

TOTAL = 201 RESIDENTIAL UNITS

- 105 FAMILY HOMES
- 11 FOG'S
- 22 FLATS (MARKER BLDG)
- 25 MAISONNETTES (MARKER BLDG)
- 30 APARTMENTS

6000M<sup>2</sup>/64583 SQ.FT. OFFICES

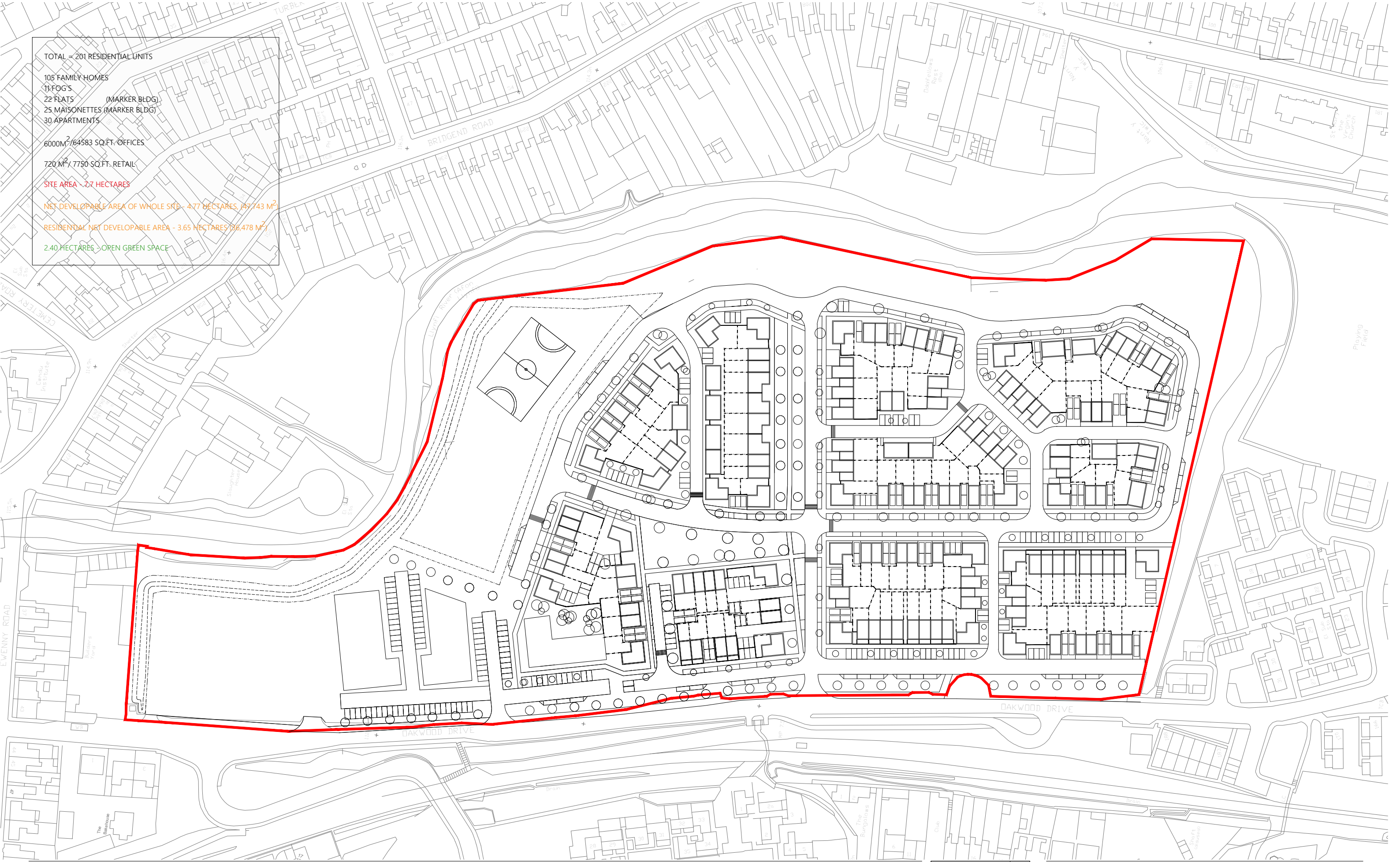
720M<sup>2</sup>/ 7750 SQ.FT. RETAIL

SITE AREA ~ 7.7 HECTARES

NET DEVELOPABLE AREA OF WHOLE SITE - 4.77 HECTARES (47,743 M<sup>2</sup>)

RESIDENTIAL NET DEVELOPABLE AREA - 3.65 HECTARES (36,478 M<sup>2</sup>)

2.40 HECTARES > OPEN GREEN SPACE



Figured dimensions and levels to be used. Any inaccuracies must be notified to the architect. Detail drawings and large scale drawings take precedence over smaller drawings.

Rev:	Description	Date
A	15.08.22 Masterplan revisions to accommodate updated SW drainage strategy and FCA. Revisions to layout in response to Planning comments	
B	Revised total number of units in key	
C	Revised in response to drainage easement	
D	Revised in response to revised engineering drawing	
E	Active Travel Route added	
F	Revised red line	AP 10.11.22
G	Amendment in response to flood modelling.	BK 18.09.22

Rev:	Description	Date
H	Amendment in response to flood modelling.	BK 17.10.22
J	Amendment in response to flood modelling.	BK 19.10.22

Rev:	Description	Date

PRELIMINARY	
PLANNING	✓
DESIGN	
TENDER	
CONSTRUCTION	

**powelldobson**  
ARCHITECTS

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Contract: Ewenny Road, Maesteg

Title: Masterplan

Drawing No. 21040(05) 100 J Rev.

Scale: 1:1500 @ A3  
Date: 14 03 2022  
Drawn: -  
Checked: AP