

* This drawing is copyright and must not be reproduced, altered or used by third parties without written consent.
* Do not scale this drawing, dimensions to be checked on site, any discrepancies to be reported to the architect.
* This drawing is to be read in conjunction with all other project information from consultants, specialists and subcontractors.
* Risk Assessments to be carried out by contractor. Drawing to be read in conjunction with safety plan and documents regarding CDM Regulations.
* External wall materials to comply in all aspects of the relevant British Standards and latest Building Regulations Approved Document B, including recent DCLG recommendations, in particular Appendix A of ADB, limited combustibility class A2 standard or better.

REVISIONS			
No	By	Date	Description
Xx	Xx	Xx	Xx



KEY:

- Site Boundary & NRW Line
Exact location TBC
- Existing main MOD building
- Existing buildings/ structures
- Potential SUDs / attenuation locations
- Proposed hedges/shrubs
- Proposed Trees
- Proposed Grass and Planting areas
- Residential Dwellings -
Roof plans indicating varying dwelling sizes.
- Single Garage
- Double Garage
- 2 Bed (64m²)
- 3 Bed (76m²)
- 4 Bed (120m²)
- 4 Bed (125m²)

OUTLINE ACCOMMODATION SCHEDULE:

- Flexible workspace (B1)
3 Floors (not higher than existing MOD buildings) of flexible B1 space, ancillary and landscaping, car parking and servicing
Approx. 1925m² per floor
- Blocks 1, 2 & 3 (B1)
2 floors with landscaping and parking
Approx. 1660m² each block
- Blocks A & B (B1)
1-1.5 floors with landscaping and parking
Approx. - 1100m² each block
- Residential for sale (C3)
All with garages and small home office space.
13 no. 2 floors and roof space with dormers.
7 no. 2 floors with double garages, detached.
Total - 20 Units
- Residential - Affordable (HA)
14 no. 2 floors 2/3 bed with garages.
6 no. Apartments 2 floors with parking spaces.
Total - 20 Units

SUMMARY:
40 units residential and 1 HA of B1 use

Scale
1:500@A1
1:1000 @ A3

Proposed Site Masterplan - Mixed Use

Project				
Caerwent, Monmouthshire.				
Client				
Drawing Title				
Proposed Site Masterplan Mixed Use Scheme				
Drawn	Checked	Scale	Original	Date
DW	PAM	1:1000	A3	Sept 2024
Job Number	Drawing Number	Revision	Status	
	SKJ02 00	/ 103	/	SKETCH SCHEME