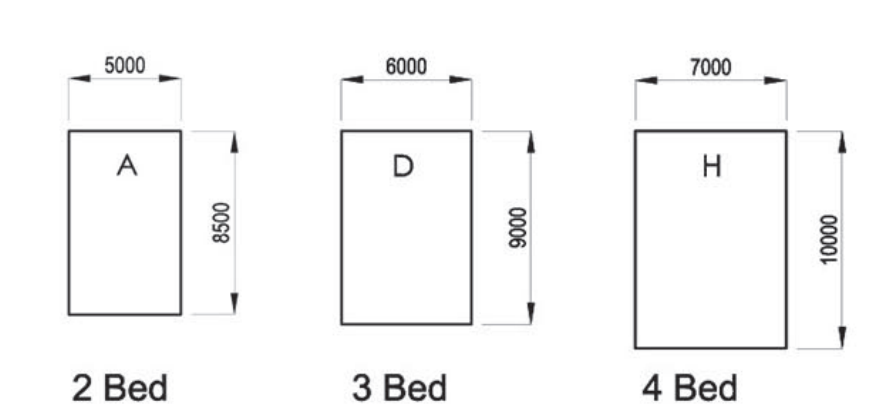




NORTH					
REF	BEDS	SQ FT	QTY	TOTAL	TYPE
A	2	700	10	7000	2 BED TERRACE
B	2	720	0	0	2 BED TERRACE
C	3	900	11	9900	3 BED TERRACE
D	3	1000	17	17000	3 BED TERRACE
E	3	1024	4	4096	3 BED SEMI
G	4	1350	0	0	4 BED DETACHED
H	4	1350	10	13500	4 BED DETACHED
I	4	1380	3	4140	4 BED DETACHED
J	4	1240	6	7440	4 BED DETACHED
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.



* 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

REV.	AMENDMENT.	DATE
Parkinson inc. Urban design & masterplanning First Floor, 5 Union Court, Liverpool, L2 4SJ T: 07970 686 302 E: ian@parkinsoninc.co.uk		
PROJECT HOLT ROAD / ROSSETT ROAD, ROSSETT, CLYWD.		
CLIENT BELLIS BROS		
DRAWING TITLE MASTER PLAN (RENDERED)		
SCALE	1:500 @A0	REV. G
DATE	Sept 2017	PROJECT REF ROSSETT
CHECKED	IP	DRAWING No. Pinc 100-37-SMP-01