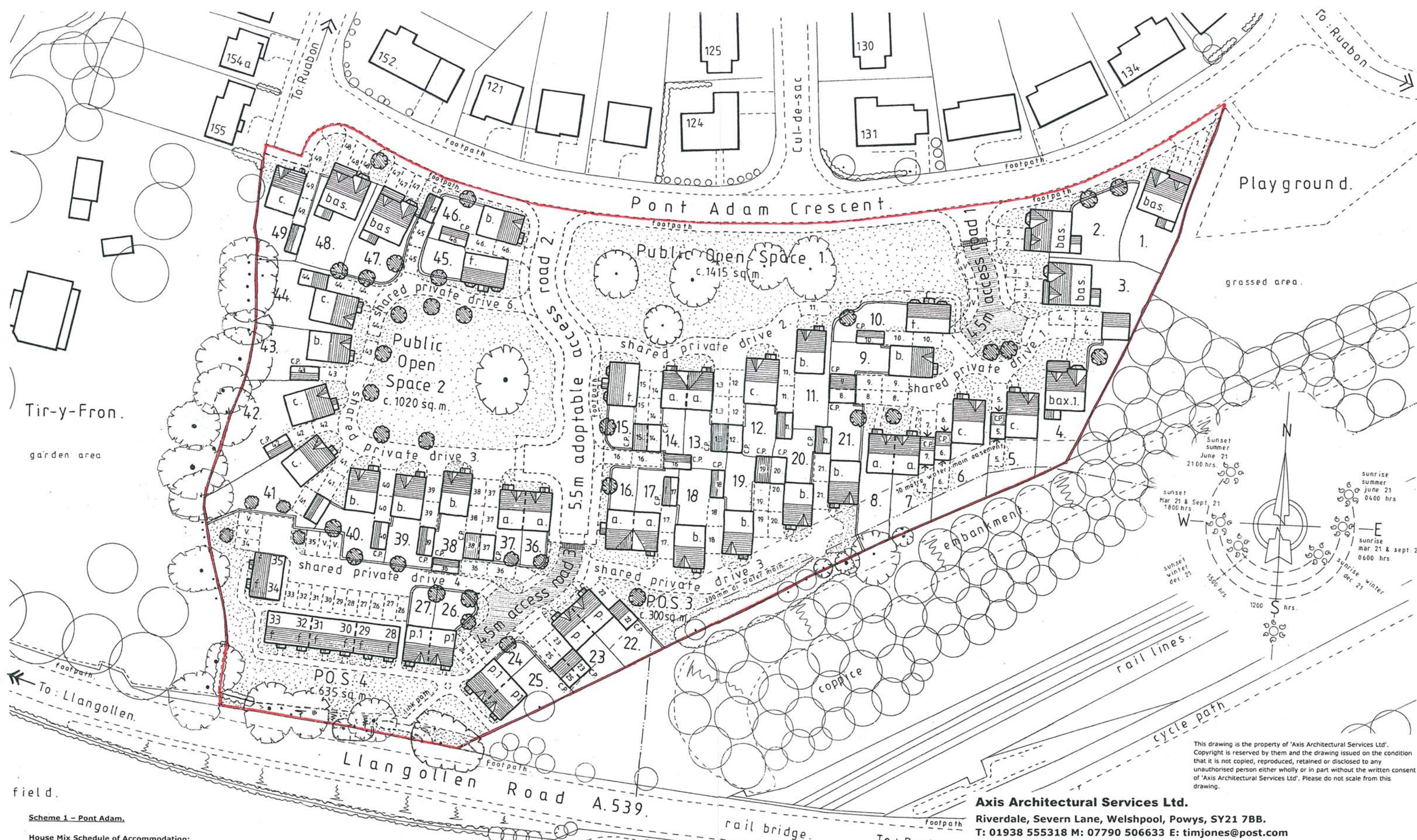




#### Scheme 1 - Pont Adam.

House Mix Schedule of Accommodation:

#### Affordable Dwellings: (Full Provision - 25% of Grand Total of 49N Dwellings).

|                                                   |                                                      |                                      |                    |
|---------------------------------------------------|------------------------------------------------------|--------------------------------------|--------------------|
| 'f'                                               | : One Bed. Terraced Apartment 'Affordable' Unit Type | = 8 N <sup>o</sup> x 500 sq.ft. each | = 4,000 sq.ft.     |
| 'p.1'                                             | : Two Bed. Semi 'Affordable' House Type              | = 4 N <sup>o</sup> x 713 sq.ft. each | = 2,852 sq.ft.     |
| Sub Total = 12N <sup>o</sup> Affordable Dwellings |                                                      |                                      | Sub = 6,852 sq.ft. |
|                                                   |                                                      |                                      | Total              |

#### Private Dwellings:

|                                          |                                       |                                      |                             |
|------------------------------------------|---------------------------------------|--------------------------------------|-----------------------------|
| 'p'                                      | : Two Bed. Semi-Detached House Type   | = 2N <sup>o</sup> x 713 sq.ft. each  | = 1,426 sq.ft.              |
| 'a'                                      | : Three Bed. Semi-Detached House Type | = 8N <sup>o</sup> x 781 sq.ft. each  | = 6,248 sq.ft.              |
| 'b'                                      | : Three Bed. Detached House type      | = 11N <sup>o</sup> x 960 sq.ft. each | = 10,560 sq.ft.             |
| 'c'                                      | : Four Bed. Detached House type       | = 7N <sup>o</sup> x 1068 sq.ft. each | = 7,476 sq.ft.              |
| 't'                                      | : Three Bed. Detached House type      | = 3N <sup>o</sup> x 975 sq.ft. each  | = 2,925 sq.ft.              |
| 'bas'                                    | : Four Bed. Detached House type       | = 5N <sup>o</sup> x 1350 sq.ft. each | = 6,750 sq.ft.              |
| 'bax1'                                   | : Four Bed. Detached House type       | = 1N <sup>o</sup> x 1505 sq.ft. each | = 1,505 sq.ft.              |
| Sub total = 37N <sup>o</sup> dwellings.  |                                       |                                      | Sub total=36,890 sq.ft.     |
| Grand Total = 49N <sup>o</sup> dwellings |                                       |                                      | Grand Total= 43,742 sq. ft. |

Key: C.P. = Carport.

Gross Site Area Total.....= 4.015 acres (1.624 HA. or 16,248 sq.m)  
 Net Developable Site Area total.....= 3.183 acres net. (1.287 HA. or 12,878 sq.m)  
 Public Open Space (P.O.S) Site Area total.....= 0.832 acres (0.337 HA. or 3,370 sq.m) - 85% of P.O.S. provision.  
 (Full P.O.S. Provision is : 81 sq.m. per dwelling minimum multiplied by 49N<sup>o</sup> units = 3969 sq.m. required.)

Density..... = 49 N<sup>o</sup> total dwellings divided by 3.183 acres net. = 15.394 dwellings per acre.  
 = 49 N<sup>o</sup> total dwellings divided by 1.287 HA net. = 38.073 dwellings per hectare.  
 = 43,792 total sq.ft. divided by 3.183 acres net. = 13,758 sq.ft. per acre.

#### Axis Architectural Services Ltd.

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Location:

Land at: Pont Adam Crescent, Ruabon, Wrexham, LL14 6EG.

Job/Project:

Proposed Residential Development

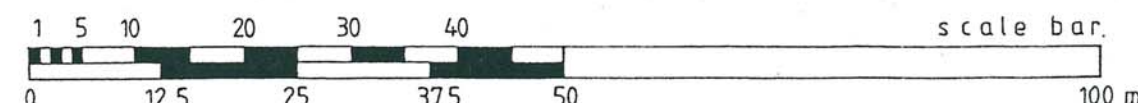
Client:

Castlemead Group Limited.

Drawing Title:

Indicative Concept / Feasibility Sketch Scheme Site Plan Proposal - Option No: 1

Scale: 1:1000 (A.4.) Drawing.N<sup>o</sup>: CGL.3/TMJ-04 Revision: 'B' : May 14 Date: March 2014



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