



KEY



MAIN ACCESS / VEHICLE ACCESS



ACCESS IMPROVEMENT TO EXISTING HIGHWAY



PUBLIC RIGHT OF WAY



DEVELOPMENT BOUNDARY



KEY SETTING - EXISTING LONG DISTANCE VIEWS TO HORIZON & SETTING OF WAT'S DYKE PERMANENTLY MAINTAINED



STREETS



URBAN DESIGN FOCAL POINTS



GATEWAY NODE



EMERGENCY ACCESS ROAD



ACQUSTIC ATTENUATION



INDICATIVE RESIDENTIAL FRONTAGE



DEVELOPMENT AREA
MEDIUM LEVEL DENSITY; UPTO 30no. Units pha
2 - 2.5 STOREY HEIGHT
DEVELOPMENT AREA; 6.31ha
UPTO 189NO. DWELLINGS



EXTENT OF WAT'S DYKE



NO BUILD BUFFER ZONE FOR
SCHEDULED ANCIENT MONUMENT
ENHANCEMENT / IMPROVEMENT OF WAT'S
DYKE BY AGREEMENT WITH L.A.
• 30m West
• 10m East

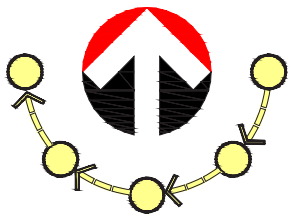


MAINTAINED LAND
(PERMANENT GREEN BARRIER)



LANDSCAPING
(PERMANENT GREEN BARRIER)
POS AREA; 2.6ha

TOTAL UPTO 189NO. DWELLINGS



NEW ROAD - RHOSROBIN, WREXHAM
INDICATIVE MASTERPLAN / DEVELOPMENT FRAMEWORK

C3429 - P01B
SCALE - 1:2000 @ A2

Cassidy+
Ashton

C+A

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ARCHITECTURE

BUILDING SURVEYING

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