



- ### 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 tarmac/adam
 - Adoptable footpaths to be finished in tarmac/adam
 - 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.

Rev	Date	By	Description
A	26.04.23	CC	Plots 63-84
B	09.05.23	CC	Layout amended to engineers comments
C	16.05.23	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	Pavios & footpaths added

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Client: ASD Build Limited	Project: Moss Place Abernant	Drawing Title: Sketch Layout
Drawing Status: CONCEPT DESIGN	Date: April 23	Drawn By: Checked: Director: Scale: cc cw 1:1000 @ A1
Job No: 2696	Drawing No: (02) 100	Rev. Unit 2 Chapel Barrs Merthyr Mawr Bridgend CF32 0LS t: 01656 656267 e: mail@spring-consultancy.co.uk

