PONT ADAM CRESCENT

2.4 x 43 m visibility splay

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water easement

POS

POS

Facing Materials

Facing Brickwork – Ashridge Multi (as Queens Court)
Roof Tile to be concrete Flat profile Smooth Grey
Cream coloured recon. stone cills and heads
White Upvc windows , facsias and barge boards
Rendered panels Cream Colour to projecting pediments/gables See Street Scenes

Denotes suggested areas of Tree Planting

Denotes existing Trees to be retained

Hard landscaping

All driveways to be surfaced with tarmacadam
Concrete slabs to patios and footpaths around dwelling
Rear Plot boundaries to 1.8m closed boarded fencing
All retaining walls to be built in same brick as house
All garages to match facing materials of house
All front gardens to be turfed – Rear gardens will seeded

Schedule

B	4 bed bungalow		4	1864 sq ft	7456
Br	Brenig	3 bed detached house	2	975 sq ft	1950
C	Conway	4 bed detached house	3	1672 sq ft	5016
SL1	4 bed	Split level detached house	3	1440 sq ft	4320
SL3	5 bed	Split level detached house	4	1990 sq ft	7960
Bmn	Bradman	5 Bed detached house	3	2385 sq ft	7155
Total			**19**		**33857**

Nett Area = 13125m or 3.24 acres

0 10 20 30 40 50

Scale in Metres

Revisions

Plots 2 to 8 amended
Rev B Redrawn to planners comments
Rev C Amended to planners comments Nov 16
Rev D Revised for submission Dec 2016
Rev F Plot 1 handed with relocated access. Jan 17
Rev G Handing corrected plot 14
Rev H Split level house types added to plots 9 to 15inc
Rev I Plots 5 to 10 adjusted and schediule updated
Rev J Amended slab levels and plots handed soakaway del.
Rev K Retaining walls fencing & hard landscaping added

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CLIENT

SG ESTATES
AWARD WINNING HOUSING DEVELOPER

CONTRACT

Land at Pont Adam Crescent
Ruabon, Wrexham. LL14 6EG

DWG TITLE:

Planning Layout

SCALE: 1:500 @ A3

DATE: Sept 2016

DWG No.

PL 1 Rev K