



NORTH						
REF	BEDS	SQ FT	QTY	TOTAL	TYPE	
A	2	700	10	7000	2 BED TERRACE	
B	2	720	0	0	2 BED TERRACE	
C	3	900	11	9900	3 BED TERRACE	
D	3	1000	17	17000	3 BED TERRACE	
E	3	1024	4	4096	3 BED SEMI	
G	4	1350	0	0	4 BED DETACHED	
H	4	1350	10	13500	4 BED DETACHED	
I	4	1380	3	4140	4 BED DETACHED	
J	4	1240	6	7440	4 BED DETACHED	
TOTAL			61	63076		
Units / Net/ Hectare / Acre 31 / 12						
Gross area 6.94 acres						
POS area 1.17 acres						
Undevelopable area 0.4 acres						
Net area 5.37 acres						
SOUTH						
REF	BEDS	SQ FT	QTY	TOTAL	TYPE	
A	2	700	1	700	2 BED TERRACE	
B	2	720	1	720	2 BED TERRACE	
C	3	900	21	18900	3 BED TERRACE	
D	3	1000	11	11000	3 BED TERRACE	
E	3	1024	9	9216	3 BED SEMI	
G	4	1350	2	2700	4 BED DETACHED	
H	4	1350	19	25650	4 BED DETACHED	
I	4	1380	3	4140	4 BED DETACHED	
J	4	1240	4	4960	4 BED DETACHED	
TOTAL			71	77986		
Units / Net/ Hectare / Acre 30 / 11						
Gross area 8.41 acres						
POS area 1.69 acres						
Undevelopable area 0.5 acres						
Net area 6.20 acres						

Typical Property Sizes.

3000

2000

A

2 Bed

3000

2000

D

3 Bed

3000

2000

H

4 Bed

* NOTE
ALL BUILDINGS ARE UP TO 2.5 STOREY MAX (9.7m GROUND TO RIDGE LEVEL)
DIMENSIONS SHOWN HAVE A DEVIATION OF +/- 3m

KEY	
	EXISTING TREES
	EXISTING HEDGEROWS
	PROPOSED TREES
	PROPOSED HEDGEROWS
	PROPOSED PARK
	PROPOSED HOUSING
	PROPOSED STREET
	PROPOSED SHARED SURFACES
	PROPOSED SUDS POND
	PROPOSED WATER PUMP FACILITY

REV.	AMENDMENT.	DATE
Parkinson Urban Design & Masterplanning First Floor, 5 Union Court, Liverpool, L2 4SJ T: 07970 686 302 E: ian@parkinsoninc.co.uk W: www.parkinsoninc.co.uk PROJECT HOLT ROAD / ROSSETT ROAD, ROSSETT, CLYWD. CLIENT BELLIS BROS DRAWING TITLE MASTER PLAN		
SCALE	1:500 @A0	REV. H
DATE	SEPT 18	PROJECT REF ROSSETT
CHECKED	IP	DRAWING No. Pinc 100-37-SMP-01