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Summerhill Scheme Option 1 - Revision 'T' - Revised 02/08/2016
SG House Mix Schedule of Accommodation:

Private Dwellings:

'D'	'Deganwy'	Three Bed. Detached House Type	= 1N ^o x 920 sq.ft. each	= 920 sq.ft.
'K'	'Alvanley II'	Four Bed. Detached House Type	= 2N ^o x 1690 sq.ft. each	= 3,380 sq.ft.
'T'	'Tegid'	Four Bed. Detached House Type	= 2N ^o x 1068 sq.ft. each	= 2,136 sq.ft.
'RI'	'Richmond I'	Four Bed. Detached House Type	= 2N ^o x 1318 sq.ft. each	= 2,636 sq.ft.
'RII'	'Richmond II'	Four Bed. Detached House Type	= 3N ^o x 1458 sq.ft. each	= 4,374 sq.ft.
'C'	'Conway'	Four Bed. Detached House Type	= 3N ^o x 1672 sq.ft. each	= 5,016 sq.ft.
'B'	'Brenig'	Three Bed. Detached House Type	= 7N ^o x 960 sq.ft. each	= 6,720 sq.ft.
Total = 20N^o dwellings			Total = 25,182 sq.ft.	

Affordable Dwellings applies to 25 or more dwellings @ 25% of the total amount of dwellings = 0 No.

Public Open Space (P.O.S.):
0.4 HA. (1 acre or 4050 sq.m.) minimum of P.O.S. per 50 dwellings required.
4050 sq.m. divided by 50 dwellings = 81 sq.m. minimum of P.O.S. required per dwelling multiplied by 20N^o units = 1,620 sq.m. (0.162 HA./0.400 acres) required to comply with W.C.B.C. L.P.G. Note N^o 10.
Public Open Space (P.O.S) Site Area total = 0.622 acres (0.252 HA. or 2,526 sq.m.) = Full P.O.S. provision.
Therefore, the site has provided 0.223 acres/0.090HA./906 sq.m. over the minimum required P.O.S. area.

Gross Site Area Total.....= 2.596 acres (1.050HA. or 10,508 sq.m.)
Net Developable Site Area total.....= 1.972 acres net. (0.798 HA. or 7,982 sq.m.)

Density.....= 20 total dwellings divided by 1.972 acres net. = 10.141 dwellings per acre.
= 20 total dwellings divided by 0.798 HA net. = 25.062 dwellings per hectare.
= 25,182 total sq.ft. divided by 1.972 acres net. = 12,770 sq.ft. per acre.

Axis Architectural Services Ltd.

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Location:
Land adjoining: Chestnut Court, Summerhill, Wrexham, LL11 4SP.
Job/Project:

Proposed Residential Development.

Client:

SG Estates Limited.

Drawing Title:

Site Block Plan as Proposed - Version 1 (No R.P.A.'s & Shading Cast Areas)

Scale: Drawing.N^o: Revision: Drawn by: Date:
1:500 (A.3.) SGE.1/TMJ-03 'T' T.M.J. March 2015

