



- Site key**
- Site Boundary (Gross Area = 38.13 Acres)
 - 1.8m High close boarded timber fence
 - SW 1.8m High brick screen wall with brick piers
 - Indicates potential locations for tree planting
 - Indicates Affordable units
 - Locations of existing mine shafts with exclusion zone
 - Locations of existing adits with exclusion zone

- Landscape Key**
- Public facing soft landscaping managed by management company
 - Public facing private frontage managed by residents
 - Private rear gardens managed by residents

- Surface Treatments**
- Adoptable Road to be finished in tarmacadam
 - Adoptable footpaths to be finished in tarmacadam
 - Adoptable highway to be finished in block paving
 - Private drives to be finished in permeable paving
 - Private footpaths & patios to be finished in concrete paving slabs

Schedule of Accommodation

Private					
Ref	Description	Sqft	M ²	No.	
A	2 Bed	732	68	30 No.	
B	3 Bed	836	77	16 No.	
C	3 Bed	924	85	40 No.	
D	3 Bed	1011	93	7 No.	
E	3 Bed	1024	95	7 No.	
F	4 Bed	1255	116	22 No.	
G	4 Bed	1259	117	19 No.	
H	4 Bed	1272	118	6 No.	
				Total	147 No.

Affordable					
Ref	Description	Sqft	M ²	No.	
211	1 Bed	570	53	30 No.	
212	1 Bed	538	50	12 No.	
213	1 Bed	538	50	16 No.	
321	2 Bed	699	65	6 No.	
421	2 Bed	882	82	9 No.	
422	2 Bed	882	82	4 No.	
531	3 Bed	1011	92	15 No.	
532	3 Bed	1011	92	1 No.	
533	3 Bed	1011	92	5 No.	
641	4 Bed	1184	110	2 No.	
				Total	100 No.

Total Units 247 No.

Revision History

Rev	Date	By	CHK	Description
A	26.04.23	CC		Plots 63-84
B	09.05.23	CC		Layout amended to engineers comments
C	14.05.23	CC		Access to Richmond Gardens added
D	01.06.23	CC		Access to Richmond Gardens amended
E	25.07.23	CC		Tree constraints added
F	11.08.23	CC		Patios & footpaths added

Client: ASD Build Limited | Project: Moss Place Abernant | Drawing Title: Sketch Layout

Drawing Status: CONCEPT DESIGN | Date: April 23 | Drawn By: cc | Checked: cw | Director: Scale: 1:1000 @ A1 | Job No: 2696 | Drawing No: (02) 100 | Rev: F | Unit 2, Chapel Barns | Merthyr Mawr | Bridgend | CF32 0LS | t: 01656 656267 | e: mail@spring-consultancy.co.uk

