

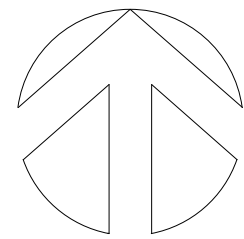
IMPORTANT NOTE:

ALL DIMENSIONS AND LEVELS SHOWN ON THIS DRAWING ARE TO BE CHECKED BY THE CONTRACTOR/ MANUFACTURER PRIOR TO THE COMMENCEMENT OF ANY WORKS ON SITE OR THE MANUFACTURE OF ANY SITE COMPONENTS.

THIS DRAWING IS NOT TO BE SCALED.

DIMENSIONS ARE INDICATED IN MILLIMETRES UNLESS CLEARLY STATED OTHERWISE.

COPYRIGHT OF THIS DRAWING BELONGS SOLELY TO BALDWIN DESIGN CONSULTANCY LTD.



SITE PLAN

Legend

- Access / Door To dwelling.
- 1800mm high close boarded fence.
- Indicates 1.8m High Brick Wall with piers.
- Indicates 1.8m High Curved Brick Wall with piers.
- Line to delineate application site boundary.
- Line to delineate land owned by client.
- Timber gates to be erected to rear gardens (as indicated on site layout).
- Proposed tree planting. (Refer to Landscape Layout for further details).
- Adra - Affordable units.
- Adra - Market Rent.
- Indicates trees to be removed.
- Indicates trees to be remained. Category A & B trees.
- Indicates timber shed.

Revision:	By:	Date:
P1 Preliminary Issue to Client.	RIC	20.11.20
P2 Lincoln housetype substituted with 892 type to Clients' request.	BP	05.01.21
P3 Amended to client comments.	BP	14.01.21
P4 Amended to client comments.	BP	03.03.21
P5 Amended to client comments.	BP	09.03.21
P6 Amended to client comments.	BP	15.03.21
P7 Amended to client comments.	BP	18.03.21
P8 Amended to client comments.	BP	06.04.21
P9 Amended to client comments.	IF	14.04.21
P10 Amended to planner comments.	AW	10.06.21

PLANNING

4 Marina Walk, Pennington Wharf, Plank Lane, Leigh, WNT 4EZ
Tel: 01925 747615

enquiries@baldwindesign.net

www.baldwindesign.net

consultant

design

baldwin

Client:

Project Title:

Residential Development

Address:

Royal British Legion, Watts Dyke, Llay, Wrexham

Drawing Title:

Proposed Site Layout

Drawing No:

WJ/RBL/PSL/01

Dwn:

Ckd:

Date:

BP

ST

20/11/2020

Scale:

Paper Size:

Rev:

1:500

A2

P10

House Type	Bed No.	Parking	Type	No.	Sqft	Total Sqft	Split
856	3	2 spaces	Semi / Mews	7	856	5992	13.73%
895	3	2 spaces	Semi / Mews	5	895	4475	9.80%
936	3	2 spaces	Semi / Mews	16	936	14976	31.37%
983	3	2 spaces	Integ garage	2	983	1966	3.92%
1202	4	2 spaces	Detached	4	1202	4808	7.84%
1328	4	garage	Integ garage	4	1328	5312	7.84%
Affordables							
735	2	2 spaces	Semi / Mews	5	735	3675	9.80%
856	3	2 spaces	Semi / Mews	8	856	6848	15.69%
Total				51	48052	100.00%	

Royal British Legion, Llay, Wrexham