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	726 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	8	6.06
Mayfield (Affordable)	3 Bed, 2 Storey, End-Terrace	821 SQFT	1	0.76
Marlow	3 Bed, 2 Storey, Semi-Detached	976 SQFT	12	9.09
Henley	3 Bed, 2 Storey	1034 SQFT	3	2.27
Evesham	3 Bed, 2 Storey	1122 SQFT	11	8.33
Heatherington	4 Bed, 2 Storey	1345 SQFT	9	6.82
Windermere	4 Bed, 2 Storey	1384 SQFT	9	6.82
Windsor	3 Bed, 2 Storey	1488 SQFT	12	9.09
Chatsworth	4 Bed, 2 Storey	1552 SQFT	5	3.79
Salisbury	4 Bed, 2 Storey	1570 SQFT	11	8.33
Wiltshire	4 Bed, 2 Storey	1711 SQFT	9	6.82
Cambridge	4 Bed, 2 Storey	2070 SQFT	7	5.30
Ashbourne	4 Bed, 2 Storey	1985 SQFT	11	8.33
TOTAL		**163971 SQFT**	**132**	**100.00**
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:		10895.58 SQFT/Acre	2501.26	SQM/Hectare
NETT FOOTAGE:		**14857.60 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 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
LLB	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 updated; 2P1B House Type updated so all entrance doors are on the front Elevation
K	03.01.24	Sub Basin near pump station no longer required
J	01.12.23	Pump Station and Basins indicated in the Southern Parcel
I	[illegible]	
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: LLB

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