

Disclaimer:
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GATEWEN ROAD, WREXHAM

PLANNING LAYOUT



OVERALL ACCOMMODATION SCHEDULE & AREAS

Name	Ref	Bed	Storey	Unit No's	Unit ft²	Total ft²
Open Market Dwellings @75% (84)						
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
Millner	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	965	8685
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 ft²
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Gross Site Area:	4.82 ha	11.91 ac
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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
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Gross Density:	23.24 Un/ha	9.40 Un/ac
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Nett Density:	31.98 Un/ha	12.94 Un/ac
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Gross Footage:	2437.32 m²/ha	10616.95 Un/ac
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Nett Footage:	3354.91 m²/ha	14613.96 ft²/ac
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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

Proposed Layout Key

- Planning Application Boundary taken from EBA
- 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 1-10
Real Estate Boundary - Title plans MS 109112, 349551, 365551 & 188079
Tree Survey - Ascenda P1342.20.01

Agg 20	Blocks updated to latest sizes. Images updated	JNL
21.07.22	Footpath 1 new real detail around apartments amended	JNL
26.06.22	Landscape amended following meeting with LPA 29.06.22 including 1.2m footpath shown to southern boundary, new real detail around apartments to create communal space plots 56 & 57 moved forward	JNL
29.06.22	Butler shown to the rear of plots 42-43, alternative point to 56 removed, boundary to southern boundary removed, indicative 1.2m footpath shown along POS areas on eastern boundary of plots 56, 57 & 58 & 59 removed	JNL
22.05.21	Landscape amended to clients comments including plots 79-81 included, lower stepped road shown to east of plots 42-43 & 79-81, relative scale reduced to suit. Footpath in sales area removed with a foramen	JNL
24.06.21	Landscape prepared for Planning Application	JNL
Rev	Date	By

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 | Plot no.: PL01 | Rev: F

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