

Heritage Way, Brymbo.



HERITAGE WAY, BRYMBO - ACCOMMODATION SCHEDULE						
PRIVATE SALE	HOUSE TYPE	BED NO.	NAME	NO.	SQFT (GROSS)	TOTAL SQFT
	ND40	4	COLTHAM	10	1259	12590
	PA42	4	LYDFORD DET	8	1099	8792
	PD30	3	AMERSHAM	5	990	4950
	PA42	4	LYDFORD SEMI	10	1099	10990
	NB31	3	BRAXTON	14	1092	15288
	PT36	3	EASEDALE DET	3	931	2793
	PT36	3	EASEDALE SEMI	3	931	2793
	PA34	3	GOSFORD SEMI	17	866	14722
	TOTAL			70 PLOTS		72918 SQFT
Gross Site Area - Red Edge (Acres)						5.84
Open Space, Attenuation Basin, Pump Station, 1 sided road (small portion) (Acres)						1.09
Nett Site Area (Acres)						4.75
SQFT PER NET DEVELOPABLE ACRE						15351

- LEGEND**
- Denotes type code & plot handing.
 - 1.8m high brick wall and pillars with timber panel infill (Refer to standard detail dwg no. SW04)
 - 1.8m high closed boarded screen fence (Refer to standard detail dwg no. SF01)
 - 1.2m high post & three rail fence (Refer to standard detail dwg no. SF33)
 - 0.45m high timber knee rail fence (Refer to standard detail dwg no. SF04)
 - Indicative hedge planting
 - Denotes gate position to rear gardens (Refer to standard detail dwg no. SF16)
 - Denotes indicative waste & recycling bin storage position
 - Proposed 2.4m x 120m visibility splay to site access highway junction (Refer to Site Access Plan ref: 3258-F01/D)
 - Existing trees to be retained. Existing trees to the rear boundary of Plots 6-27 to be crown lifted and cut back to development boundary were possible (Refer to Arboricultural report for details)
 - Existing tree route protection areas (Refer to Arboricultural report for details)
 - Existing trees to be removed (Refer to Arboricultural report for details)
 - Proposed pumping station compound with 15m stand off from wet well

H	16.06.21	0.45m high timber knee rail fence added along the frontage of Heritage Way at request of planners	ad
G	14.06.21	Proposed highway visibility splay increased in line with highway officer comments. All proposed tree planting set back behind visibility splay line & frontage boundary removed along Heritage Way	ad
F	25.05.21	Plots re-configured, frontage POS area increased, SUDS basin accurately plotted to drainage design & boundary treatments amended to local scheme	ad
E	13.01.21	Plots 51-53 re-configured trees to be removed amended	ad
D	11.01.21	Plots 51-53 re-configured & frontage boundary treatment amended	ad
C	05.01.21	Highway turning heads increased and re-configured for better wagon tracking	ad
B	17.12.20	Layout amended to reflect internal comments & plots boundaries & specific plots reconfigured	ad
A	14.12.20	Layout amended to reflect latest plot substitutions, boundary treatments and road alignment	ad
Rev	Date	Revision	Initials

Client
Taylor Wimpey

Drawing Title
SITE LAYOUT – COLOUR

Project
Heritage Way, Brymbo.

Job No	Dwg No	Drawn	Rev
20069	01	AC	H
Scale	Date	Stage	
1:500 @ A1	25.11.2020	PLANNING	

mps planning & design
14, west point enterprise park,
clarence avenue, trifford park,
manchester, M17 1QS

t: 0161 772 1999
e: info@mpsdesign.co.uk
www.mpsdesign.co.uk