

DEVELOPMENT INSIDE LDP AREA ALLOCATED FOR HOUSING = 1.74 HECTARES  
27.6 HOUSES PER HECTARE

1731m<sup>2</sup> - AREA OF LANDSCAPE BUFFER / SABS FEATURES AND FOOT PATH DIVERSION.  
3584m<sup>2</sup> - AREA OF USEABLE P.O.S.



| HOUSE TYPE                                        | TOTAL |
|---------------------------------------------------|-------|
| 2P1B COTTAGE APARTMENT @ 54.95m <sup>2</sup> x 12 |       |
| 4P2B HOUSE @ 83.2m <sup>2</sup>                   | x 19  |
| 5P3B HOUSE @ 92.8m <sup>2</sup>                   | x 1   |
| 5P3B CORNER UNIT @ 94.5m <sup>2</sup>             | x 13  |
| 7P4B HOUSE @ 115.02m <sup>2</sup>                 | x 2   |
| SUDS FEATURES                                     |       |
|                                                   | 47    |

|                                                                       |             |
|-----------------------------------------------------------------------|-------------|
| DEVELOPMENT GIFA - 3791.54m <sup>2</sup>                              |             |
| K TURNING HEADS REVISED FOLLOWING CAULMERT COMMENTS                   | 05/06/24 OR |
| J AMENDMENTS FOLLOWING CONSULTANTS COMMENTS                           | 03/06/24 OR |
| H REVISED RED LINE BOUNDARY                                           | 11/08/23 GT |
| G VISIBILITY SPLAY ON INTERNAL JUNCTIONS AND ADDITIONAL PARKING ADDED | 20/04/23 OR |
| F AMENDMENTS TO PLOTS 9-14                                            | 27/02/23 OR |
| E TREES TO SOUTH WEST OF SITE ADDED                                   | 19/01/23 IO |
| D FFL ADJUSTED                                                        | 17/01/23 IO |
| C UPDATED LANDSCAPE LAYOUT ACCORDING TO LANDSCAPE REPORT              | 03/01/23 OR |
| B MINOR AMENDMENTS TO PLOT 9-20 AND TO ROAD BETWEEN PLOT 8-9          | 16/12/22 OR |
| A SITE MIX KEY ADDED                                                  | 14/12/22 OR |

| REV | DESCRIPTION | DATE | BY |
|-----|-------------|------|----|
|     |             |      |    |

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PROJECT  
BERSE RD, WREXHAM  
for ADRA CYF.

DRAWING TITLE  
SITE MASTERPLAN  
OPTION 4

| SCALE          | DATE        | DRAWN    | CHECKED |
|----------------|-------------|----------|---------|
| 1 : 500 @ A1   | 11/07/22    | OR       | SV      |
| DRAWING STATUS | PRELIMINARY |          |         |
| JOB No         | DRAWING No  | REVISION |         |
| C1091          | 010         | K        |         |

**AG** | **A** AINSLEY GOMMON ARCHITECTS

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