Disclaimer:
Do not scale from this drawing
All contractors must visit the site and be responsible for taking and checking dimensions.
All construction information should be taken from figured dimensions only.
Any discrepancies between drawings, specifications and site conditions must be brought to the attention of the supervising officer.

This drawing is for planning purposes only. It is not intended to be used for construction purposes. Whilst all reasonable efforts are used to ensure drawings are accurate, Astle Planning and Design Ltd accept no responsibility or liability for any reliance placed on, or use made of, this plan by anyone for purposes other than those stated above.

GATEWEN ROAD, WREXHAM

PLANNING LAYOUT



OVERALL ACCOMMODATION SCHEDULE & AREAS

Name	Ref	Bed	Storey	Unit No's	Unit ft²	ft² Total
Open Market Dwellings @75% (84)						
Parkman	PA 5B	5 Bed	2	4	1677	6708
Forrester	FO 4B	4 Bed	2	10	1528	15280
Philosopher	PH 4B	4 Bed	2	8	1507	12056
Bowyer	BO 4B	4 Bed	2	11	1356	14916
Reedmaker	RE 4B	4 Bed	2	15	1309	19635
Miliner	MI 4B	4 Bed	2	2	1288	2576
Fisher	FI 4B	4 Bed	2	10	1283	12830
Wheelwright	WH 4B	4 Bed	2.5	4	1248	4992
Scrivener	SC 4B	4 Bed	2	3	1214	3642
Sawyer	SY 3B	3 Bed	2	2	1083	2166
Fuller	FR 3B	3 Bed	2	2	1054	2108
Lymner	LY 3B	3 Bed	2	9	985	8865
Quilter	QU 3B	3 Bed	2	2	954	1908
Thespian	TH 3B	3 Bed	2	1	921	921
Tailor	TA 3B	3 Bed	2	1	802	802
Affordable Dwellings @25% (28)						
Tailor	TA 3B	3 Bed	2	4	802	3208
Garthwaite Apartments						
Mandoline	GARTH	2 Bed	3	12	652	7824
Brochette	GARTH	1 Bed	3	10	512	5120
Studio	GARTH	1 Bed	3	2	448	896
Total:				**112 Units**		**126453 ft²**

Gross Site Area:	**4.82 ha**	**11.91 ac**
Site Statistics:		
SSR	0.19 ha	0.48 ac
POS/Greenspace	1.07 ha	2.66 ac
Extended Gardens	0.05 ha	0.12 ac
Nett Site Area:	**3.50 ha**	**8.65 ac**
Gross Density:	23.24 Un/ha	9.40 Un/ac
Nett Density:	**31.98 Un/ha**	**12.94 Un/ac**
Gross Footage:	2437.32 m²/ha	10616.95 Un/ac
Nett Footage:	**3354.91 m²/ha**	**14613.96 ft²/ac**

*Note - All Areas Approx.
Abbreviations
Ac = Acres | ha = Hectares | ft² = Square Feet | m² = square | Un = units Metres | SSR = Single Sided Road | POS = Public Open Space | Det = Detached | Apt = Apartment | Int = Intergral | Sgl = Single | Dbl = Double

Proposed Layout Key

- Planning Application Boundary taken from EBa Assessment dwg no. EBA01 Rev A
- 18 — Plot Number
- Denotes Existing Buildings
- Proposed Shared Private Drives. For details refer to hardstanding layout for specification
- Proposd adoptable highway to approved LA specification. Refer to hardstanding layout and engineering drawings for specification
- Indicative landscaping - see landscaping proposals for further details
- Group Single Garage
- Denotes Access Points (Front)
- Denotes Access Points (Back)
- Denotes bin collection point

General Notes

This drawing needs to be read in conjunction with the following plans;

- **Landscaping Layout**
- **Boundary Treatment Plan**
- **Hard Surfacing Plan**

References.

Highways - Prepared by CBO 0638 001 - 003

Topographical Survey - Prepared by Geomatic Surveys Sheets 1 - 6

Red Edge Boundary - Title plans MS 109112, 349981, 366551 & 188078

Tree Survey - Ascerta P1342.20.01

Rev.	Date	Description	By	Chd
K	20.08.24	Plots 50, 51 & 80,81 changed to Wheelwright House types. Key updated.	DC	
J	18.07.24	Updated as per amended Master Deed Plan.	DC	
H	30.01.2024	Ramps to speed tables outside plots 5, 15 & 28 amended	JNL	-
G	30.11.2023	Blocks reverted back to English versions, roofs to single garages amended, pump station removed, sales garage updated. Walk on balconies on apartment blocks changed to juliette balustrading. Ramps to speed tables outside plots 5, 15 & 28 amended.	JNL DT	-
F	Aug 22	Blocks updated to Welsh sizes, footages updated	RH	JNL
E	21.07.22	Footpath / knee rail detail around apartments amended	JNL	
D	30.06.22	Layout amended following meeting with LPA 29.06.22 including 1.2m footpath shown to southern boundary, knee rail added around apartments to create communal space plots 56 & 57 moved forward	JNL	
C	29.04.22	Buffer shown to the rear of plots 45-63, attenuation pond to SE removed, footpath to southern boundary removed, indicative 1.2m footpath shown linking POS areas on eastern boundary all details tbc, plots 44-52 reviewed/amended	JNL	
B	22.10.21	Layout amended to clients comments including plots 79-81 re-planned, loped adoopted road shown in front of plots 42,43 & 21-25, indicative swale re-shaped to suit, Firswood in sales area replaced with a Forrester	JNL	
A	24.09.21	Layout prepared for Planning Application	JNL	-

Client: Bellway

Project: Gatewen Road, Wrexham

Drawing Title: Planning Layout

Drawn by	AE	Checked by	JNL	Date	June 2021
Status	PLANNING	Scale @ A0			1:500
Job no.	Dwg.no.	Rev.			
BHNW130	PL01	K			

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1:500 0 5 10 15 25m