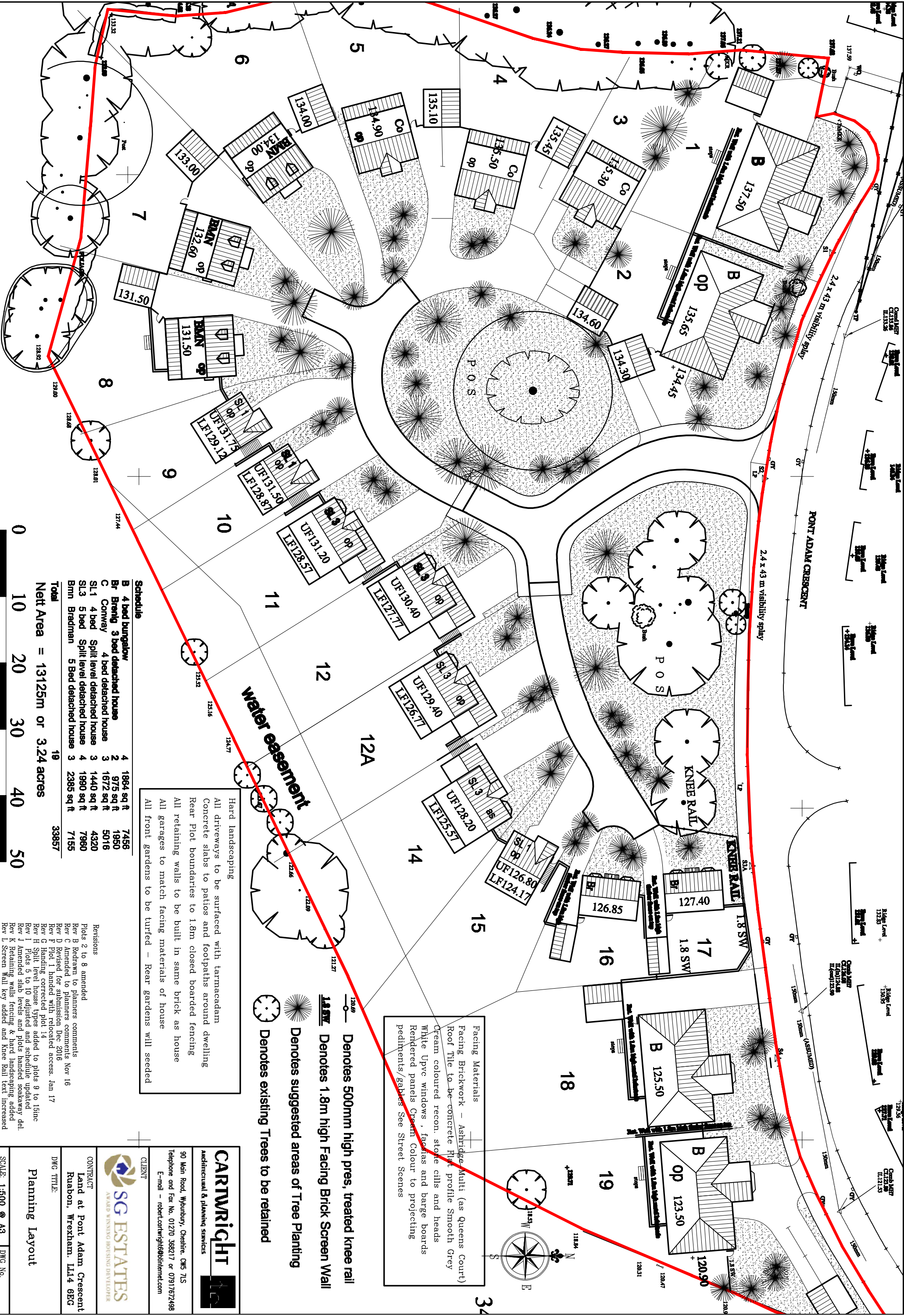




PONT ADAM CRESCENT

2.4 x 43 m visibility splay

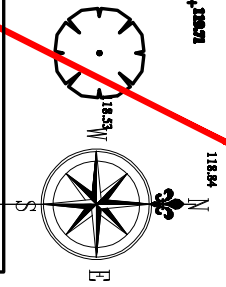
2.4 x 43 m visibility splay

150mm (ASSUMED)

150mm (ASSUMED)

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

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 , fascias and barge boards
Rendered panels Cream Colour to projecting
pediments/gables See Street Scenes



- Denotes 500mm high pres, treated knee rail
- Denotes 1.8m high Facing Brick Screen Wall
- Denotes suggested areas of Tree Planting
- Denotes existing Trees to be retained

Schedule

B	4 bed bungalow	4	1864 sq ft	7456
Br	Brenly 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
Bnn	Bradman 5 Bed detached house	3	2385 sq ft	7155
Total		19		33857

Nett Area = 13125m or 3.24 acres



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 schedule updated
Rev J Amended slab levels and plots handed soakaway del.
Rev K Retaining walls fencing & hard landscaping added
Rev L Screen Wall key added and Knee Rail text increased

SG ESTATES
AWARD WINNING HOUSING DEVELOPER

CLIENT

CONTRACT

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

DWG TITLE:

Planning Layout

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CARTWRIGHT

DATE: Sept 2016

SCALE: 1:500 @ A3

DWG No.

PL 1 Rev L