

Heritage Way, Brymbo.



HERITAGE WAY, BRYMBO - ACCOMMODATION SCHEDULE					
PRIVATE SALE	HOUSE TYPE	BED NO.	NAME	NO.	SQFT (GROSS)
	ND40	4	COLTHAM	10	1259
	PA42	4	LYDFORD DET	8	1099
	PD30	3	AMERSHAM	5	990
	PA42	4	LYDFORD SEMI	10	1099
	NB31	3	BRAXTON	14	1092
	PT36	3	EASEDALE DET	3	931
	PT36	3	EASEDALE SEMI	3	931
	PA34	3	GOSFORD SEMI	17	866
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)
 - Indicative hedge planting
 - Denotes gate position to rear gardens (Refer to standard detail dwg no. SF19)
 - 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

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
17.05.21	Plots re-configured, frontage POS area increased, SUDS basin accurately profiled to drainage design & boundary treatments amended to focal corners.	ad
13.01.21	Plots 51-53 re-configured trees to be removed amended.	ad
11.01.21	Plots 51-53 re-configured & frontage boundary treatment amended.	ad
05.01.21	Highway turning heads increased and re-configured for refuse wagon tracking.	ad
17.12.20	Layout amended to reflect internal comments & plots boundaries & specific plots reconfigured.	ad
14.12.20	Layout amended to reflect latest plot substitutions, boundary treatments and road alignment.	ad

Client: **Taylor Wimpey**

Drawing Title: **SITE LAYOUT**

Project: **Heritage Way, Brymbo.**

Job No	Dwg No	Drawn	Rev
20069	01	AC	G

Scale	Date	Stage
1:500 @ A1	25.11.2020	PLANNING

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