

hello we are the

ANWYI  
GROUP

Land to the west of Gains Park Way, Shrewsbury

# About Us



## the personal touch

We welcome you with a smile and are here for you *every step of the way.*

## attention to detail

We take as much *time and care* with the smaller details as with the bigger ones.

## integrity and honesty

We are proud to have our name above the door and will ensure integrity and honesty in *everything we do.*

## peace of mind

With over *90 years'* building expertise, we give you confidence in the quality and reliability of our homes.

## continuous improvement

We don't just rely on our reputation and continually strive to deliver *excellence.*

## building communities

We create aspirational and sustainable communities that *people want to live in.*

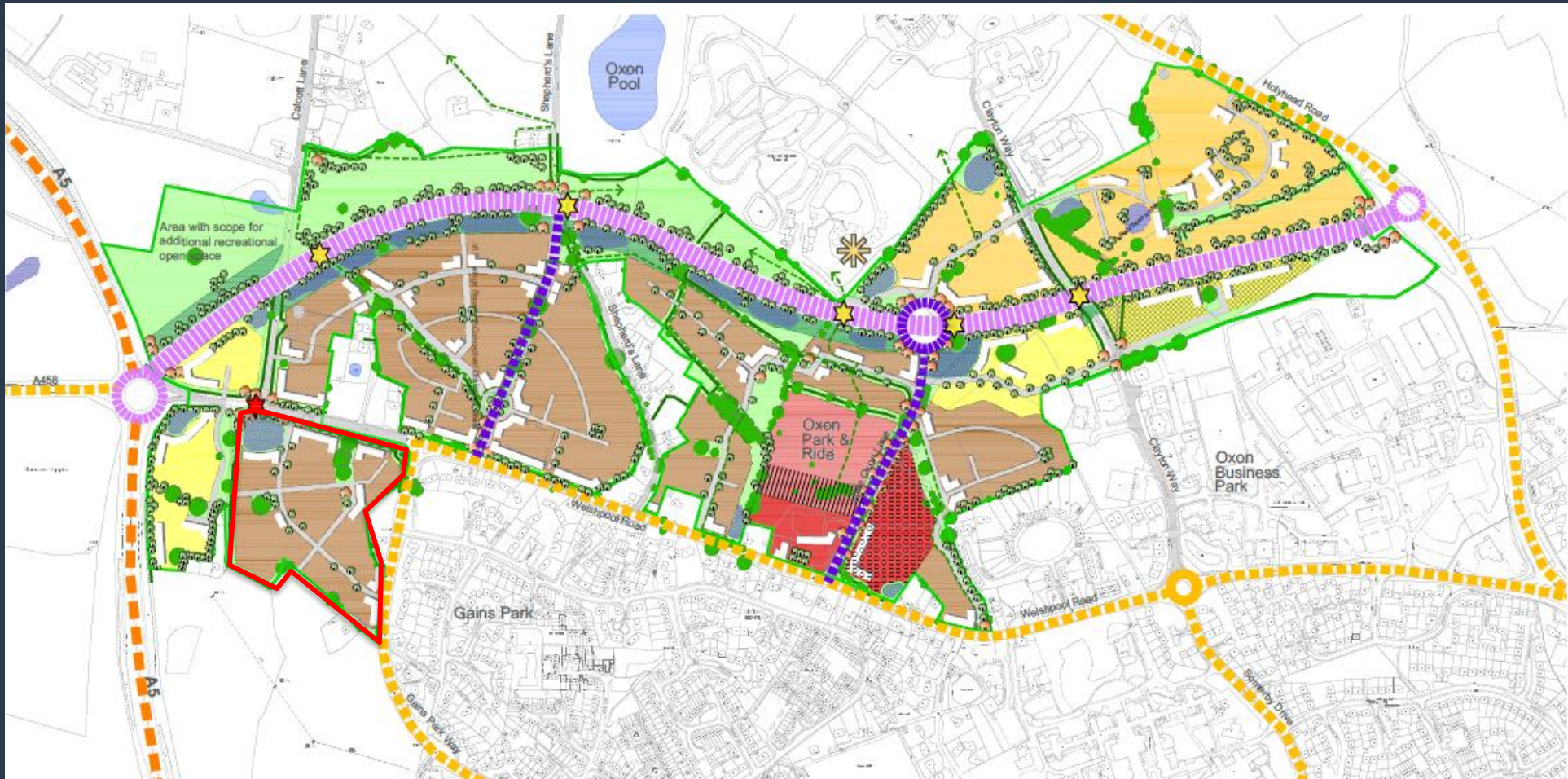
- Founded in 1930, Anwyl is a family-business building on its heritage and delivering homes for the future.
- Covering two regions – The HQ in Ewloe and Lancashire office in Chorley.
- Operating three divisions – Anwyl Homes, Anwyl Land and Anwyl Partnerships – the Homes operation has flourished despite the challenges of the pandemic.
- Its wide range of traditional homes – from compact and economical starter properties through to spacious family houses – has been designed to appeal to a wide audience and blend seamlessly in the established and popular residential areas Anwyl choose to build.

..... *everything considered.*

# The Site

- Situated within the Shrewsbury West Sustainable Urban Extension.
- Identified as 'Residential Area 2' within the adopted Masterplan to comprise of low density, high quality semi-detached and detached dwellings.

**ANWYL**  
*thoughtful homes*



*everything considered.*



# The Proposed Scheme

**ANWYL**  
*thoughtful homes*



- 102 new high quality, family homes, comprising of 1, 2, 3 and 4 bedroom properties.
- Single vehicular access from Gains Park Way.
- 20% on-site affordable housing (20 no.) comprising apartments, terraced and semi-detached dwellings.
- Net gain in biodiversity across the site, achieved by comprehensive landscaping scheme, includes the retention of high quality trees within and around the perimeter of the site.
- Policy compliant level of public open space, including a play area.
- New pedestrian and cycle connections to Welshpool Road and Gains Park Way.
- 100% EV charging provision to all dwellings.

*everything considered.*

# Proposed Elevations



- A variety of construction materials are proposed including complementary brick and tile types, render and coloured doors and brick detailing.
- Buildings heights of 2 and 2.5 storeys.
- A wide range of new homes suitable for a wide target market.
- Have been designed to respect the design principles within the adopted Shrewsbury West SUE and taking influence from the character of the surrounding area.
- Built in accordance with Part L of Building Regulations to ensure maximum energy efficiency, including measures such as mechanical ventilation.

*everything considered.*

# Stakeholder Engagement



Anwyl Homes is committed to ensuring robust and varied stakeholder engagement is undertaken as follows:

- Extensive pre-application engagement with the local authority, including planning officers, highways team, affordable housing officer and the ecology team.
- Engagement with National Highways.
- Stakeholder engagement, including with local ward councillors, Bicton Parish Council and the Shrewsbury Town Council.
- Public consultation comprising an information leaflet distributed to local residents inviting them to a consultation event at Bicton Village Hall on 6<sup>th</sup> September 2022.

..... *everything considered.*



Thank you for listening

..... *everything considered.*