

DEVELOPMENT INSIDE LDP AREA ALLOCATED FOR HOUSING = 1.74 HECTARES
27.6 HOUSES PER HECTARE

1731m² - AREA OF LANDSCAPE BUFFER / SABS FEATURES AND FOOT PATH DIVERSION.
3584m² - AREA OF USEABLE P.O.S.

2100mm ANTI CLIMB FENCE -
BLACK + 2000mm HEDGE
BEHIND

1200mm BALL TOP RAILING -BLACK
+ 1000mm HEDGE BEHIND +
PEDESTRIAN GATE TO MATCH

TACTILE PAVING
2.4m x 56m
VISIBILITY SPLAY

3m WIDE FOOTPATH ON LINE
OF EXISTING

2m HIGH BRICK WALL

NEW KISSING GATE

LINE OF EXISTING FOOTPATH

SITE AREA OUTSIDE
SETTLEMENT BOUNDARY - 17024m²

3.00M X 1.2M HIGH GALV METAL 5 BAR FIELD
GATE FOR FIELD ACCESS

LDP SETTLEMENT LIMIT

SUDS FEATURES HATCHED GREEN

NEW 2.5m WIDE FOOTPATH
ON LINE WITH EXISTING FOOTPATH

NO PLANTING WITHIN
3m OF FOOTPATH

LDP SETTLEMENT LIMIT

1.2m HIGH STOCK PROOF FENCE

NEW KISSING GATE

2m HIGH BRICK WALL

2.10m ANTI CLIMB FENCE - GREEN

SECTION A-A

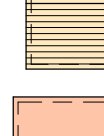
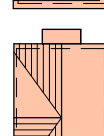
2m HIGH BRICK WALL

MOWN PATH THROUGH
WILDFLOWER MEADOW

SuDS FEATURE

AMENITY SPACE
P.O.S
3584m²

NEW FOOTPATH LINKED
WITH EXISTING NETWORK

HOUSE TYPE	TOTAL
 2P1B COTTAGE APARTMENT @ 54.95m ²	x 12
 4P2B HOUSE @ 83.2m ²	x 19
 5P3B HOUSE @ 92.8m ²	x 1
 5P3B CORNER UNIT @ 94.5m ²	x 13
 7P4B HOUSE @ 115.02m ²	x 2
 SUDS FEATURES	
DEVELOPMENT GIFA - 3791.54m ²	47

Q	BOUNDARY NOTES ADDED	12/09/24	IO
P	PLOT 33 PARKING AMENDED	03/09/24	OR
N	AMENDMENTS TO PLOT 31 PARKING	28/08/24	OR
P	FOLLOWING FURTHER COMMENTS FROM HIGHWAYS OFFICER		
M	SINGLE PARKING SPOT OMITTED FROM PLOT 20 + MINOR AMENDMENTS TO PLOT 35, 34, 32 PARKING + TURNING HEAD	27/08/24	OR
L	LANDSCAPE COORDINATED WITH LAND STUDIO DESIGN	28/06/24	OR
K	TURNING HEADS REVISED FOLLOWING CAULMERT COMMENTS	05/06/24	OR
J	AMENDMENTS FOLLOWING CONSULTANTS COMMENTS	03/06/24	OR
H	REVISED RED LINE BOUNDARY	11/08/23	GT
G	VISIBILITY SPLAY ON INTERNAL JUNCTIONS AND ADDITIONAL PARKING ADDED	20/04/23	OR
F	AMENDMENTS TO PLOTS 9-14	27/02/23	OR
E	TREES TO SOUTH WEST OF SITE ADDED	19/01/23	IO
D	FFL ADJUSTED	17/01/23	OR
C	UPDATED LANDSCAPE LAYOUT ACCORDING TO LANDSCAPE REPORT	03/01/23	OR
B	MINOR AMENDMENTS TO PLOT 9-20 AND TO ROAD BETWEEN PLOT 8-9	16/12/22	OR
A	SITE MIX KEY ADDED	14/12/22	OR

REV	DESCRIPTION	DATE	BY
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CHECK ALL DIMENSIONS ON SITE. DISCREPANCIES TO BE NOTIFIED TO ARCHITECT.
ELEMENTS OF STRUCTURE SHOWN ARE INDICATIVE AND FOR GUIDANCE.
FINAL DESIGN TO BE AS STRUCTURAL ENGINEERS DETAILS AND SPECIFICATION.
DO NOT SCALE FROM THIS DRAWING. WORK TO FIGURED DIMENSIONS ONLY.

PROJECT
**BERSE RD, WREXHAM
for ADRA CYF.**

DRAWING TITLE
**SITE MASTERPLAN
OPTION 4**

SCALE	DATE	DRAWN	CHECKED
1 : 500 @A1	11/07/22	OR	SV
DRAWING STATUS	FOR TENDER	REVISION	
JOB No	DRAWING No	REVISION	
C1091	010	Q	

AG AINSLEY COMMON ARCHITECTS

THE OLD POLICE STATION, 15 GLYNNE WAY, HAWARDEN, CH5 3NS
Tel: 01244 537 100 | wales@agarchitects.co.uk | www.agarchitects.co.uk
Ainsley Common Architects Ltd. Registered in England & Wales No. 4187948
Registered Office: 1 Price Street, Hamilton Square, Birkenhead CH41 6RN

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