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.

HOLT ROAD, WREXHAM

PLANNING LAYOUT

OVERALL ACCOMMODATION SCHEDULE & AREAS

Name	Ref	Bed	Storey	Unit No's	Unit ft²	ft² Total
Open Market Dwellings @75% (56)						
Lorrimer	LO 4B	4 Bed	2	9	1554	13986
Bowyer	BO 4B	4 Bed	2	6	1356	8136
Reedmaker	RE 4B	4 Bed	2	5	1309	6545
Farrier	FA 4B	4 Bed	2	4	1172	4688
Sawyer	SY 3B	3 Bed	2	10	1083	10830
Fletcher	FL 3B	3 Bed	2.5	14	1057	14798
Harper	HA 3B	3 Bed	2	4	1026	4104
Carver	CA 3B	3 Bed	2	2	981	1962
Thespian	TH 3B	3 Bed	2	2	921	1842
Affordable Dwellings @25% (18)						
Thespian	TH 3B	3 Bed	2	1	921	921
Lardner	LP 3B	3 Bed	2	1	859	859
Piper	LP 3B	3 Bed	2	1	871	871
Tailor	TA 3B	3 Bed	2	7	802	5614
Souter	SG 1B	1 Bed	2	4	550	2200
Glover	SG 2B	2 Bed	2	4	700	2800
Total:		**74 Units**				**80156 ft²**

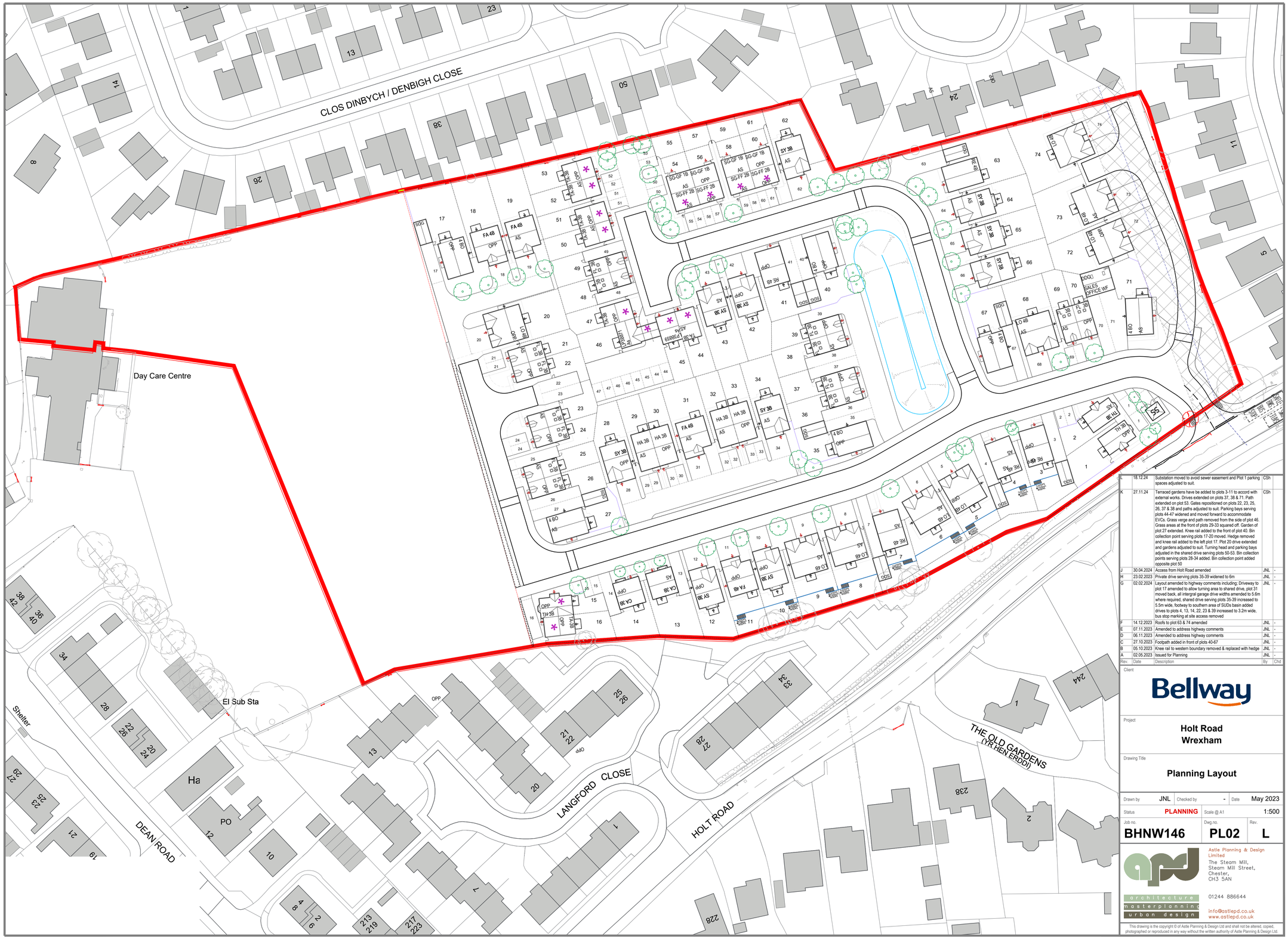
Gross Site Area:	**3.27 ha**	**8.08 ac**
Site Statistics:		
SSR	0.12 ha	0.29 ac
POS	0.96 ha	2.38 ac
Attenuation Pond	0.07 ha	0.17 ac
Sub-Station	0.01 ha	0.01 ac
Nett Site Area:	**2.11 ha**	**5.22 ac**
Gross Density:	22.64 Un/ha	9.16 Un/ac
Nett Density:	**35.03 Un/ha**	**14.17 Un/ac**
Gross Footage:	2278.27 m²/ha	9924.12 Un/ac
Nett Footage:	**3524.75 m²/ha**	**15353.80 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

1:500 0 5 10 15 25m



L	18.12.24	Substation moved to avoid sewer easement and Plot 1 parking spaces adjusted to suit.	CSh
K	27.11.24	Terraced gardens have be added to plots 3-11 to accord with external works. Drives extended on plots 37, 38 & 71. Path extended on plot 53. Gates repositioned on plots 22, 23, 25, 26, 37 & 38 and paths adjusted to suit. Parking bays serving plots 44-47 widened and moved forward to accommodate EVCs. Grass verge and path removed from the side of plot 46. Grass areas at the front of plots 29-33 squared off. Garden of plot 27 extended. Knee rail added to the front of plot 40. Bin collection point serving plots 17-20 moved. Hedge removed and knee rail added to the left plot 17. Plot 20 drive extended and gardens adjusted to suit. Turning head and parking bays adjusted in the shared drive serving plots 50-53. Bin collection points serving plots 28-34 added. Bin collection point added opposite plot 50	CSh
J	30.04.2024	Access from Holt Road amended	JNL
H	23.02.2023	Private drive serving plots 35-39 widened to 6m	JNL
G	02.02.2024	Layout amended to highway comments including; Driveway to plot 17 amended to allow turning area to shared drive, plot 31 moved back, all intergral garage drive widths amended to 5.6m where required, shared drive serving plots 35-39 increased to 5.5m wide, footway to southern area of SUDs basin added drives to plots 4, 13, 14, 22, 23 & 39 increased to 3.2m wide, bus stop marking at site access removed	JNL
F	14.12.2023	Roofs to plot 63 & 74 amended	JNL
E	07.11.2023	Amended to address highway comments	JNL
D	06.11.2023	Amended to address highway comments	JNL
C	27.10.2023	Footpath added in front of plots 40-67	JNL
B	05.10.2023	Knee rail to western boundary removed & replaced with hedge	JNL
A	02.05.2023	Issued for Planning	JNL
Rev.	Date	Description	By Chd

Client

Bellway

Project

Holt Road
Wrexham

Drawing Title

Planning Layout

Drawn by	JNL	Checked by	-
Date	May 2023		
Status	PLANNING	Scale @ A1	1:500
Job no.	Dwg.no.	Rev.	
BHNW146	PL02	L	

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