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GATEWEN ROAD, WREXHAM

PLANNING LAYOUT



OVERALL ACCOMMODATION SCHEDULE & AREAS							
Name	Ref	Bed	Storey	Unit No's	Unit ft ²	ft ²	Total
Open Market Dwellings @75% (84)							
Parkman	PA 5B	5 Bed	2	4	1677		6708
Forrester	FO 4B	4 Bed	2	10	1526		15260
Philosopher	PH 4B	4 Bed	2	8	1507		12056
Bowyer	BO 4B	4 Bed	2	11	1356		14916
Reedmaker	RE 4B	4 Bed	2	15	1309		19635
Milner	MI 4B	4 Bed	2	2	1288		2576
Fisher	FI 4B	4 Bed	2	10	1283		12830
Spinner	SP 3B	3 Bed	2.5	4	1220		4880
Scrivener	SC 4B	4 Bed	2	3	1214		3642
Sawyer	SY 3B	3 Bed	2	2	1093		2186
Fuller	FR 3B	3 Bed	2	2	1054		2108
Lymer	LY 3B	3 Bed	2	9	966		8874
Quilter	QU 3B	3 Bed	2	2	954		1908
Thespiar	TH 3B	3 Bed	2	1	921		921
Tailor	TA 3B	3 Bed	2	1	802		802
Affordable Dwellings @25% (28)							
Tailor	TA 3B	3 Bed	2	4	802		3208
Garthwaite Apartments							
Mandoline	GARTH	2 Bed	3	12	652		7824
Brochette	GARTH	1 Bed	3	12	512		6144
Total:		112 Units		126478 ft ²			
Gross Site Area:		4.82 ha		11.91 ac			
Site Statistics:							
SSR		0.19 ha		0.48 ac			
POS/Greenspace		1.07 ha		2.66 ac			
Extended Gardens		0.05 ha		0.12 ac			
Nett Site Area:		3.50 ha		8.65 ac			
Gross Density:		23.24 Un/ha		9.40 Un/ac			
Nett Density:		31.98 Un/ha		12.94 Un/ac			
Gross Footage:		2437.80 m ² /ha		10619.05 Un/ac			
Nett Footage:		3355.57 m ² /ha		14616.85 ft ² /ac			
*Note - All Areas Approx. Abbreviations Ac = Acres ha = Hectares ft ² = Square Feet m ² = square Un = units Metres SSR = Single Sided Road POS = Public Open Space Det = Detached Apt = Apartment Int = Integral Sgl = Single Dbl = Double							

Proposed Layout Key

- Planning Application Boundary taken from EBA Assessment map no. EBA01 Rev A
- Plot Number
- Denotes Existing Buildings
- Proposed Shared Private Drives. For details refer to landscaping layout for specification
- Proposed adoptable Highway to approved LA specification. Refer to landscaping layout and engineering drawings for specification
- Indicative landscaping - see landscaping proposals for further details
- Group Single Garage
- Denotes Access Points (Front)
- Denotes Access Points (Back)
- Denotes bin collection point

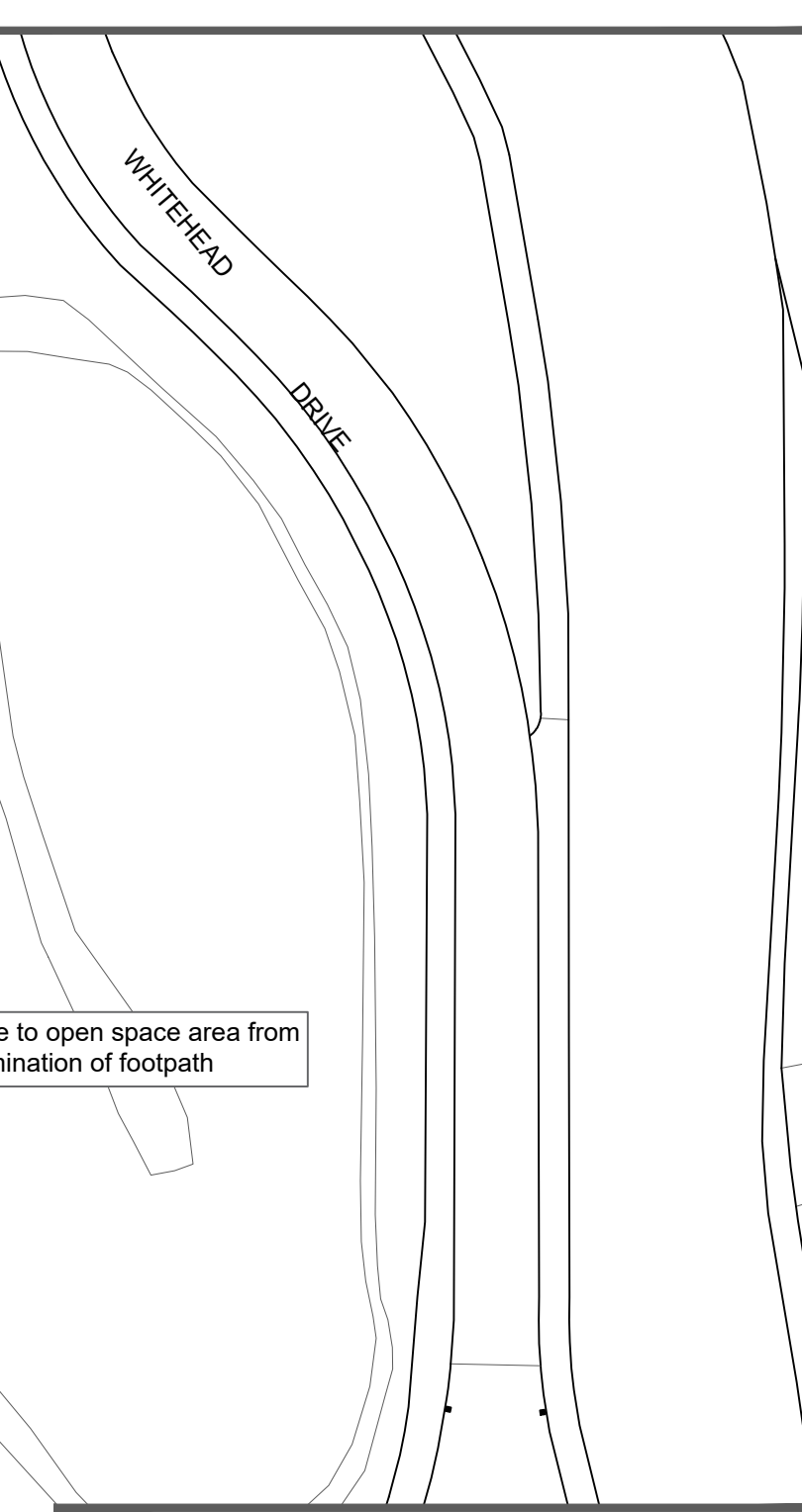
General Notes

This drawing needs to be read in conjunction with the following plans:

- Landscaping Layout
- Boundary Treatment Plan
- Hard Surfacing Plan

References

- Highways - Prepared by CBO 0638 001 - 003
- Topographical Survey - Prepared by Geomatics Surveys Sheets 1 - 12
- Plot Edge Boundary - Title plans MS 100112, 549551, 355551 & 188075
- Tree Survey - Ascenda P1342.20.01



Bellway

Project: **Gatewen Road Wrexham**

Drawing Title: **Planning Layout**

Drawn by: **AE** | Checked by: **JNL** | Date: **June 2021**

Status: **PLANNING** | Scale: **@ A3** | 1:500

Job no.: **BHNW130** | Draw no.: **PL01** | Rev: **E**

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