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	726 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	8	6.06
Mayfield (Affordable)	3 Bed, 2 Storey, End-Terrace	821 SQFT	1	0.76
Marlow	3 Bed, 2 Storey, Semi-Detached	976 SQFT	12	9.09
Henley	3 Bed, 2 Storey	1034 SQFT	3	2.27
Evesham	3 Bed, 2 Storey	1122 SQFT	11	8.33
Heatherington	4 Bed, 2 Storey	1345 SQFT	9	6.82
Windermere	4 Bed, 2 Storey	1384 SQFT	9	6.82
Windsor	3 Bed, 2 Storey	1488 SQFT	12	9.09
Chatsworth	4 Bed, 2 Storey	1552 SQFT	5	3.79
Salisbury	4 Bed, 2 Storey	1570 SQFT	11	8.33
Wiltshire	4 Bed, 2 Storey	1711 SQFT	9	6.82
Cambridge	4 Bed, 2 Storey	2070 SQFT	7	5.30
Ashbourne	4 Bed, 2 Storey	1985 SQFT	11	8.33
TOTAL		**163971 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:		10895.58 SQFT/Acre	2501.26 SQM/Hectare	
NETT FOOTAGE:		**14857.60 SQFT/ACRE**	**3410.80 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

M1A	13.05.24	Shared drive to plots 24, 25 & 26 updated due to issues with kinetic Pedestrian link removed from turning head close to Plots 13 & 23 due to issues with levels.
M	11.04.24	LAYOUT REVISED FOLLOWING APPROVAL OF NMA APPLICATION; Raised Junctions removed; House Blocks for Cambridge and Ashbourne updated following completion of working drawings
L1B	09.02.24	Adbury'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; 3P1B House Type updated as all entrance doors are on the front Elevation
K	03.01.24	Suds Basin near pump station no longer required
J	01.12.23	Pump Station and Basins indicated in the Souther 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-SL01

Scale (A0): 1:500 | Date: 21.07.2020 | Rev: M1A

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