

SANDON ROAD
CRESSWELL

KEY

-  Site Boundary.
-  180m high brickwork screen wall.
-  1800mm high timber closeboarded fencing
-  Post & Rail.
-  1800mm high timber closeboarded fencing
-  1200mm high timber post and rail fencing.
-  Features like trees and fencing and self closing gate to provide security to L3P.
-  600mm high brickwork screen wall.
-  1800mm timber gate.
-  Indicative concrete g/gr paved path/ patio area.
-  Indicative shared paved area.
-  Service strip.
-  Indicative ground modelling.
-  Fence / trench door position.
-  Denotes AS1 COMPATIBLE hand to working drawings.
-  AS1 COMPATIBLE to be retained.
-  Road protection areas shown in orange.
-  Existing trees to be removed.
-  Road Protection Areas Brown dashed. Tree: C - Green, S - Yellow, B - Blue, C - Grey
-  Indicative proposed tree and shrub planting.
-  Indicative proposed turf planting.
-  Shared Ownership HA units
-  Affordable Rent HA units
-  Discount Market / First Homes
-  10 storage units
-  Bus Collection Point
-  Features Building Foot



NOTES:

CODE	FLOOR AREA (SQ FT)	Open Space Data		Percent (Acreage)	ANNEXON ROAD (GARDENS)	TOTAL FLOOR AREA (SQ.M)
		PAT NAME	BECD			
HA-SR - BARONIAL COLLECTION						
WYSP	382	WYE BROOKS BARONIAL RSP	1	N/A	4	5,392
WYSP	794	WYE BROOKS BARONIAL RSP	2	N/A	8	4,824
SJLA	893	SUTTON SPUR, TYPE-A 2BAP	2	N/A	10	8,390
BRCA	822	BRICKTON, TYPE-A 2BAP	3	N/A	4	3,880
HNR	1058	HARROGHSIDE RSP	4	N/A	5	5,780
HA-SO - BARONIAL COLLECTION						
WYSP	794	WYE BROOKS BARONIAL RSP	2	N/A	8	4,824
WYSP	794	WYE BROOKS BARONIAL RSP	2	N/A	8	4,824
BRCA	822	BRICKTON, TYPE-A 2BAP	3	N/A	4	3,880
HNR	1058	HARROGHSIDE RSP	4	N/A	5	5,780
HA-DIMFH - BARONIAL COLLECTION						
WYSP	794	WYE BROOKS BARONIAL RSP	2	N/A	8	4,824
BARONIAL COLLECTION						
SJLP	781	SUTTON SPUR (SPECIAL)	2	N/A	28	25,308
WYSP	794	WYE BROOKS BARONIAL RSP	2	N/A	7	5,600
HA-GENEY COLLECTION						
BRCA	822	BRICKTON, TYPE-A	3	N/A	8	3,822
BRCA	820	BRICKTON, TYPE-B (SPECIAL)	3	N/A	15	13,830
FLSP	945	FARMER SPECIAL	3	N/A / DET. SOL.	15	14,190
HNR	875	FARMER	3	DET. SOL.	14	13,830
ETO	1228	STONALL	3	N/A / DET. SOL.	4	4,880
SJLP	1283	SOYNGHAM	4	INT. SOL.	2	5,860
WYSP	1238	WYNGHAM	4	DET. SOL.	4	2,942
WYSP	1238	WYNGHAM	4	N/A / DET. SOL.	3	2,880
HNR	1358	WYNGHAM	4	DET. SOL.	3	2,880
SOVEREIGN COLLECTION						
BPO	1802	BROUGHTON	4	DET. SOL. OR	2	5,064
MEL	1766	MELLOR	5	INT. SOL.	3	5,280
KEL	2874	KEDDALL	5	INT. SOL.	2	4,028
TOTALS					169	146,066
SITE AREA (ACRES)						10
NET DEVELOPABLE AREA (ACRES)						10
POS AREA (SQ.M)						10
HOUSING AREA / SITE AREA (SQ. FT. / ACRE)						13,898

NOTES:
MUGA / NEAP DESIGN SHOWN INDICATIVELY ONLY AND TO BE
AGREED WITH LOCAL PLANNING AUTHORITY AND SPECIALIST
SUPPLIER TECHNICAL DETAILS.

E	31.01.2025	LANDSCAPING SCHEME UPDATED BY PEGASUS.	T
D	09.01.2025	ROADS ROAD & PATH WIDTHS TO HIGHWAYS ADVICE. MINOR AMENDS TO HOUSE POSITIONS, PLOTS 97, 113-116 MOVED BACK & FRONT-PARKED. BCD'S AMENDED. LANDSCAPING UPDATED TO SUIT.	T
B	11.12.2024	UPDATED ROADS, FOOTPATHS AND BIN COLLECTION POINTS. MINOR LAYOUT AMENDS.	T
B	19.11.2024	UPDATED PEDIMENTS TO BLOCK 1&2. BLOCK 2 MIRRORED & FOOTPATH LINK TO SANDON ROAD.	T
A	26.09.2024	ISSUED FOR COMMENT	T
Rev	Date	Amendment	E



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DEVELOPMENT:
SANDON ROAD, CRESSWELL,
STAFFORDSHIRE.

TITLE: PLANNING LAYOUT - B/W

DATE: 26.09.2024	SCALE: 1:500 @ A0	DRAWN: TA
DRAWING NO: CRS-PL-102		REV: E