

Primary School

Primary School Extension



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

- KEY**
- Denotes Opposite Handled Plots
 - Soft landscaping to detail design.
 - Black-top/Tarmac finish.
 - Marshalls Concrete Block Paving 200 x 100, Marshalls Colour and laid in herringbone pattern. Refer to Civils Eng. drawing for areas of permeable paving.
 - Marshalls Concrete Block Paving 200 x 100, Marshalls Colour and laid in herringbone pattern. Refer to Civils Eng. drawing for areas of permeable paving.
 - Buff River stone 600 x 400 forming 1200mm wide Area & Shared Footpaths, 400 x 400 forming 900mm wide Area & Shared Paths & 1200mm wide paths. Refer to Standard Detail EG-MS204.
 - Breeder Soft-binding Gravel Path
 - 1.8m high brick screen wall. Refer to Standard Detail EG-MS108
 - Retaining wall to Engineers details
 - Retaining wall (>600mm) with railings
 - 1.8m high double-board fence. Refer to Standard Detail EG-MS122
 - 0.6m high lower rail fence. Refer to Standard Detail EG-MS117
 - 1.2m high Sussex Rail fence
 - ★ Denotes Housing Association Plots
 - ★ Proposed Street lighting post. Refer to Specialists design for Column type/heights
 - ★ Lighting Reflector to Reflector spec
 - ★ Feeder Pillar for Lighting bollard
 - ★ Solar Street lighting column. D16 Window Stone Solar
 - ★ Electric Car Charging Point (Free-standing pillar) 2 x E = Dual Charge
 - ★ Electric Car Charging Point (In-built)
 - ★ 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
 - ★ Placed areas for Bin Collection Point
 - ★ BCP
 - ★ Indicative Location of Air Source Heat Pump. Refer to Standard Detail for final location
 - 1.8m x 1.2m (P&A) Timber sheds for Secure Cycle Storage
 - ★ L&P (Local Area of Play) Refer to Landscape Architects details for equipment provided.

Z	11.12.25	Plots 71 & 72 noted as Rented. Plots 93 & 94 noted as Shared.	ORC
Y	28.11.25	Plot 18 shed moved.	ORC
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	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

Rev	Date	Amendment	Initials
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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	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	23	24, 68	4	2	4269
Chester	2544G_CHESTR_DM.1.A	2	A1	136.93	1474	6	49, 62, 87, 95	64, 67	4	2	10318
Harrogate	2544G_HARR_DM.1.A	A1	144.29	1553	3	21, 81	37	4	2	4659	
		B2	144.29	1553	1	35		4	2	4659	
Harrogate Special	2544G_HASPD_DM.1.A	A1	144.49	1553	3	83	100	4	2	4659	
		B1	144.49	1553	1	27	1, 30	4	2	8840	
Henley	2544G_HENL_DM.1.A	A1	164.28	1768	4	34, 66	86, 99	4	2	8840	
		B1	175.1	1885	11	6, 48, 84	3, 20, 25, 32, 50, 63, 65, 88	5	2	22620	
Hampstead	2544G_HAMP_DM.1.A	A1	175.1	1885	1	97					
		B2	175.1	1885	1	90					
Hampstead C	2544G_HAMC_DM.1.A	A2	175.1	1885	1	32					
		A1	181.12	1950	2	79, 80					
Highgate	2544G_HIGS_DM.1.A	B1	189.63	2041	4	78	4, 85, 96	5	2.5	3900	
		A1	189.63	2041	8	2, 19, 26, 28, 31, 89	7, 98	4	2	24492	
Richmond	2544G_RICH_DM.1.A	A1	189.63	2041	2	51					
		A2	189.63	2041	2						
Total					60					102583	

Ref	DCC	Elev Code	Area m ²	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	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	
2B4P M(2) End	2544G_2B4P_MM.1.A	2	A1	79.24	853	13	10, 16, 55, 57, 75, 77, 92	11, 17, 56, 74, 76, 91	284P	2	11089
2B4P M(2) Mid	2544G_2B4P_MM.1.A	2	A1	79.24	853	1	54	284P	2	853	
3B5P M(2)	2544G_3B5P_MM.1.A	2	A1	93.7	1009	13	12, 40, 42, 44, 46, 61, 94	39, 41, 43, 45, 60, 93	385P	2	17153
3B5P M(2) V2	2544G_3B5P_MM.1.A	2	A1	93.7	1009	4	69, 71	70, 72			
4B6P (M(2))	2544G_4B6P_DM.1.A	2	A1	106.76	1149	1	15				
Tyne	2544G_TYNE_SM.1.A	2	A1	107.5	1157	2	59	58	486P	2	2314
Total					40					36502	



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 Z Scale @ A0 1:500

Drawn By ORC Date Started Dec 2021

Checked by ORC Date

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This layout has been designed after due consideration of our Context & Constraints Plan