

Primary School

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Extension

FOR ECOLOGY MITIGATION, REFER  
TO DRAWING 2544-43-04-003

- KEY**
- Denotes Opposite Handed Plots
  - Soft landscaping to detail design.
  - Black top/Tarmac Finish
  - Reinforced Concrete Block Paving 200 x 100, Burnt Orange colour and laid in herringbone pattern. Refer to Civils Eng. drawing for areas of permeable paving.
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  - Butt floor slabs 600 x 600 forming 1200mm wide Area & shared footpaths, 400 x 400 forming 800mm wide non shared paths & 1200mm wide paths. Refer to Standard Detail EG-M504.
  - Broadway Self Sealing Gravel Path
  - 1.8m high brick screen wall. Refer to Standard Detail EG-M5108
  - Retaining wall to Engineers details
  - Retaining wall (>600mm) with railings
  - 1.8m high closedboard fence. Refer to Standard Detail EG-M5122
  - 0.6m high timber knee rail fence. Refer to Standard Detail EG-M5117
  - 1.2m high Sussex Rail fence
  - Denotes Housing Association Plots
  - Proposed Street lighting post. Refer to Specialists design for Column type/heights
  - Lighting Bollard to Sustrac spec
  - Feeder Pillar for Lighting bollard
  - Solar Street Lighting column. DNI Windsor Series Solar
  - Electric Car Charging Point (Freestanding pillar) 2 x 4 = Dual Charge
  - Electric Car Charging Point (Walled)
  - Stormguard Heavy Duty EV Cable Channel
  - Feeder Pillar for EV Charge Point
  - Refer to Specialist design for final locations of EV Chargers & their Feeder pillar
  - Proposed trees
  - Paved areas for Bin Collection Point
  - Air Source Heat Pump
  - 1.8m x 1.2m (P4S) Timber sheds for Secure Cycle Storage
  - LAP (Local Area of Play) Refer to Landscape Architects details for equipment provided.

T	08.05.25	Additional EV charger added by Plot 52 parking.	ORC
S	28.04.25	Drive in front of Plot 73 amended to provide access to school land. Rear corner fence line of Plot 73 & path tie-in to Eddystone Avenue amended. Site boundary amended to remove School Extension area.	ORC
R	13.03.25	Plot 56 & 57 moved forward. Road names added. Dwarf wall in front of Plots 39-46 omitted, EV charger locations noted to house types. Stormguard EV cable channels indicated where cable from charger to car would be a trip hazard. Shed locations to HA Plots amended.	ORC
Q	18.02.25	Shed locations to HA Plots amended.	ORC
P	28.01.25	Locations of Plots 4, 5 & 78 amended. Plot 2 handed. Fences & walls moved to suit, including Plot 90.	ORC
O	24.06.24	Street lighting amended to suit approved design.	ORC
N	02.05.24	Layout amended to suit VE comments. Plot 35 moved 1m.	ORC
M	06.02.24	Cycle shed locations to HA units confirmed in accordance with planning drawing 2154-09 Rev H. Plot 60 identified as "2 Bed 4 Person Study".	ORC
L	17.01.24	Retaining wall with railings shown between Plot 34/35 driveways. RW to rear of 33/34. Fences between 2/3/9/10 & 17/22 adjusted. Sussex rail fence indicated to front of 52.	ORC
K	14.06.23	Plot 36 garage moved & rear fence line amended.	ORC
J	19.05.23	Chester front projection increased, floor area amended.	ORC
H	04.05.23	Tweed semi (plots 58-59) amended to Tyne.	ORC
G	28.03.23	Site boundary amended to suit Title Plan.	ORC
F	22.02.23	Landscaping amended, play areas, lighting bollards & feeder pillars indicated.	ORC
E	29.10.22	All houses amended to G-Series. Layout re-design from Plot 67 to 100.	ORC
D	17.08.22	Plot 2 handed, plots 2, 4, & 5 moved right to provide additional width required for bus stop.	ORC
C	09.08.22	Front entrance paths amended to plots 39/40, 41/42 & 75/76 to suit levels. Various rear fences amended to meet adjacent fences. Sussex rail fencing & estate railings indicated.	ORC
B	22.06.22	Road in front of Plot 1-5 amended, visitor spaces added. Plots 34 & 35 swapped. Richmond C, Henley C, Harrogate C & Hampstead C (chimney versions) indicated.	ORC
Rev	Date	Amendment	Initials

Development	<b>Shire Hill Farm</b>		
Location	<b>SAFFRON WALDEN</b>		
Marketing Name	<b>Mandeville Crescent</b>		
Drawing Title	<b>Working Site Layout - Phase 1</b>		
Drawing Number	<b>2544-43-04-001</b>		
Revision	<b>T</b>	Scale @ A0	<b>1:500</b>
Drawn By	<b>ORC</b>	Date Started	<b>Dec 2021</b>
Checked by	Date		

**REDROW**  
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Legal Disclaimer TBC  
This layout has been designed after due consideration of our Context & Constraints Plan

ACCOMMODATION SCHEDULE - NEW HERITAGE - M4(2)										
Ref	DCC	Elev Code	Area m <sup>2</sup>	sq ft	Qty	Plot - AS	Plot - OPP	Beds	Storeys	Total sqft
Hadleigh M(3)	2544G_HADL_BM.1.A	2	A1	74.4	801	3	8, 22, 73	2	1	2403
Stratford Lifestyle	2544G_STRAQ_DM.1.A	2	A1	116.16	1250	1	36	3	2	2500
			A2				38			
Leamington Life	2544G_LEAMQ_DM.1.A	2	B1	131.17	1412	1	82	3	2	1412
Shaftesbury	2544G_SHAFT_DM.1.A	2	A1	132.16	1423	3	24, 68	4	2	4769
Chester	2544G_CHESTR_DM.1.A	2	A1	136.93	1474	6	49, 62, 87, 95	4	2	10318
Harrogate	2544G_HARR_DM.1.A	2	A2	144.29	1553	1	47			
Harrogate C	2544G_HARC_DM.1.A	2	A1	144.29	1553	3	21, 81	37	4	2 4659
			B2	144.29	1553	1	35			
Harrogate Special	2544G_HASP_DM.1.A	2	A1	144.49	1553	3	83	100		
			A2				29			
Henley	2544G_HENL_DM.1.A	2	A1	164.28	1768	4	27	1, 30	4	2 8840
Hampstead	2544G_HAMP_DM.1.A	2	A1	175.1	1885	11	34, 66	86, 99	4	2 22620
			B1	175.1	1885	1	6, 48, 84	3, 20, 25, 32, 50, 63, 65, 88	5	2
Hampstead C	2544G_HAMC_DM.1.A	2	A1	175.1	1885	1	97			
			B2	175.1	1885	1	90			
Highgate	2544G_HIGS_DM.1.A	2	A1	181.12	1950	2		33	5	2 3770
Richmond	2544G_RICH_DM.1.A	2	B1	189.63	2041	4	79, 80		5	2.5 3900
Richmond C	2544G_RICC_DM.1.A	2	A1	189.63	2041	8	78	4, 85, 96	4	2 24492
			A2	189.63	2041	2	2, 19, 26, 28, 31, 89	7, 98	4	2 4282
Total					60	51	5	4	2	102583

ACCOMMODATION SCHEDULE - AFFORDABLE - M4(2) & NDSS										
Ref	DCC2	Elev Code	Area m <sup>2</sup>	sq ft	Qty	Plot - AS	Plot - OPP	Beds	Storeys	Total sqft
Maisonette - GF	2544G_MAGF_AM.1.A	2	A1	51.2	551	2	13, 52	182P	1	1102
Maisonette - FF	2544G_MAFF_AM.1.A	2	A1	55.6	598	2	14, 53	182P	1	1196
Hadleigh M(3)	2544G_HDHA_BM.1.A	2	A1	74.4	801	2	38	283P	1	1602
284P M4(2) End	2544G_284P_MM.1.A	2	A1	79.24	853	13	10, 16, 55, 57, 75, 77, 92	284P	2	11089
284P M4(2) Mid	2544G_284P_MM.1.A	2	A1	79.24	853	1	54	284P	2	853
38SP M4(2)	2544G_38SP_EM.1.A	2	A1	93.7	1009	13	12, 40, 42, 44, 46, 61, 94	38SP	2	17153
38SP M4(2) V2	2544G_38SP_EM.1.A	2	A1	93.7	1009	4	69, 71	70, 72		
486P M4(2)	2544G_486P_DM.1.A	2	A1	106.76	1149	1	15	486P	2	1149
Tyne	2544G_TYNE_SM.1.A	2	A1	107.5	1157	2	59	58	486P	2 2314
Total					40					36458

