



Playing Field

SCHEDULE OF ACCOMMODATION

HOUSETYPE	DESCRIPTION	SQFT	NUMBER	PERCENTAGE
Apartment	1 Bed Apartment - Ground Floor	571 SQFT	4	3.03
Apartment	1 Bed Apartment - First Floor	726 SQFT	4	3.03
Apartment	2 Bed, 2 Storey End & Mid Terrace	895 SQFT	16	12.12
Apartment	3 Bed, 2 Storey End Terrace	811 SQFT	8	6.06
Apartment	3 Bed, 2 Storey End Terrace	821 SQFT	1	0.76
Apartment	3 Bed, 2 Storey Semi-Detached	976 SQFT	12	9.09
Apartment	3 Bed, 2 Storey	1034 SQFT	3	2.27
Apartment	3 Bed, 2 Storey	1122 SQFT	11	8.33
Apartment	4 Bed, 2 Storey	1348 SQFT	9	6.82
Apartment	4 Bed, 2 Storey	1364 SQFT	9	6.82
Apartment	3 Bed, 2 Storey	1488 SQFT	12	9.09
Apartment	4 Bed, 2 Storey	1592 SQFT	5	3.79
Apartment	4 Bed, 2 Storey	1570 SQFT	11	8.33
Apartment	4 Bed, 2 Storey	1711 SQFT	9	6.82
Apartment	4 Bed, 2 Storey	2070 SQFT	7	5.30
Apartment	4 Bed, 2 Storey	1885 SQFT	11	8.33
TOTAL		188971	132	100.00
Open Site Area		15.6 Acres	6.31 Hectares	
Open Site Area		2.85 Acres	1.16 Hectares	
Open Site Area		0.4 Acres	0.16 Hectares	
Open Site Area		0.13 Acres	0.05 Hectares	
Open Site Area		0.77 Acres	0.31 Hectares	
NET SITE AREA:		11.44 ACRES	4.83 HECTARES	
Open Density		8.46 Units/Acre	20.91 Units/Hectare	
NET DENSITY:		11.54 UNITS/ACRE	28.91 UNITS/HECTARE	
NET FOOTAGE:		14857.80 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 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



Job No: R1-0017

Rev: 001

Ref: ROSSETT-SL-FFL-01

Scale (A3): 1:500

Date: 26.03.24

Rev: A

Project Title: Rossett Road Rossett, Wrexham

Castle Green

Site Layout with FFL's

This drawing is to be used in conjunction with the relevant Site Specifications, Drawings and Standard Details.

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