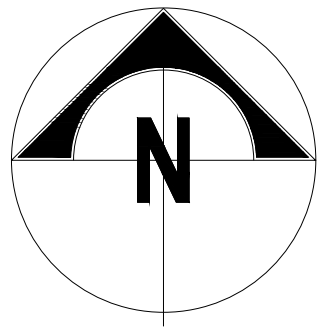
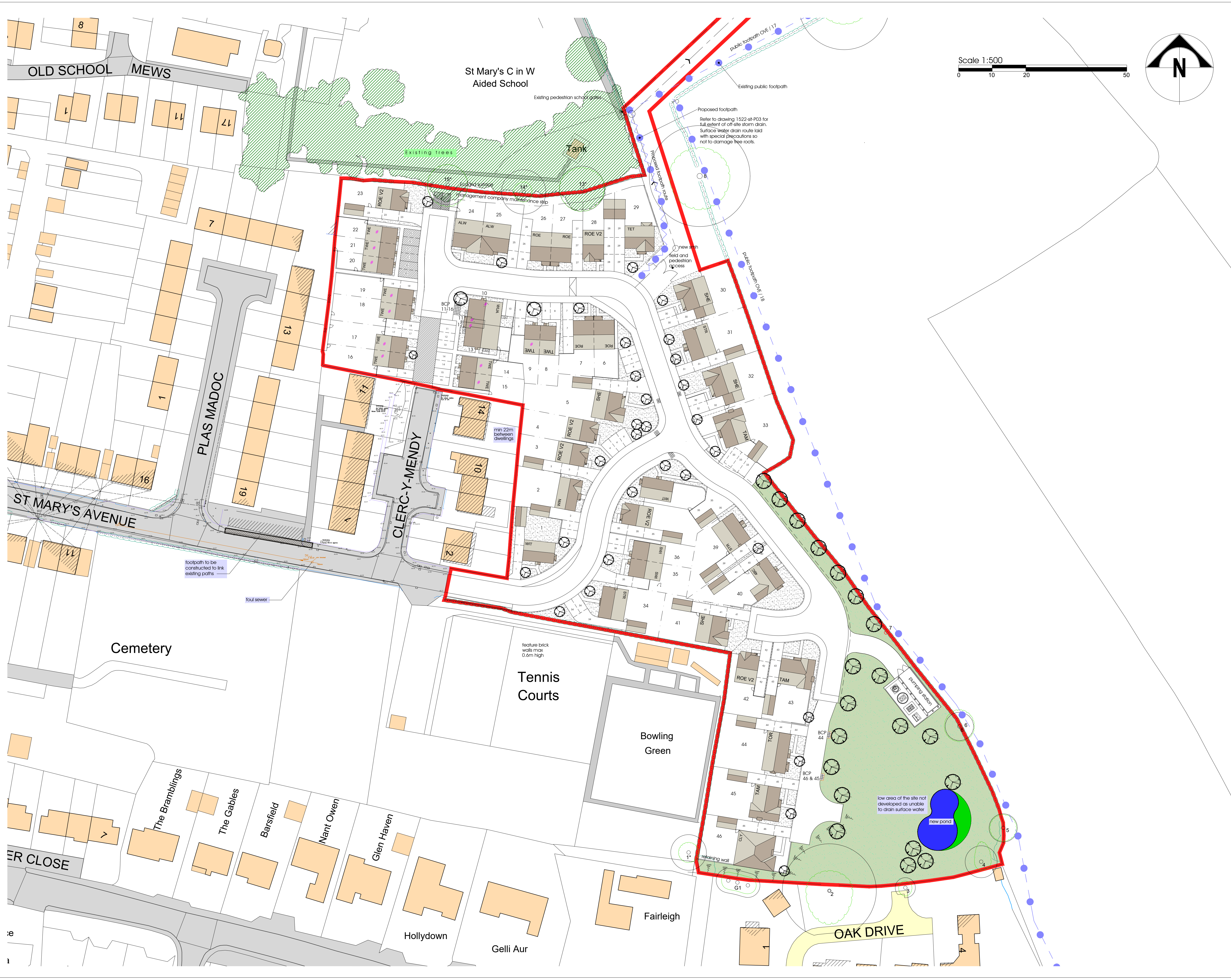




NOTES

Do not scale from drawing. All figured dimensions in mm and to be checked on site.

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This drawing does not form part of a contract and is subject to change at developer's discretion.

ACCOMMODATION SCHEDULE

Name	15	Bed	Storey	Unit No's	Unit ft²	ft² Total
Private Housing @ 70% (35)						
Torrige	TOR	4 Bed	2	1	1552	1552
Tamar	TAM	4 Bed	2	3	1492	4476
Stretford	STR	4 Bed	2	3	1287	3861
Sherbourne	SHE	4 Bed	2	4	1334	5336
4BC	4BC	4 Bed	2	1	1270	1270
Witham	WIT	3 Bed	2	2	1001	2002
Roeburn V2	ROE V2	3 Bed Det	2	6	975	5850
Roeburn	ROE	3 Bed	2	4	937	3748
Clyde	CLY	3 Bed	1	1	1121	1121
Swindale	SWI	3 Bed	2	2	906	1812
Tetbury	TET	3 Bed	2	1	1147	1147
Alwen	TET	3 Bed	2	2	693	1386
Winster	TET	3 Bed	2	1	1047	1047
Tweed	TET	3 Bed	2	1	699	699
Affordable Housing @ 30% (13.8)						
WUA g flr	WUA	1 Bed	1	2	610	1220
WUA f flr	WUA	1 Bed	1	2	574	1148
Tweed	TWE	2 Bed	2	10	758	7580
Grand Total:		46 Units		45255 ft²		
Gross Site Area:		1.88 ha		4.65 ac		
Site Statistics:						
SSR & Access		0.05 ha		0.12 ac		
POS		0.36 ha		0.89 ac		
SUDs		0.00 ha		0.00 ac		
Pumping station		0.02 ha		0.06 ac		
Net Site Area:		1.45 ha		3.57 ac		
Gross Density:		24.47 Un/ha		9.90 Un/ac		
Net Density:		31.80 Un/ha		12.87 Un/ac		
Gross Footage:		2236.35 m²/ha		9741.52 Un/ac		
Net Footage:		2906.15 m²/ha		12659 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 = Integral Sgl = Single Dbl = Double BCP stock paved parking areas. Ecogrid (root protection parking surface). Timber bins stores (all other bins will be in rear gardens). Note: refer to tpm landscape architects plan for soft landscape details						
rev.	description				date	by
A	schedule updated.				15.09.22	JE
B	schedule updated, car parking revised, tree RPT's added, plots 28-30 revised.				10.11.22	JE
C	road revised, center line radius increased, turning heads revised, plots adjusted to new road design, plot 27 house type changed, schedule updated, off site footpath shown.				25.11.22	JE
D	off site storm drain redline added.				21.12.22	JE
E	Layout & mix amended to add extra unit. Red line boundary amended. Public footpath added. Access to rear of Plots 16 to 18 added.				23.02.23	JE
F	Plots 10-21 revised. Plots 15-18, 3-12 & 33 adjusted to provide 22mm between habitable rooms.				17.05.23	JE
G	Plots 10-22 revised with and increase in numbers, flats added. Pumping station size and access corrected. POS adjusted.				17.05.23	JE
H	Road layout updated and garage added to plot 8.				04.08.23	JE
I	parking revised to plots 5, 6 & 8. Trees moved back from v2 plays.				11.08.23	JE
J	road revised to simplify layout, plot 34 moved forward and feature brick walls added, plot 41 moved back, Plots 14-22 revised.				24.08.23	JE
K	plots 19-20 revised, shared access surface to plots 11-18 shown as paved.				28.09.23	JE
L	plot 23 & 24 parking revised.				09.11.23	JE
M	storm sewer moved west away from tree 80.				22.11.23	JE
N	affordable dwellings denotation corrected				14.02.24	JE
O	plots 24 - 25 revised to provide more space for extg trees				09.07.24	JE
P	revised following Highways & Consultants comments				14.08.24	JE
Q	revised following Highways & Consultants comments				06.09.24	JE
R	accommodation schedule corrected				19.09.24	JE
S	site layout revised following planning & highway comments				28.02.25	JE
T	turning head adjacent plots 40-43 revised.				08.05.25	JE
status: PLANNING						
Pickstockhomes 17 Mile Oak Moorbury Road Oswestry Shropshire SY10 8GA tel: No. 01691 670788 www.pickstockhomes.com						
project: Proposed Residential Development Land Off St Mary's Avenue, Overton, Wrexham.						
drawing: Site Planning Layout						
scale: 1:500 @ A1		date: SEPTEMBER 2022		drawn: JE		
dwg no: 1522-slt-P01				rev: T		