

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. Bumpy finish colour and laid in herringbone pattern. Refer to Civil Eng. drawing for areas of permeable paving.
 - Reinforced Concrete Block Paving 200 x 100. Smooth colour and laid in herringbone pattern. Refer to Civil Eng. drawing for areas of permeable paving.
 - Butt floor slabs 600 x 600 forming 1200mm wide Area A shared footpaths. 400 x 400 forming 800mm wide but footpaths and 1200mm wide paths. Refer to Standard Detail EG-M504.
 - Driveway Self-binding 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 Sustrans spec
 - Feeder Pillar for Lighting bollard
 - Solar Street Lighting column. DNI Windsor Series Solar
 - Electric Car Charging Point (Free-standing pillar) 2 x 4 = Dual Charge
 - Electric Car Charging Point (Wallbox)
 - 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
 - Indicative Location of Air Source Heat Pump. Refer to Standard Details for final location
 - 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.

X	17.11.25	Bus stop moved to opposite plots 2 & 3, visitor spaces omitted as necessary.	ORC
W	24.09.25	Floor area to Maisonette First Floor amended.	ORC
V	15.09.25	Additional Stormguard EV Cable Channels indicated to HA plot footpaths.	ORC
U	30.05.25	EV chargers to plots 39-46 moved to suit as built locations. Central paths added for access to chargers to plots 43-46.	ORC
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	LAP amended to suit 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

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

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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 ²	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		1	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_CHES_DM.1.A	2	A1	136.93	1474	6	49, 62, 87, 95	4	2	10318
Chester C	2544G_CHES_DM.1.A	2	A2	144.29	1553	1	47			
						21, 81	37	4	2	4659
Harrogate	2544G_HARR_DM.1.A	2	B2	144.29	1553	1	35			
						83	100	4	2	4659
Harrogate C	2544G_HARR_DM.1.A	2	A2	144.29	1553	1	27			
						29	1, 30	4	2	8840
Harrogate Special	2544G_HASP_DM.1.A	2	B1	164.28	1768	4	34, 66			
						6, 48, 84	3, 20, 25, 32, 50, 63, 65, 88	5	2	22620
Henley	2544G_HENL_DM.1.A	2	B1	175.1	1885	1	97			
						90	33	5	2	3770
Hampstead	2544G_HAMP_DM.1.A	2	B2	175.1	1885	1	79, 80			
						4, 85, 96	7, 98	4	2	24492
Hampstead C	2544G_HAMP_DM.1.A	2	A1	181.12	1950	2	51			
						2, 19, 26, 28, 31, 89	5	4	2	4282
Highgate	2544G_HIGS_DM.1.A	2	B1	189.63	2041	4				
						8				
Richmond	2544G_RICH_DM.1.A	2	A1	189.63	2041	2				
						60				
Richmond C	2544G_RICH_DM.1.A	2	A2	189.63	2041	2				
						60				
Total										102583

ACCOMMODATION SCHEDULE - AFFORDABLE - M4(2) & NDSS										
Ref	DCC2	Elev Code	Area m ²	sq ft	Qty	Plot - AS	Plot - OPP	Beds	Storeys	Total sqft
Maisonette - GF	2544G_MAGE_AM.1.A	2	A1	51.2	551	2	13, 52	182P	1	1102
Maisonette - FF	2544G_MAFF_AM.1.A	2	A1	57.7	620	2	14, 53	182P	1	1240
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
385P M4(2)	2544G_385P_EM.1.A	2	A1	93.7	1009	13	12, 40, 42, 44, 46, 61, 94	385P	2	17153
385P M4(2) V2	2544G_385P_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	486P	2	2314
Total										36502

