A0+ (841x1500)

residential development at weir hill, shrewsbury

planning layout

KEY:

- denotes 450mm high trip rail fencing
- denotes windows to side elevations.
- denotes bin collection points.
- denotes highway raised table with Hardipave or similar.
- denotes existing trees/hedges to be retained.
- denotes existing trees/hedges to be removed.
- denotes chimneys to roofs.
- denotes proposed street lighting columns.
- denotes plot handing as working drawing
- denotes plot handed to working drawing

denotes affordable rented units

denotes affordable shared ownership units

Layout Checklist		
North Point	✓	rdw
Scale & Scale Bar	✓	rdw
Handings * Layout always be checked against working drawing	✓	rdw
Paper Size	✓	rdw
Variant Housetypes	✓	rdw
Drainage points	✓	rdw
Gas/Electric Meter Positions	✓	rdw
Side Doors	✓	rdw
Easements	tbc	rdw
Extg trees retained & removed	✓	rdw
Gates	✓	rdw
Affordable Location & Tenures marked	✓	rdw
DQS	tbc	rdw
Road surface treatments	✓	rdw
Key Noting above:		
Boundary Windows Marked:	✓	rdw

Notes:

TAYLOR WIMPEY ACCOMMODATION SCHEDULE REV.Q. 04.08.17

Site Name: WEIR HILL, SHREWSBURY

Gross Acres | Net Acres 12.58

Date

TYPE	REF	DESCRIPTION STOREY	BEDS	SQFT	PLOTS	TOTAL SQFT	% of Mix
Beckford	PA24	BE	2	2	650	11430	10
Gosford	PA94	MO	2	3	890	23382	15
Aldenham	PD30	ALD	2	3	967	8700	5
Alton	PB38	AL	2.5	3	1065	16	17300	9
Haddenham	PD411	HAD	2	4	1460	10	21900	8
Lavenham	PD51	LA	2	5	1646	11	18106	6
Avebury		AB	2.5	5	2024	7	14168	4
Bradenham	PD48	BR	2	4	1153	11	12683	6
Ynysdan	PT37	YS	2	3	753	5	3765	1
Ynysdan	PT37	YS	2	3	669	7	4683	2
Kendale	PT43	KE	2	4	1222	9	10998	5
Clifford	D13M	CLI	2	4	1346	11	14806	6
Tone-dale	PT36	EA	2	3	931	3	1862	1
AA32	AA32		2	3	732	20	15032	14
AA31	AA31		2	3	610	6	2290	4
AA41	AA41		2	3	1069	2	2138	1
TOTALS							190920	100
		Units/NDA		14.39	181	sq/net acre		
		Average m/f		1054.99		6147		

DEVELOPMENT AT WEIR HILL, SHREWSBURY

BRIDGNORTH WEST AREA

TYPE	REF	TYPE	STOREY	BEDS	SQM	NO	TOTAL SQM	TOTAL SQFT	MIN %	TYPE
DET.	Rosedarby	3 Bed House	2	3	104.9	1296	14	1470	13440	4.1%	DET.
	Kendal	3 Bed House	2	3	104.1	1285	21	2184	20132	6.1%	
	Lumley	3 Bed House	2	3	111.1	1220	6	667	7320	1.8%	
	Wentworth	3 Bed House	2	3	111.1	1220	6	667	7320	1.8%	
SEMI.	Shelton	3 Bed House	2	3	104.5	1275	12	1248	15300	3.6%	SEMI.
	Kulford	3 Bed House	2	3	99.6	870	16	1593	13920	4.5%	
	Hatfield	3 Bed House	2	3	99.6	950	6	597	5700	1.7%	
	Clayton	3 Bed House	2	3	91.8	909	6	544.5	5454	1.5%	
	Henley	3 Bed House	2	3	95.2	751	6	571.2	4506	1.6%	
	Kulford	3 Bed House	2	3	99.6	870	6	585	5220	1.5%	
	Ellerton	3 Bed House	2	3	99.6	908	12	1183	10782	3.3%	
MEWS END	Mowbray	3 bed House	2.5	3	94.7	729	4	378	2916	2.2%	MEWS END
	Ashby	3 bed House	2.5	3	94.7	729	4	378	2916	2.2%	
MEWS MID.	Ashby	3 bed House	2	3	79.2	761	6	474	4566	1.3%	MEWS MID.
	Hanbury	3 bed House	2	3	79.2	761	6	79	761	0.2%	
	Mowbray	3 bed House	2.5	3	85.2	852	2	284	1704	0.8%	
	Souter	3 bed House	2.5	3	85.2	837	3	213	1911	0.7%	
		TOTAL					128	13,295	135,830	40%	

CHARLES CALMON WEST AREA

TYPE	REF	TYPE	STOREY	BEDS	SQM	NO	TOTAL SQM	TOTAL SQFT	MIN %	TYPE
DET.	Henley	3 Bed House	2	3	109.1	1033	8	873	8264	3.7%	DET.
	Clayton/Ellerton	3 Bed House	2	3	104.5	1033	8	836	8264	3.5%	
	Fenchurch	3 Bed House	2	3	114.2	1767	13	1486	22972	6.4%	
	Compton	3 Bed House	2	3	99.5	1095	6	597	6570	2.5%	
		TOTAL					29	4,792	54,835	17%	

Local Housing

TYPE	REF	TYPE	STOREY	BEDS	SQM	NO	TOTAL SQM	TOTAL SQFT	MIN %	TYPE
SEMI.	2 Bed SO House (SO75)	2 Bed House	2	2	73.2	788	4	293	3152	2.0%	SEMI.
	RT3	2 Bed House	2	2	93.2	788	4	373	3152	2.0%	
MEWS END	2 Bed SO House (SO73)	2 Bed House	2	2	73.2	788	2	146	1576	1.0%	MEWS END
	RB3	2 Bed House	2	2	81.2	874	2	162	1748	1.0%	
MEWS MID.	2 Bed SO House (Hornbury)	2 Bed House	2	3	79.2	761	2	158	1522	1.0%	MEWS MID.
	RB4	2 Bed House	2	3	79.2	761	2	158	1522	1.0%	
	2 Bed SO House (SO73)	2 Bed House	2	2	73.2	788	3	219	2364	1.5%	
		TOTAL					20	1,509	16,236	10%	

SUB TOTAL	172	23,594	256,129
SPOSS SITE AREA			ACRES
NET STE AREA		12.63	ACRES
UNIT AREA		12.63	UNITS/ACRE
DWELLINGS		13.62	DWELLINGS/HA
DENSITY		13.6	HECTARES

Rev. D: House type substitutions & amendments to plots 4-8, 24, 39, 41, 43, 44, 47-51, 53-54, 57, 60-61, 63, 67, 69, 75, 84-89, 90-93, 97, 104-107, 141, 146-154, 159-162, 167, 170-171 & 174-177, Belford, Earlsford, Lyalford, Tildale, Morgan & Clifford House types removed. 4 additional plots added. Bin collection points shown. Trip rail denoted to POS boundary. Road junction adjacent plots 72-75 & CC14-17 revised. Cycleway to spine road removed. Additional area included within Robertsford Farm boundary adjacent existing pond. Electricity sub-station position moved. Turning head revised adjacent plots 99-104. Junction radii increased adjacent plot 121. 16.06.16

Rev. C: Latest PWM layout inserted, TW coverage updated. 20.05.16

Rev. B: Road widths rationalised (including 6.1m bus route), bus gate added to layout, plots 111-121 & 162 revised to accommodate existing water main, Ashley replaced by 2x Attons to plot 57, plots 122-135 revised to increase separation to plots opposite & green route width, verge removed from main route through site, new access junction off Preston Street revised, plots 12-19 revised to move away from existing properties, Robertsford House topo information added & boundary indicated, PWM layout updated, indicative locations of sub-station & pumping station added to layout. 16.05.16

Rev. A: Layout revised. 06.05.16

Revisions:

For guidance only. Do not scale off this drawing

1:20 0 0.5m 1m 1.5m 2m 2.5m 3m 3.5m 4m 4.5m 5m

1:50 0 1m 2m 3m 4m 5m 6m 7m 8m 9m 10m 11m 12m 13m 14m 15m 16m 17m 18m 19m 20m

1:100 0 2m 4m 6m 8m 10m 12m 14m 16m 18m 20m 22m 24m 26m 28m 30m 32m 34m 36m 38m 40m

1:200 0 4m 8m 12m 16m 20m 24m 28m 32m 36m 40m 44m 48m 52m 56m 60m 64m 68m 72m 76m 80m

1:500 0 10m 20m 30m 40m 50m 60m 70m 80m 90m 100m 110m 120m 130m 140m 150m 160m 170m 180m 190m 200m

Rev. T: Additional land shown to Robertsford Farm. Footpath link running north/south adjacent plots 66-53 removed & footpath link to north of Robertsford Farm boundary repositioned to other side of tree/hedge line with road crossing point revised to suit. Additional hedgerow removed to rear of plots 66-53. Vehicular access to Robertsford Farm indicated & new hedge planting revised to suit. 28.11.17

Rev. S: Plots 232-241 replanned resulting in the loss of a 1 unit. (PWM). (Total no. of dwellings reduced to 353). Post & rail fencing shown to balancing pond. 22.09.17

Rev. R: Additional land shown to north-east of Robertsford Farm. 30.08.17

Rev. Q: House type subs to plots 6, 23, 32, 56, 100, 105, 106, 117, 118 & 168. Plots 10-18, 19-21, 24-28, 37, 39-39, 42, 44, 47-48, 52, 57, 80-86, 87-89, 113-116, 142, 145-16 & 172-173 repositioned - all to break up frontage parking. Plots 1-3, 29-31 & 54 rotated 90°. Plots 157-159 & 160-163 rotated to front on to POS. Additional hedgerow removed to open up POS. NDA updated to suit. Window to side elevations denoted as solid arrows & added to key. PWM layout updated. Affordable units swopped on plots 277-280 for 259-261 and plots 259-280 renumbered turning head adjacent plot 357 altered.House sub on plot 201 and plots 201-205,221,222,214-218,228,228,237-241,259-261,266,267,272-280, 290-295,302,318-320,340,354-360 & 365-367 and NDA amended. Turning head sizes increased to allow for refuse vehicle access and pumping station repositioned. 18.08.17

Revisions continued:

Rev. U: Northern boundary to Robertsford Farm revised & extent of buildings to be demolished reduced. Additional hedge planting shown adjacent existing pond. Proposed street lighting columns added to layout. 28.03.18

Rev. V: Balancing pond updated to latest design. 04.07.18

Revisions continued:

Rev. P: AA21 house type replaced by AA22 house type, Bayswater 1 bed units removed & replaced by AA22s (plots 99-102 & 96, plot 155). Plots 11-16 revised to a 4 block and 2 block (previously 2x 3 blocks). TW affordable housing revised to 70/30% split rented/shared ownership. Proposed chimneys shown. Footpath/cycleway shown running south from Preston St entrance upto plot 120 then east upto Robertsford House then south connecting to previous path by plot 54. Main route through site prioritised by addition of junctions/amending road alignment, road alignment leading to TW parcel directly south-west of Robertsford Farm & plots 84-109 moved south, road straightened out/kink removed just after the site entrance, block paving removed to minor roads, block paving to main route revised to Hardipave or similar, footpath links added from the track leading to Robertsford cottages to the two cul-de-sacs to the north, additional footpath/cycleway from the north-west TW parcel/to Preston Street, via spkeys to minor roads revised to 2.4m x 25m, footpath adjacent existing pond replaced by 1m verge with hedge planting beyond, cul-de-sac turning heads straightened up, horizontal road-calming removed from SW parcel. Plot removed adjacent Robertsford Farm and adjacent plots moved back. Adjacent land shown to be retained by Robertsford Farm (north-east corner). Minor plot repositioning and amendments to private drives to accommodate manouevring. House types swopped on plots 36/141, 28/93, 128-129/130-13, 158/159. H. type subs to plots 76 (Clifford for Yewdale), 136/137 (Belfords for Yewdale), 24 (Gosford for Belford), 84 (Mildale for Gosford). PWM layout revised & plot numbers amended to start from plot 201 to avoid duplication. Fence & buffer added to ex. sub-station following discussions with WPD. Total number of plots reduced to 354. 24.07.17

Rev. N: Footpath link removed in front of plots P28-P34 & P69-P82. 22.02.17

Rev. M: PWM layout revised: 17.02.17
Plot 87 denoted as affordable & no. of affordable plots increased to 37.
Small road previously shown to front of plots P7-P11 removed.

Revisions continued:

Rev. L: Latest PWM layout (rev. J.) added. 14.02.17

Rev. K: PWM accomm. schedule corrected; overall total updated to 365 units. 13.02.17

Rev. J: Latest PWM layout indicated. 27.01.17

Rev. H: 04.01.17
- All paths shown as 0.9m wide
- Plots 11-19, 29-32, 48-49, 58-61, 83, 50-52, 111, 119-120, 146-147 moved.
- Garages to Plots 63, 75-76, 84, 105, 137 moved.
- Plot 40 and 140 turning head amended.
- Parking arrangements tweaked to Plots 1-3, 6-8, 23, 24, 58, 122.
- Turning head added adjacent to Plot 22 and adjacent to 54-57.
- Additional gate and footpath added to Plot 63.
- Plots 98-104 road alignment amended.
- Garages added to Plots 107-108.
- Turning head widened adjacent 109.
- Plots 131-133 shared driveway widened.
- VARIOUS DRIVEWAYS HAVE BEEN LENGTHENED TO 11M AND INTEGRAL DRIVEWAYS TO 6M.

Rev. G: Existing trees to Robertsford House shown retained, adjacent footpaths thru POS revised to suit. Balancing pond revised to latest design & existing tree 647 shown to be removed. Latest Persimmon layout inserted into layout. 12.10.16

Rev. F: House type variants added to layout. Garage to plots 75/76, 138 /139 revised & garage added to plot 56. Lyndale house type replaced by Clifford. 08.08.16

Rev. E: Minor plot re-positioning and handing of plots. Plots 17-19 & car-parking revised to move plots away from existing properties. Proposed footpath/cycleway to rear of Robertsford Cottage removed. Link shown to end-of-road adjacent plots 157/165. Minor amendments to routes shown to avoid RPZ's where possible. Proposed balancing pond shown on layout. Indicative landscaping buffer shown to existing sub-station. Proposed vehicular gate to Robertsford Cottage and adjacent properties denoted. Road widths to the two northern roads shown as 6.1m rather than 4.8m with possible expansion. Key/Checklist added to layout. PWM affordable dwellings tenure key added to schedule. 12.07.16

Revisions continued:

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Project: **residential development at weir hill, shrewsbury**

Drawing: **planning layout** Scale: **1:500 @ A0+**

Drawn:	Project no.	Drawing no.	Rev.
rdw	2943	PL01	V
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