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
Wentworth	4 Bed, 2 Storey	1331 SQFT	4	36.36
Heatherington	4 Bed, 2 Storey	1348 SQFT	9	6.82
Windermere	4 Bed, 2 Storey	1384 SQFT	4	3.03
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		**169710 SQFT**	**132**	**133.33**

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:	1087.85 SQFT/Acre	2497.41	SQM/Hectare
NETT FOOTAGE:	**14834.79 SQFT/ACRE**	**3405.57**	**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

REV	DATE	DESCRIPTION
Y	27.01.25	Eastern Boundary to Plot 58 updated
X	23.01.25	Turning head increased in width opposite Plots 58-61
W	19.12.24	Plot 68 Handed & Pump Station access amended
V	10.12.24	Plots 94 / 97 / 116 / 130 amended from Windermere's to Wentworth.
U	18.11.24	Boundary walls replaced with Timber Fencing to Plots 18, 19, 36, 82, 95 & 112
T	16.09.24	Ashbourne House Block updated - piers for canopy shown
S	14.08.24	Wiltshire roof profiles corrected
R	11.06.24	Proposed car park removed off Trevalyn Hall View
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; Windermere updated following completion of working drawings; Position of Boundary Walls updated to Plots 12 & 18 as utility door is no longer on that side of the Windermere; Boundary Wall to Plot 1 & 2 updated to 1.8m screen wall; Plot 94 changed to Mayfield removed; 4 block repositioned on site layout; 1No 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 & 23 due to issues with levels.
M	11.04.24	LAYOUT REVISED FOLLOWING APPROVAL OF MMA APPLICATION; Raised Junctions removed; House Blocks for Cambridge and 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 added; 2P1B House Type updated to all entrance doors are on the Ground Elevation
K	03.01.24	Sub Basin near pump station no longer required
J	01.12.23	Pump Station and Basins indicated in the Souther Parcel
I	-----	-----
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

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: Y

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