Issue:



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WILSON'S LANE, COVENTRY - SITE LOCATION PLAN

PEGASUS GROUP

| PEGASUSGROUP.CO.UK | TEAM/DRAWN BY: RLP | APPROVED BY: EJT | DATE: 02/05/2024 | SCALE: 1:500@A1 | DRWG: P23-2262_DE_002_A_01 | CLIENT: TAYLOR WIMPEY |

Issue:

EMPLOYMENT DEVELOPMENT BY OTHERS

PROPOSED FOOTPATH LINK

NOTE: SIGNAGE 'RESIDENTS ONLY PARKING'

EXISTING SURFACE WATER DRAINAGE DITCH

RAISED TABLE

RAISED TABLE

NOTE: GRASSCRETE TO TURNING HEAD

NEW FOOTPATH TO BOUNDARY ONLY

PLAY AREA (REFER TO DETAILED LANDSCAPING PLAN)

NEW FOOTPATH TO BOUNDARY ONLY

SS

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KEY

- SITE BOUNDARY
- OPEN MARKET HOUSING
- AFFORDABLE HOUSING: RENTED
- AFFORDABLE HOUSING: INTERMEDIATE
- EXISTING TREES TO BE RETAINED *(REFER TO TREE SURVEY FOR FURTHER DETAILS)*
- EXISTING HEDGE TO BE REMOVED & REPLACED BY NEW PLANTING *(REFER TO TREE SURVEY & LANDSCAPING PLANS FOR FURTHER DETAILS)*
- EXISTING HEDGE TO BE REMOVED *(REFER TO TREE SURVEY & LANDSCAPING PLANS FOR FURTHER DETAILS)*
- EXISTING HEDGE TO BE PRUNED *(REFER TO TREE SURVEY FOR FURTHER DETAILS)*
- PROPOSED OPEN SPACE
- PROPOSED CHILDREN'S PLAY AREA *(REFER TO LANDSCAPING PLANS FOR FURTHER DETAILS)*
- PROPOSED PLANTING *(REFER TO LANDSCAPING PLANS FOR FURTHER DETAILS)*
- PROPOSED PUBLIC RIGHT OF WAY B25
- CHANGE IN SURFACE MATERIALS (BLOCK PAVING OR SIMILAR- REFER TO ENGINEERING LAYOUT FOR SPECIFICATION)
- BOLLARD
- BCP — BIN COLLECTION POINT
- S — SHED
- ROTARY CLOTHES WASHING LINE
- W — WATER BUTT
- VISITOR PARKING
- SS — SUBSTATION

PLEASE REFER TO DETAILED LANDSCAPE PLANS FOR PLANTING POSITIONS

PRIVATE HOUSING

Ref	Sales Name	Arrangement	Storey	Beds	Sq ft	No.	Total sq ft
ALL	Alstead- NDSS	Maisonette	2	**1B1P**	430	1	430
BAM	Bamstead- NDSS	Maisonette	2	**1B2P**	621	1	621
AMB	Amberford	Semi/ Terrace	2	**2B + STUDY**	813	18	14,634
KEE	Keenford	Semi or Det	2	**3B5P**	1,037	7	7,259
AYN	Aynesdale (Corner Turner)	Semi or Det	2	**3B5P**	1,073	9	9,657
COL	Colford	Detached	2	**3B + study**	1,268	6	7,608
RIG	Rigfelord	Detached	2	**4B7P**	1,392	2	2,784
WARK	Warkford	Detached	2	**4B7P**	1,482	4	5,928
AIR	Airleton	Detached	2.5	**5B7P**	1,691	7	11,837
Units Sub Total						**55**	
Total SqFt							**60,758**

AFFORDABLE RENT

Ref	Sales Name	Arrangement	Storey	Beds	Sq ft	No.	Total sq ft
ALL	Alstead- NDSS	Maisonette	2	**1B1P**	430	3	1,290
BAM	Bamstead- NDSS	Maisonette	2	**1B2P**	621	3	1,863
BEA	Beaford	Semi/ Terrace	2	**2B3P**	792	4	3,168
EYN	Eynsford	Semi	2	**3B4P**	987	2	1,974
WIT	Withenstead	Semi/ Terr	2	**4B6P**	1,225	1	1,225
Sub total						***13***	**9,520**

INTERMEDIATE

Ref	Sales Name	Arrangement	Storey	Beds	Sq ft	No.	Total sq ft
BEA	Beaford	Semi/ Terrace	2	**2B3P**	792	1	792
EYN	Eynsford	Semi	2	**3B4P**	987	3	2,961
WIT	Withenstead	Semi/ Terr	2	**4B6P**	1,225	1	1,225
Sub total						***5***	***4,978***
Total Affordable Units						***18***	***14,498***
Total No. of Units						**73**	**75,256**

N

0 10 25 m

WILSON'S LANE, COVENTRY – PLANNING LAYOUT

PEGASUS GROUP

| PEGASUSGROUP.CO.UK | TEAM/DRAWN BY: RLP | APPROVED BY: EJT | DATE: 16/07/2025 | SCALE: 1:500@A1 | DRWG: P23-2262_DE_001_AW_04 | CLIENT: TAYLOR WIMPEY |





General Notes

1. All dimensions are in metres unless otherwise stated.
2. All levels are in metres.
3. This drawing is to be read in conjunction with all relevant Engineers and Architect's drawings, Specifications, Reports and Engineering Details.
4. Do not scale from this drawing.

Drawing Key

- Site boundary (Taken from latest site layout referenced)
- +134.77 — Existing Levels
- Existing contours
- FFL=100.000 — Finished floor level (+/- 0.5m)
- Banking works (Max 1:3)
- 100.000 — Proposed road contour
- Indicative exposed brickwork - starting 150mm below DPC.
- Indicative tanking
- R/W 0.45m — Indicative retaining wall
- G/B 0.3m — Indicative gravelboard
- XSO — Proposed floor split

This drawing has been based/developed using the following external drawings

Type	Company	Drawing date	Drawing title	Date received	Rev
Site Layout	Taylor Wimpey Midlands	19.05.2025	P23-2262_DE_001_AW LAYOUT	16.07.2025	
Topographical survey	Interlock Survey	13.01.2017	160273 2D 1-500	14.05.2024	

ALL HIGHWAY WORKS TO BE IN ACCORDANCE WITH THE WARWICKSHIRE COUNTY ROAD CONSTRUCTION STRATEGY.

FOR PLANNING ONLY

Rev	H	Drawing updated to reflect latest site layout with amendment to plot 4's bay.	By SF	Checked SF	18.07.2025
Rev	G	Drawing updated to reflect latest site layout.	By EH	Checked SF	03.07.2025
Rev	F	Drawing updated to reflect latest site layout.	By EH	Checked SF	01.07.2025
Rev	E	Drawing updated to reflect latest site layout and western site boundary now shown as requested through planning.	By EH	Checked SF	09.04.2025
Rev	D	Drawing updated to reflect latest site layout.	By SF	Checked SF	28.01.2025
Rev	C	Drawing updated in accordance with latest site layout and planning comments.	By SF	Checked SF	20.01.2025
Rev	B	Drawing updated to reflect latest site layout. Levels revised to reduce retaining where possible.	By SF	Checked TL	10.10.2024
Rev	A	Drawing updated to show revised retaining heights, allowing for 1:12 gardens.	By SF	Checked SF	16.09.2024

Drawing is not to be used for construction until status is CONSTRUCTION

jpp
- Infrastructure Design
- Structural Engineering
- Development Planning
- Professional Advice
- Geotechnical & Environmental
- Surveying

Northampton
Grand Union Works, Whilton Locks, Daventry
Northamptonshire, NN11 2NH
T: 01604 781811
Poole & Milton Keynes
E: mail@jppuk.net **W:** jppuk.net

Client: Taylor Wimpey Midlands

Project: Proposed Development Wilsons Lane, Coventry

Title: Levels Strategy

Scale at A1	Drawn by	Checked by	Date
1:500	EH	SF	April 2025

Status	Project ref	Drawing no.	Revision
FOR PLANNING	28289	101	H

Issue:

KEY

- SLABBED AREA FOR REFUSE/RECYCLING BINS STORAGE
- ROTARY CLOTHES WASHING LINE
- 100L WATER BUTT
- GARDEN SHED
- PATHS (45CM X 45CM CONCRETE PAVING SLABS)
- TARMAC
- BLOCK PAVING
- GRASSCRETE

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WILSON'S LANE, COVENTRY – EXTERNAL WORKS PLAN

PEGASUS GROUP

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Issue:

SALES PARKING

MARKETING SUITE

EMT31 OPP

SALES PARKING

SHOW HOME

EMA34 OPP

STAFF PARKING

EMT31

1

2

3

4

5

EMA43

EMB51

KEY

SALES AREA

TEMPORARY SALES PARKING

SALES TRAP FOOTPATH

SALES LANDSCAPING

VISITOR CAR CHARGING POINT

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WILSON'S LANE, COVENTRY - SALES AREA PLAN

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Issues:

KEY

- OPEN MARKET HOUSING
- AFFORDABLE HOUSING: RENTED
- AFFORDABLE HOUSING: INTERMEDIATE

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WILSON'S LANE, COVENTRY – TENURE PLAN

PEGASUS GROUP

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Issue:

Phoenix 2 Duo Recycler (P2-12W with Elite 6x2 MS chassis)

BIN COLLECTION POINT- PLOTS 58-62

BIN COLLECTION POINT- PLOTS 4-11

BIN COLLECTION POINT- PLOTS 63 - 67

BIN COLLECTION POINT- PLOTS 33-34 & 38-42

BIN COLLECTION POINT- PLOTS 70 - 72

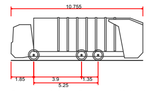
BIN COLLECTION POINT- PLOTS 27 - 29 & 73

KEY

BCP — BIN COLLECTION POINT

30m MAXIMUM CARRY DISTANCE FOR OCCUPIER MOVEMENT

25M TRAVEL DISTANCE FOR WASTE OPERATIVE MOVEMENT



Phoenix 2 Duo Recycler (P2-12W with Elite 6x2 MS chassis)

Overall Length	10.755m
Overall Width	2.530m
Overall Body Height	3.503m
Min Body Ground Clearance	0.202m
Max Track Width	2.550m
Lock to lock time	6.50s
Max Steering Angle (Virtual)	22.30°

TO BE READ IN CONJUNCTION WITH ENGINEER TRACKING DRAWINGS

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WILSON'S LANE, COVENTRY – REFUSE STRATEGY PLAN

PEGASUS GROUP

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Issue:

KEY

1.0 STOREY

2.0 STOREY

2.5 STOREY

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WILSON'S LANE, COVENTRY - STOREY HEIGHTS PLAN

PEGASUS GROUP

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Issues:

KEY

- 1 BEDROOM DWELLING
- 2 BEDROOM DWELLING
- 3 BEDROOM DWELLING
- 4 BEDROOM DWELLING
- 5 BEDRROM DWELLING

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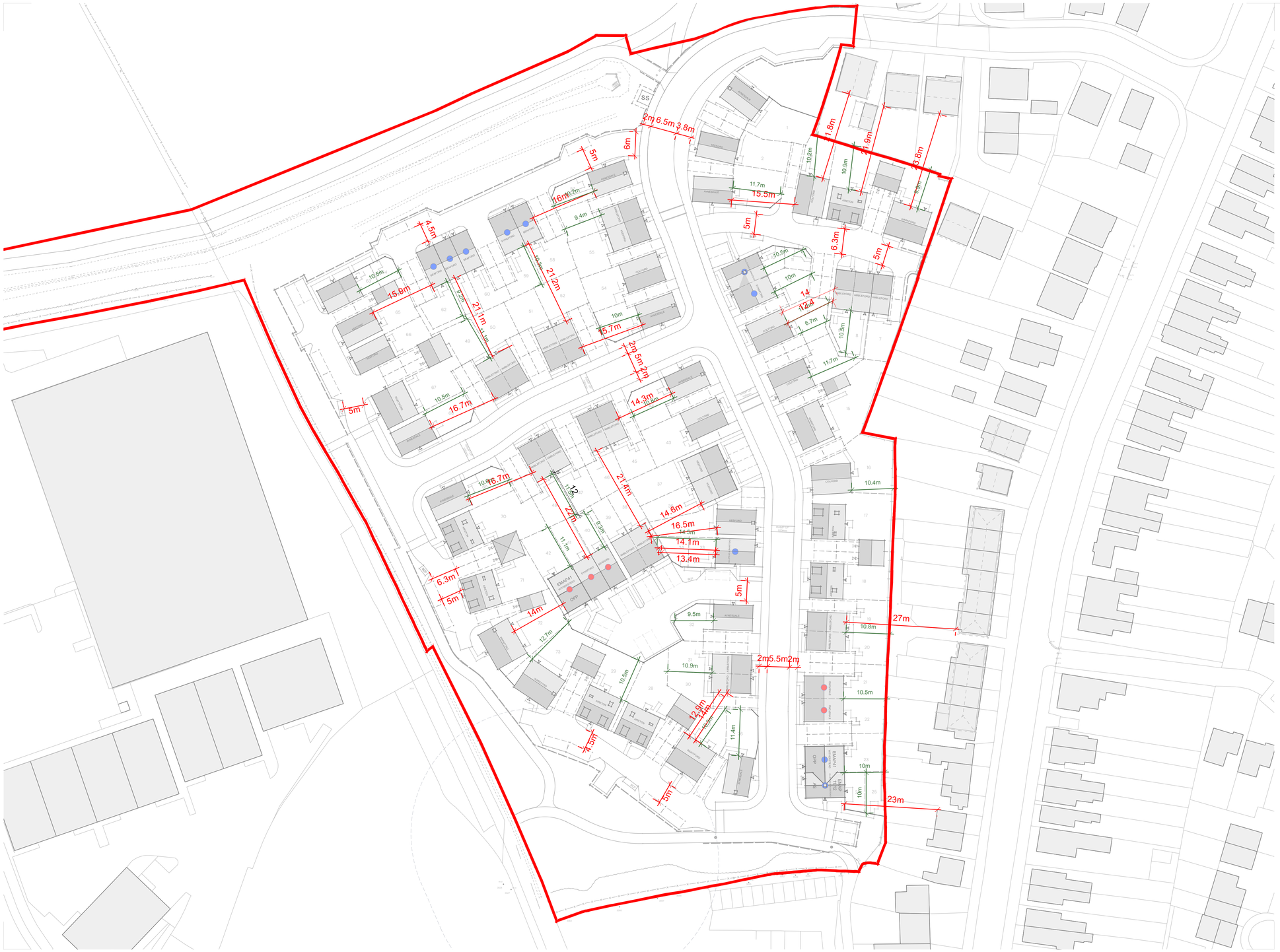
WILSON'S LANE, COVENTRY - ACCOMMODATION PLAN

PEGASUS GROUP

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Issue:



WILSON'S LANE, COVENTRY - DIMENSION PLAN

PEGASUS GROUP

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Issue:



KEY

ALLOCATED PARKING BAY= 25
MIN 2.5M X 5.5M OR 2M X 6M PARALLEL PARKING

ALLOCATED PARKING BAY ON DRIVEWAY= 114
MIN 3.5M X 5.5M (11m LONG FOR A TANDEM + 0.5M INFRONT OF GARAGE DOOR)

ALLOCATED GARAGE = 15
MIN 3M X 6M INTERNAL

TOTAL ALLOCATED PARKING BAYS = 153

UNALLOCATED VISITOR PARKING BAY= 13
MIN 2.5M X 5.5M OR 2M X 6M PARALLEL PARKING

CYCLE STORAGE (WITHIN SECURE SHED)
2M X 1M

CAR PARKING SPACE REQUIREMENTS:

C3	Dwelling-houses outside a town centre	1 bed houses/flats	1 per dwelling + 1 unallocated space per 5 dwellings
		2 bed houses/flats	2 per dwelling + 1 unallocated space per 10 dwellings
		3 bed+ houses/flat	2 per dwelling + 1 unallocated space per 5 dwellings

BICYCLE PARKING REQUIREMENTS:

C3	Dwelling-houses of any size[7]		1 secure space per unit?

7 Dwellings with garages that meet the minimum internal dimensions referenced above can be considered to have a secure space. If no garage is to be provided, the development will need to include, and demonstrate on plans, a garden shed or secure cycle storage solution.

Nuneaton & Bedworth BC SPD: Transport Demand Management Matters- Parking standards SPD 2022

EV CHARGING

EV — CAR CHARGING POINT ON HOUSE WALL
THESE ARE INDICATIVE POSITIONS

EV — CAR CHARGING POINT ON POST

EV — CAR CHARGING POINT ON BOUNDARY WALL

1x EV CHARGER PROVIDED FOR VISITOR PARKING
(WARWICK DISTRICT COUNCIL REQUIREMENTS: 1 CHARGING POINT PER 10 UNALLOCATED SPACES)

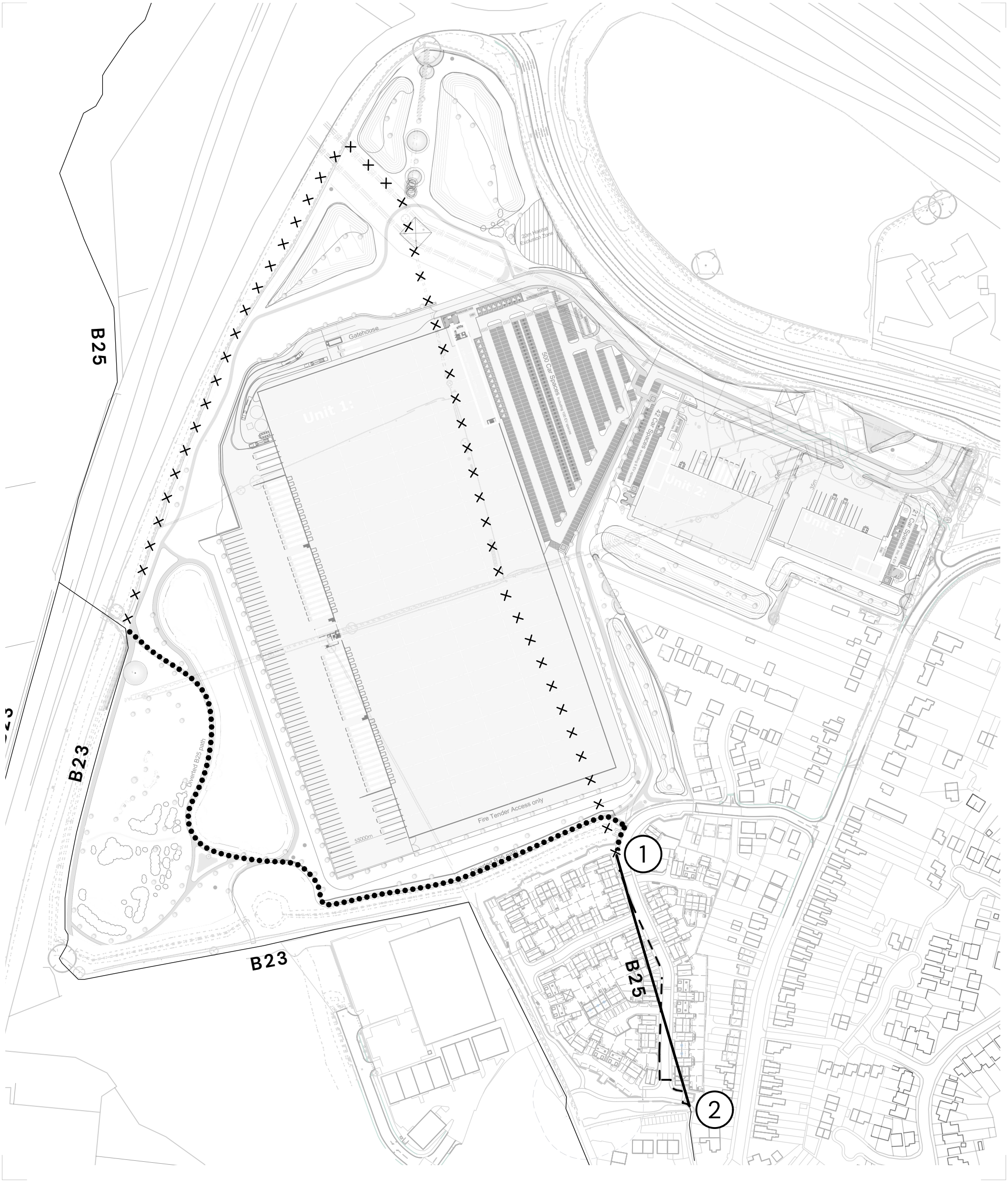
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WILSON'S LANE, COVENTRY - PARKING STRATEGY PLAN

PEGASUS GROUP

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Issue:



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1 START OF PROPOSED DIVERSION

2 END OF PROPOSED DIVERSION

EXISTING PUBLIC PATHS UNAFFECTED BY THE DIVERSION PROPOSALS

ROUTE OF B25 TO BE DIVERTED SUBJECT TO THIS PROPOSED ORDER (179M)

ROUTE OF PROPOSED DIVERSION OF B25 SUBJECT TO THIS PROPOSED ORDER (196M)

ROUTE OF B25 SUBJECT TO THE EARLIER NUNEATON AND BEDWORTH BOROUGH COUNCIL FOOTPATH B25 PUBLIC PATH DIVERSION ORDER 2023

DIVERSION ROUTE OF B25 SUBJECT TO TO THE EARLIER NUNEATON AND BEDWORTH BOROUGH COUNCIL FOOTPATH B25 PUBLIC PATH DIVERSION ORDER 2023 (AWAITING CONFIRMATION)

WILSON'S LANE, COVENTRY - PUBLIC RIGHT OF WAY ORDER PLAN

PEGASUS GROUP

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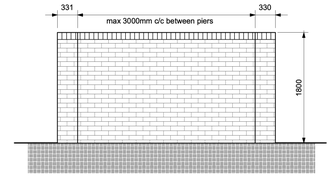
Issue:

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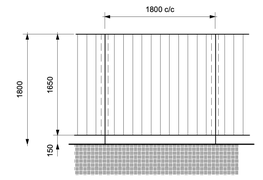
KEY

- 1.8M HIGH BRICK WALL (BRICK 1- RED)
- 1.8M HIGH BRICK WALL (BRICK 2- BROWN/RED)
- 1.8M HIGH TIMBER CLOSE BOARD FENCE
- 1.8M HIGH TIMBER GATE
- LOW TIMBER KNEE RAIL
- DEMOUNTABLE BOLLARD

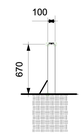
REFER TO LEVEL STRATEGY PLAN FOR RETAINING WALL LOCATIONS



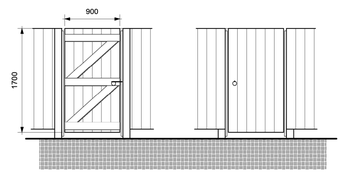
1.8m High Brick Wall



1.8m High Timber Close Board Fence



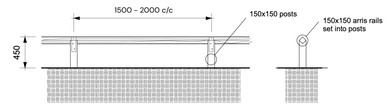
0.67m High Telescopic Post



Rear Elevation

Front Elevation

1.8M High Timber Gate



0.45m High timber knee rail

N

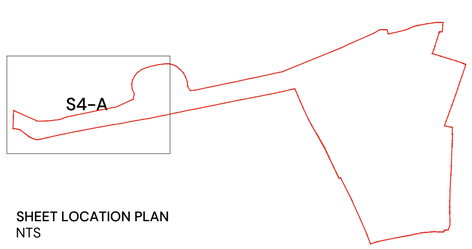
0 10 25 m

WILSON'S LANE, COVENTRY - BOUNDARY TREATMENTS PLAN

PEGASUS GROUP

| PEGASUSGROUP.CO.UK | TEAM/DRAWN BY: RLP | APPROVED BY: EJT | DATE: 16/07/2025 | SCALE: 1:500@A1 | DRWG: P23-2262_DE_001_M_12 | CLIENT: TAYLOR WIMPEY |

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SHEET LOCATION PLAN
NTS

INSET A

IMPLEMENTATION & MAINTENANCE GUIDELINES

For implementation and maintenance guidelines refer to the standalone document (latest version), ref: RO05v EN.

NOTES

All trees, feature shrubs, climbers, shrubs and hedgerows to be planted in accordance with the implementation and maintenance guidelines. **All landscape proposals must be referred to by the Structural Engineer during foundation design.** No tree, feature shrub, climber, shrub and hedgerow species, size or location should be altered without prior approval from the Landscape Architect.

- Individual shrub/herbaceous/grass species to be planted in groups of 3–7.
- Individual species within ornamental shrub mixes to be planted in groups of 5–9.
- Lower growing species within ornamental shrub mixes to be planted at the front of the shrub bed (as indicated).
- Individual bulbs species to alternate every 2 linear metres.
- Native hedgerow shrubs to be supplied as bareroot stock unless stated.
- Hedgerow shrubs to be planted within a 80cm wide bed and mulched.
- All planting within the pedestrian visibility splays to be maintained at 0.6m in height.
- Any native hedgerow shrubs to be planted on a double staggered row, 250mm apart with no less than 6 per linear metre within a 50cm wide bed in accordance with implementation and maintenance guidelines. Any feathered stock is to have a upright central stem furnished with evenly spread and balanced lateral growth the full length of the stem. If feathered hedgerow stock is proposed, shrubs are to be attached to a double line support (one for feathered stock at 1m high and one for transplant stock at 60cm high) fence using an approved clip tie and cut back to 1.2m in height at time of planting.
- Soiling operations to be carried out in accordance with the implementation and maintenance guidelines.
- All planting to be in accordance with the implementation and maintenance guidelines.
- No species, variety, size or position to be amended without the Landscape Architects prior approval.
- Before trees are planted, the Landscape Contractor shall ascertain the location of drains from the site manager, and shall if necessary make

N

1:500
0 12.5m 25m

KEY

Site boundary

Existing trees and vegetation to be retained

Existing trees and vegetation to be removed

Existing grassland and vegetation to be retained
Existing trees, vegetation and grassland to be retained and maintained.

Soft Landscape Proposals
For Detailed Soft Landscape Proposals refer to Pegasus Group drawing ref: P24-0439_EN_0001_S1-S3_REV

Gravel Margin
20mm river gravel or chippings, supplied as local native stone where possible, laid at 50mm over Terram Weedguard geotextile

Tarmacadam surfaced footpath
Tarmacadam surface to footpaths and cycleways, pcc edging.

Lockable telescopic steel bollards
DB
BX20 5360 lockable manual telescopic post bollard 670mm high (above ground level), polyster powder coated, colour: RAL 9005 Black, with 2 reflective hazard strips, as supplied by Broxap or similar approved. Installed to manufacturers specification. Labelling should include all details including a manufacturer and model of bollard.

Cycle stands/hoops
Sheffield cycle hoops, A= Adult (2 nos.) and J= Junior (2 nos.). Steel, polyester powder coated RAL jet black, as supplied by Broxap or similar approved.

Tree root barrier locations
Location of tree root protection barriers. ReRoot 600 GreenBlue Urban Ltd (or similar approved), 600mm depth to be specified to protect path edge and deflect root growth downwards. ReRoot 1000 GreenBlue Urban Ltd (or similar approved), 1000mm depth to be specified to the edge of the verge and extended minimum of 2m beyond the expected mature tree canopy, or within 2m of services (to be installed on the side of services only) as directed by the project engineers.

IMPLEMENTATION & MAINTENANCE GUIDELINES

For implementation and maintenance guidelines refer to the standalone document (latest version), ref: RO05v EN.

REV	DATE	DESCRIPTION	REVISED BY	APPROVED BY
L	15.07.25	Updated to the latest layout.	JZA	AP
K	07.07.25	Updated to the LPA comments.	JZA	AP
J	02.07.25	Updated to the latest layout and LPA comments.	JZA	AP
H	10.04.25	Updated to the latest layout and LPA comments.	JZA	AP
G	04.03.25	Updated to the LPA comments.	JZA	JZA
F	28.01.25	Updated to the latest layout	JZA	JZA
E	23.01.25	Updated to the client comments.	JZA	AP
D	22.01.25	Updated following the latest site layout, drainage and LPA comments.	JZA	AP
C	11.10.24	Updated to the latest layout.	JZA/AP	AP
B	12.09.24	Updated to the latest layout.	JZA	AP
A	10.09.24	Updated following the Ecologist and client's comments, and in accordance with the drainage layout.	JZA	WM
-	30.08.24	First Issue.	JZA	WM

WILSONS LANE, COVENTRY (RESIDENTIAL) – LANDSCAPE COMPOSITE PLAN.

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Issue:



STREETSCENE A – A



STREETSCENE B – B



STREETSCENE C – C



WILSONS LANE, COVENTRY – STREETSCENES

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