

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	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
Firstwood	FIR 4B	4 Bed	2	10	1280	12800
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	8674
Quilter	QU 3B	3 Bed	2	2	954	1908
Thespiian	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	128448 ft²
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:		
Gross Density:	23.24 Un/ha	9.40 Un/ac
Nett Density:	31.98 Un/ha	12.94 Un/ac
Gross Footage:		
Nett Footage:	2437.22 m²/ha	10616.53 Un/ac
Nett Footage:	3354.77 m²/ha	14613.38 ft²/ac

*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 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 1-10
Plot Edge Boundary - Title plans MS 1009112, 549581, 365551 & 188075
Tree Survey - Ascenda P1342.20.01

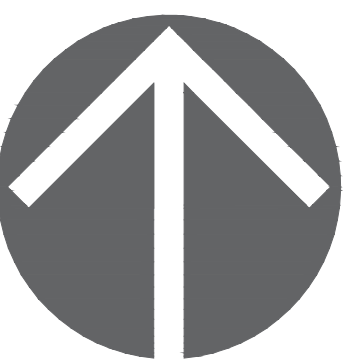
20.04.22	Buffer shown to the west of plots 41-43, alternative point to BE proposed, sought to further boundary proposed, indicate 1.2m buffer shown being POS areas on eastern boundary of plots 41-43, plots 44-45 not shown.	JNL
22.05.21	Landscape amended to delete comments including plots 73-75 included, lower developed area shown, foot of plots 41-43 2.5m, reference made to report to suit, Proposed in sales area replaced with a former.	JNL
24.05.21	Landscape prepared for Planning Application	JNL
24.05.21	Client	Client

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: **C**

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1:500 0 5 10 15 25m