SCHEDULE OF ACCOMMODATION

HOUSETYPE	DESCRIPTION	SQFT	NUMBER	PERCENTAGE
Northern Parcel				
2P1B GF	1 Bed Apartment - Ground Floor	571 SQFT	4	3.03
2P1B FF	1 Bed Apartment - First Floor	661 SQFT	4	3.03
Oakley (Affordable)	2 Bed, 2 Storey, End- & Mid-Terrace	695 SQFT	16	12.12
Highfield (Affordable)	3 Bed, 2 Storey, End-Terrace	811 SQFT	9	6.82
Marlow	3 Bed, 2 Storey, Semi-Detached	976 SQFT	12	9.09
Henley	3 Bed, 2 Storey	1034 SQFT	4	3.03
Evesham	3 Bed, 2 Storey	1122 SQFT	10	7.58
Heatherington	4 Bed, 2 Storey	1348 SQFT	9	6.82
Windermere	4 Bed, 2 Storey	1384 SQFT	8	6.06
Windsor	3 Bed, 2 Storey	1488 SQFT	12	9.09
Chatsworth	4 Bed, 2 Storey	1552 SQFT	6	4.55
Salisbury	4 Bed, 2 Storey	1570 SQFT	10	7.58
Wiltshire	4 Bed, 2 Storey	1711 SQFT	10	7.58
Cambridge	4 Bed, 2 Storey	2070 SQFT	7	5.30
Ashbourne	4 Bed, 2 Storey	1985 SQFT	11	8.33
TOTAL		**169922 SQFT**	**132**	**100.00**

Gross Site Area	15.6 Acres	6.31	Hectares
POS	2.86 Acres	1.16	Hectares
Single Sided Road	0.4 Acres	0.16	Hectares
2m Ransome Strip	0.13 Acres	0.05	Hectares
Undevelopable: Entrance, Exting L'scaping, Car Park, Pump St	0.77 Acres	0.31	Hectares
NETT SITE AREA:	**11.44 ACRES**	**4.63**	**HECTARES**
Gross Density:	8.46 Units/Acre	20.91	Units/Hectare
NETT DENSITY:	**11.54 UNITS/ACRE**	**28.51**	**UNITS/HECTARE**
Gross Footage:	10892.44 SQFT/Acre	2500.53	SQM/Hectare
NETT FOOTAGE:	**14863.32 SQFT/ACRE**	**3409.82**	**SQM/HECTARE**

Key:

- Site Boundary
- 1.8m high boundary fence
- 1.8m high screen wall / fence
- Private Drive
- Visibility Splays - 2.4x70m to Site Entrances
- Indicative Landscaping
- Number of parking spaces proposed to Dwellings noted thus. In accordance with WCBC LPGN 16 this does not include parking within a garage. All garage internal dimensions, both detached and integral, to be in excess of 2.7x5.5m. All driveways to be minimum length of 5.5m where in front of a garage, all in accordance with WCBC LPGN 16 minimum standards.
- Parking space allocation to Dwellings in leu of driveway. Each bay size to be a minimum of 2.4m x 4.8m in accordance with WCBC LPGN 16.
- Knee rails to parking bays to Highfield & Oakley Housetypes
- Affordable Housing
- Existing retained hedges/landscaping
- Refer to Croft designs for Pathway links

R	11.06.24	Proposed car park removed off Trevalyn Hall Vw
Q	15.05.24	Updated inline with the Approved S278 drawings
P	09.05.24	Correct No of Highfields shown in the Schedule of Accommodation
O	03.05.24	Schedule of Accommodation updated
N	19.04.24	Windermere updated following completion of working drawings; Position of Roundsley Walls updated to Plots 13 & 18 as utility door is no longer on that side of the Windermere; Shared drive to plots 24, 25 & 26 updated due to issues with levels; Mayfield removed; 4 block repositioned on site layout; 3No Evesham, Windermere & Salisbury removed; 1No Henley, Chatsworth & Wiltshire added.
M1A	13.05.24	Shared drive to plots 24, 25 & 26 updated due to issues with levels; Pedestrian link removed from turning head close to Plots 13 & 22 due to issues with levels.
M	11.04.24	LAYOUT REVISED FOLLOWING APPROVAL OF NMA APPLICATION; Raised Junctions removed; House Blocks for Carrington & Ashbourne updated following completion of working drawings
L1B	09.02.24	Asbury's and Canterbury's changed to Windermere's; Alderton's changed to Windsor's; Richmond's changed to Chatsworth's Roof Profile to Henley updated; 2P1B House Type updated so all entrance doors are on the front Elevation
K	03.01.24	Sub Basin near pump station no longer required
J	01.12.23	Pump Station and Basins indicated in the Southern Parcel
I	[illegible]	
H	16.08.21	Pump Station position amended to accommodate 14m drive
G	12.05.21	Further Amends
F	05.05.21	Turning Heads shown by Plots 76 & 96
E	21.04.21	Amends following meeting with Planning Officer
D	13.04.21	Further Amends
C	22.03.21	Amends following meeting with Planning Officer
B	18.01.21	Sub Station added
A	11.12.20	Amended in line with Planning Officers Comments
REV	DATE	DESCRIPTION

Project Title:
Rossett Road
Rossett, Wrexham

Castle Green

Title:
Site Layout

Job No: R1-0017
Ref: ROSSRD-SL.01
Scale (A0): 1:500
Date: 21.07.2020
Rev: R

This drawing is to be read in conjuction with the relevant Site Specification, Drawings and Standard Details
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