

Disclaimer:  
Do not scale from this drawing.  
All construction must refer to the plan and be responsible for taking and checking dimensions.  
All construction information should be taken from signed dimensions only.  
Any discrepancies between drawings, specifications and site conditions must be brought to the attention of the supervising officer.  
This drawing is for planning purposes only. It is not intended to be used for construction purposes. Whilst the responsible officer is not to be held responsible for any errors, the plan is to be used by the applicant and the responsible officer for any relevant points at or near the site of the plan by reference to the plan and the responsible officer.

# GATEWEN ROAD, WREXHAM

## PLANNING LAYOUT



| OVERALL ACCOMMODATION SCHEDULE & AREAS                                                                                                                                                                                                                                                      |       |       |                            |           |                              |                 |       |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-------|----------------------------|-----------|------------------------------|-----------------|-------|
| Name                                                                                                                                                                                                                                                                                        | Ref   | Bed   | Storey                     | Unit No's | Unit ft <sup>2</sup>         | ft <sup>2</sup> | Total |
| Open Market Dwellings @75% (24)                                                                                                                                                                                                                                                             |       |       |                            |           |                              |                 |       |
| Parkman                                                                                                                                                                                                                                                                                     | PA 5B | 5 Bed | 2                          | 4         | 1677                         |                 | 6708  |
| Forrester                                                                                                                                                                                                                                                                                   | FO 4B | 4 Bed | 2                          | 10        | 1528                         |                 | 15280 |
| 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         | 1248                         |                 | 4992  |
| Scrivener                                                                                                                                                                                                                                                                                   | SC 4B | 4 Bed | 2                          | 3         | 1214                         |                 | 3642  |
| Sawyer                                                                                                                                                                                                                                                                                      | SY 3B | 3 Bed | 2                          | 2         | 1083                         |                 | 2166  |
| Fuller                                                                                                                                                                                                                                                                                      | FR 3B | 3 Bed | 2                          | 2         | 1054                         |                 | 2108  |
| Lymer                                                                                                                                                                                                                                                                                       | LY 3B | 3 Bed | 2                          | 9         | 995                          |                 | 8865  |
| Quilter                                                                                                                                                                                                                                                                                     | QU 3B | 3 Bed | 2                          | 2         | 954                          |                 | 1908  |
| Thespian                                                                                                                                                                                                                                                                                    | 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                          | 10        | 512                          |                 | 5120  |
| Studio                                                                                                                                                                                                                                                                                      | GARTH | 1 Bed | 3                          | 2         | 448                          |                 | 896   |
| Total:                                                                                                                                                                                                                                                                                      |       |       | 112 Units                  |           | 126453 ft <sup>2</sup>       |                 |       |
| 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:                                                                                                                                                                                                                                                                              |       |       | 2437.32 m <sup>2</sup> /ha |           | 10616.95 Un/ac               |                 |       |
| Nett Footage:                                                                                                                                                                                                                                                                               |       |       | 3354.91 m <sup>2</sup> /ha |           | 14613.96 ft <sup>2</sup> /ac |                 |       |
| *Note - All Areas Approx.<br>Abbreviations<br>Ac = Acres   ha = Hectares   ft <sup>2</sup> = Square Feet   m <sup>2</sup> = square   Un = units Metres   SSR = Single Sided Road   POS = Public Open Space   Det = Detached   Apt = Apartment   Int = Integral   Sq = Single   Dbl = Double |       |       |                            |           |                              |                 |       |

**Notes - All Areas Approx.**  
**Abbreviations:**  
Ac = Acres | ha = Hectares | ft<sup>2</sup> = Square Feet | m<sup>2</sup> = 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
- Survey Sheets 1 - 12
- Plot Edge Boundary - Title plans MS 100112, 549581, 365551 & 188076
- 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

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