

Proposed Site Plan
Scale 1:250

0m 5m 10m 15m 20m

NOTES

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Do not scale from this drawing. All dimensions are to be checked on site prior to construction, manufacture of any components and ordering of materials and equipment. Any discrepencies are to be reported to the architect for clarification.
All materials and workmanship to be in accordance with the current British Standards and codes of practice.
This drawing is to be read in conjunction with all relevant Architectural, Structural Engineers, Mechanical Engineers, Electrical Engineers and Specialists drawings and specifications.
The Construction Design and Management Regulations 2015 apply to Domestic Projects and where the Domestic Client will need to appoint a Principal Designer and a Principal Contractor.
Equilibrium Architects Ltd have been appointed to provide designs and drawings for Planning application and Building Regulations purposes only and will generally not be involved during the on-site construction works (unless this is specifically required by the client under a written appointment). Therefore, unless Equilibrium have been appointed as Principal Designer for the project, our advice and guidance is limited to our involvement at Pre Construction stage, where we have taken every opportunity to eliminate risks and hazards (as far as it is practicable to do so) within consideration of the proposed design for the works. The significant risks (that the Principal Contractor needs to be aware of at Pre Construction stage) include; excavations within the ground (sometimes deep and often directly adjacent existing structures and including live drains and possibly buried electrical cables and gas pipes), working on / or directly adjacent above ground live services (240 volt electrical circuits and incoming gas main) and where temporary works are required when forming new openings within masonry walls, or where walls are being removed to open up spaces and where there are walls and floors above which can often comprise significant loads. Temporary structural works need to be carefully considered prior to any start of the works on site and where necessary these works need to be designed by a structural engineer.
The Principal Contractor must: Plan, manage and monitor and coordinate all health and safety matters to ensure that, so far as is reasonably practicable, construction work is carried out without risks to health and safety. Consider the General Principles of Prevention when: design, technical and organisational aspects are being decided when planning the work and when estimating the period of time required to complete the work. Prepare a suitable Construction Phase Plan before the Construction phase begins (and follow it). Organise cooperation between Contractors and coordinate implementation of all applicable legal requirements for health and safety. Ensure that employers consistently apply the General Principles of Prevention (especially Part 4 of the Health and Safety at Work Act), including: adequately maintain equipment and other systems to ensure their safety, provide all necessary training and information to carry out the work processes safely, provide a safe place to work and working environment, develop a health and safety policy and undertake risk assessments.
The building owner is to serve a Party Wall Act Notice as applicable to adjoining property owners as outlined in TheParty Wall Act 1996. The Building Contactor is to verify the thickness of the party walls prior to commencement of the proposed works.

Schedule of accommodation

Ref	Accommodation	Area sqm	sqf	No	Total sqf	Notes
A	1 Bedroom 2 Person flats	50	538	10	5382	Common stair
B	3 Bedroom 4 Person House	84	904	11	9946	2.5 Storey
C	3 Bedroom 5 Person House	93	1001	5	5005	2.5 Storey
D	4 Bedroom 6 Person House	112	1206	6	7233	3 Storey
E	2 Bedroom 3 Person House	70	753	2	1507	2 Storey
Total No Units				**34**	29073	
Car Parking: Flats 130%, Houses 200%						

Drawing Status: PRELIMINARY

REV	DESCRIPTION	CHECK	DATE
B	Plots 11-12 parking updated in accordance with tree consultant's feedback		03.02.2026
A	Plots 1–3 and 10–11 updated in accordance with tree consultant's feedback		29.01.2026

CLIENT
PROSPECT ESTATES

PROJECT
Proposed Residential Development at Bethania Road, Acrefair, Wrexham LL14 3TR

DRAWING
Proposed Site Plan

SCALE	DATE	DRAWN	CHECKED
1:250 @ A1	Jan 2026	PB	

DRAWING NO.	CAD REFERENCE NO.	REVISION
R-1069-10		B

equilibrium ARCHITECTS
3 Manchester Rd, Bury BL9 0DR T : 0161 797 2077
info@equilibriumarchitects.co.uk www.equilibriumarchitects.co.uk