

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

1200mm BALL TOP
RAILING + 1000mm
HEDGE BEHIND

SECTION B-B

TACTILE PAVING
2.4m x 56m
VISIBILITY SPLAY

3m WIDE FOOTPATH ON LINE
OF EXISITNG

2m HIGH BRICK WALL

LINE OF EXISTING FOOTPATH

SITE AREA OUTSIDE
SETTLEMENT BOUNDARY - 17024m²

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

SECTION A-A

2m HIGH BRICK WALL

MOWN PATH THROUGH
WILDFLOWER MEADOW

SuDS FEATURE

AMENITY SPACE

584m²

2m HIGH BRICK WALL

<u>HOUSE TYPE</u>	<u>TOTAL</u>
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2P1B COTTAGE APARTMENT @ 54.95m² x 12

4P2B HOUSE @ 83.2m² x 19

5P3B HOUSE @ 92.8m² x 1

5P3B CORNER UNIT @ 94.5m² x 137P4B HOUSE @ 115.02m² x 2

SUDS FEATURES

DEVELOPMENT GIFA - 3791.54m²

N	AMENDMENTS TO PLOT 31 PARKING FOLLOWING FURTHER COMMENTS FROM HIGHWAYS OFFICER	28/08/24	QR
M	SINGLE PARKING SPOT OMITTED FROM PLOT 30 - MINOR AMENDMENTS TO PLOT 35, 34, 32, PARKING + TURNING HEAD	27/08/24	QR
L	LANDSCAPE COORDINATED WITH LAND STUDIO DESIGN	28/06/24	QR
K	TURNING HEADS REVISED FOLLOWING CAULMERT COMMENTS	05/06/24	QR
J	AMENDMENTS FOLLOWING CONSULTANTS COMMENTS	03/06/24	QR
H	REVISED RED LINE BOUNDARY	11/08/23	GT
G	VISIBILITY SPLAY ON INTERNAL JUNCTIONS AND ADDITIONAL PARKING ADDED	20/04/23	QR
F	TREES TO SOUTH WEST OF SITE ADDED	27/03/23	QR
E	FFEL ADJUSTED	19/01/23	IO
C	UPDATED LANDSCAPE LAYOUT ACCORDING TO LANDSCAPE REPORT	03/03/23	QR
B	MINOR AMENDMENTS TO PLOT 9-20 AND TO ROAD BETWEEN PLOTS 9-9	16/12/22	QR
A	SITE MIX KEY	14/12/22	QR

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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. ONLY TO FIGURED DIMENSIONS ONLY.

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 PRELIMINARY

C1091 010 N

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A1



VISUAL SCALE 1:500 @ A1