

Option 4

1. PARKING PROVISIONS
   - A. 6no. designated car parking spaces including 2no. visitor (Vis.) spaces. Visitor spaces distributed so as to act as clear loading areas for residents' spaces when not in use. Parking is positioned back away from the junction with the main road.
   - B. Mobility Scooter storage (MS) - 2no. secure storage units for mobility scooters size approx. 1.8m x 2.8m.
2. PLOT ACCESS
   - A. Arrangement of car parking spaces allows good access for pedestrians or mobility scooters from the roadside in both directions.
3. BIN STORE
   - A. Secured bin store area in rear garden with good access for kerb-side pickup.
4. COMMUNAL GARDEN
   - A. Large area of turfed garden space available.
   - B. Sub-divided into individual plots with low-level fencing.
5. ROTARY WASHING LINE (CL)
   - A. Space for 4no. small rotary washing lines within individual garden plots.
6. BUILDING POSITIONING
   - A. Avoids a clash with the existing overhanging treeline on South boundary.

KEY

- New 1.8m high timber perimeter fencing
- New 1m high timber garden fence/ gate
- New low-level hedge/ planting
- New amenity grass
- New hardstanding Tarmac surface
- New block paving
- New hardstanding paving slabs

North

0m 4m 8m 12m 16m 20m

VISUAL SCALE 1:200

General Notes

1. All of the designs are the sole property of TACP Architects Ltd and may not be used without their written agreement
2. All prints, specifications and their copyright are the property of TACP Architects Ltd
3. All dimensions shall be checked on site before commencement of shop drawings, manufacture and all discrepancies must be reported to TACP Architects Ltd
4. Do not scale off drawings

Revisions

Rev	Date	Description	By	Check
P01	09/04/25	Revised external layout following client feedback	GCM	AJC
P02	16/04/25	Additional measurements shown	GCM	AJC
P03	08/07/25	Layouts revised following feedback from client	GCM	AJC

Client

Wrexham County Borough Council

Project Title

Cefyn Mawr Housing

Sheet Name

Proposed Site Plan - Option 4

Classification | Status

Scale	Date	Drawn	Checked
1 : 200@A3	19/03/25	GCM	AJC

Job Number	Project•Originator•Zone•Level•Form•Role•Number	Revision
24045	CMH-TACP-XX-XX- DR-A-7104	P03

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