

1731m<sup>2</sup> - AREA OF LANDSCAPE BUFFER / SABS FEATURES AND FOOT PATH DIVERSION.  
3584m<sup>2</sup> - AREA OF USEABLE P.O.S.

Stansfield

ainwen

DISMANTLED RAILWAY

— 3m WIDE FOOTPATH ON LINE  
OF EXISTING

— LINE OF EXISTING FOOTPATH

SITE AREA OUTSIDE  
SETTLEMENT BOUNDARY - 17024m<sup>2</sup>

~~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 B-B

SECTION B-B

2.4m x 56m  
VISIBILITY SPLAY

BERSE

SECTION A-A

MOWN PATH THROUGH

## SuDS FEATURE

## AMENITY SPACE

P.O.S

| HOUSE TYPE | TOTAL |
|------------|-------|
|------------|-------|

2P1B COTTAGE APARTMENT

4P2B HOUSE

5P3B HOUSE

5P3B CORNER UNIT

7P4B HOUSE

## SUDS FEATURES

47

|   |                                                            |          |    |
|---|------------------------------------------------------------|----------|----|
| F | AMENDMENTS TO PLOTS 9-14                                   | 27/02/23 | OR |
| E | TREES TO SOUTH WEST OF SITE ADDED                          | 19/01/23 | OR |
| 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 |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|------|----|
| <p>THIS DRAWING IS THE COPYRIGHT OF AINSLEY GOMMON ARCHITECTS.<br/>           CHECK ALL DIMENSIONS ON SITE. DISCREPANCIES TO BE NOTIFIED TO ARCHITECT.<br/>           ELEMENTS OF STRUCTURE SHOWN ARE INDICATIVE AND FOR GUIDANCE.<br/>           FINAL DESIGN TO BE AS STRUCTURAL ENGINEERS DETAILS AND SPECIFICATION.<br/>           DO NOT SCALE FROM THIS DRAWING. WORK TO FIGURED DIMENSIONS ONLY.</p> |             |      |    |

PROJECT

BERSE RD, WREXHAM  
for MEDRA

DRAWING TITLE

## SITE MASTERPLAN OPTION 4

|          |          |       |         |
|----------|----------|-------|---------|
| SCALE    | DATE     | DRAWN | CHECKED |
| 1:500@A1 | 11/07/22 | OB    | SV      |

DRAWING STATUS **PRELIMINARY**

| JOB No | DRAWING No | REVISED |
|--------|------------|---------|
|--------|------------|---------|

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A1

0m 10m 20m 30m 40m 50m

VISUAL SCALE 1:500 @ A1