16-18cm or 18-20cm girth, 4.0-6.25m 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 30-50L 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.

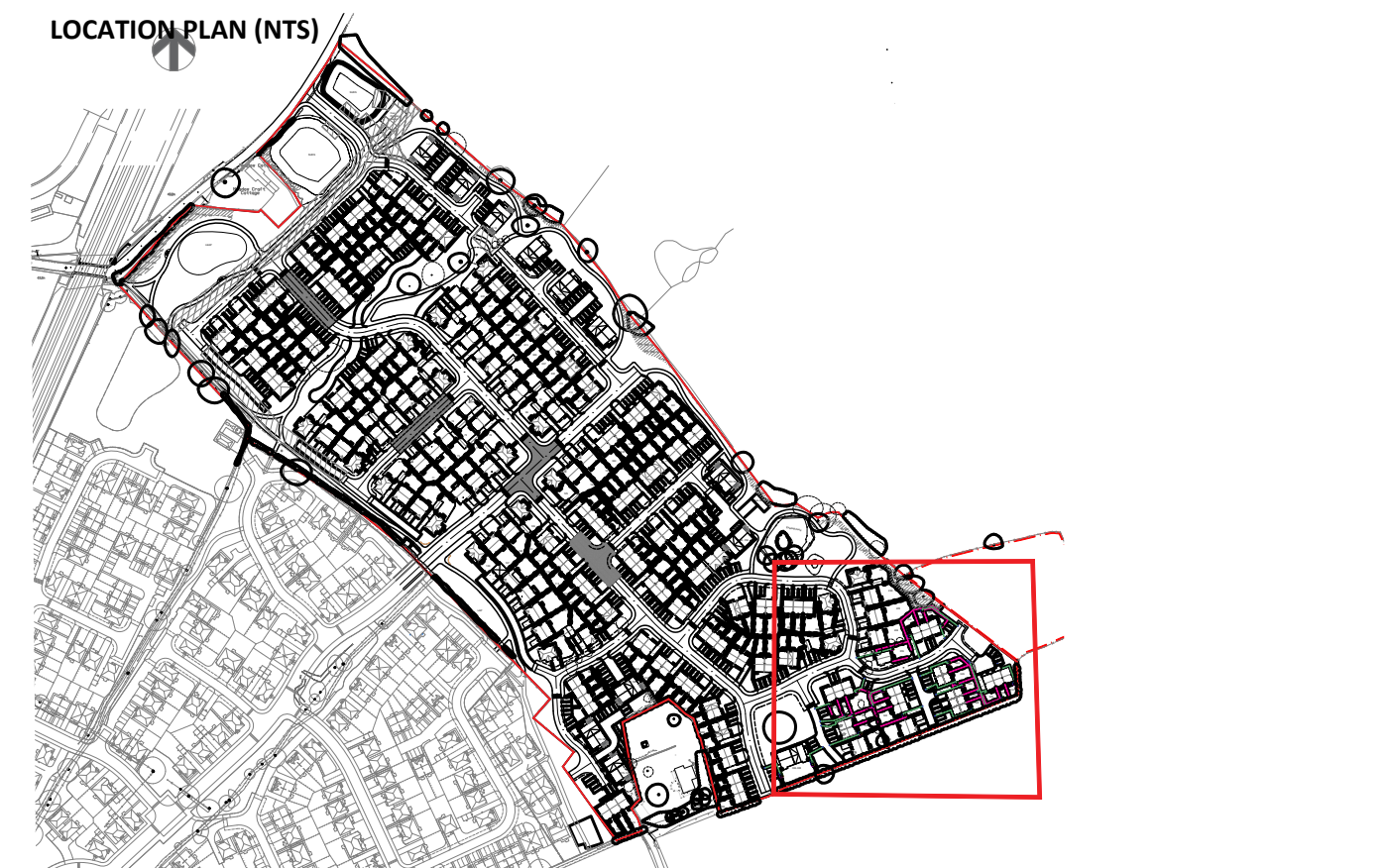
Proposed Bulb Planting
Planting along access track for seasonal interest.

Grass in Front Gardens and POS
Front gardens to be turfed with a general amenity grass from a local supplier. Back gardens to be seeded. 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 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.

Please refer to 3786 202 for Planting Schedule



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- This drawing is to be read in conjunction with all relevant Architects', Engineer's, Specialists, Bills of Quantities and Specifications.
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- 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
A	TJ	Updated in line with Masterplan	31.03.21
B	UJ	Landscape updated following Architecture	08.07.21
C	TK	Updated following comments	16.07.21
D	JL	Updated in line with the latest Masterplan	24.03.23
E	TS	Updated in line with the comment	08.10.24
F	TS	Revised in line with Landscape Masterplan	20.02.25
G	JS	Revised in line with Landscape Masterplan	26.06.25

Client
Watkin Jones

Project
Sydney Road, Crewe

Description
Planting Plan - Sheet 8 of 8

Status
For Approval

Scale @ A1
1:250

Drawn
FY

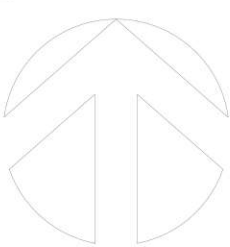
Job number
3786

Checked
CT

Drawing number
208

Date
04.03.21

Revision
G



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47.00
46.00



Street Scene 1

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Street Scene 2

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48.00



Street Scene 3

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51.00



Street Scene A

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51.00

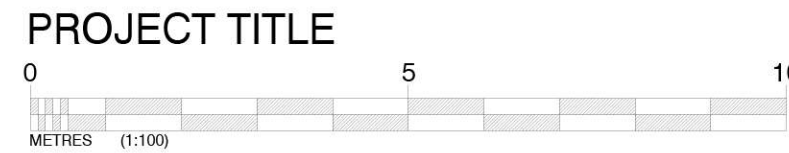


Street Scene B



53.00
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51.00



Street Scene C



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

	Client:		
	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:	