



- KEY
- Residential parcel
 - Rear garden
 - Primary / secondary road
 - Private drive
 - Pedestrian route
 - Public open space
 - Play space
 - SUDS / swale / ecology pond
 - Retained / proposed vegetation
 - Acoustic bund / fence

AREA CALCULATIONS

- Gross area: 21.53 ha
- Gross nett developable area: 13.83ha
- POS/archaeology area/SUDS/swales/acoustic bunds: 7.56 ha

INDICATIVE ACCOMMODATION SCHEDULE

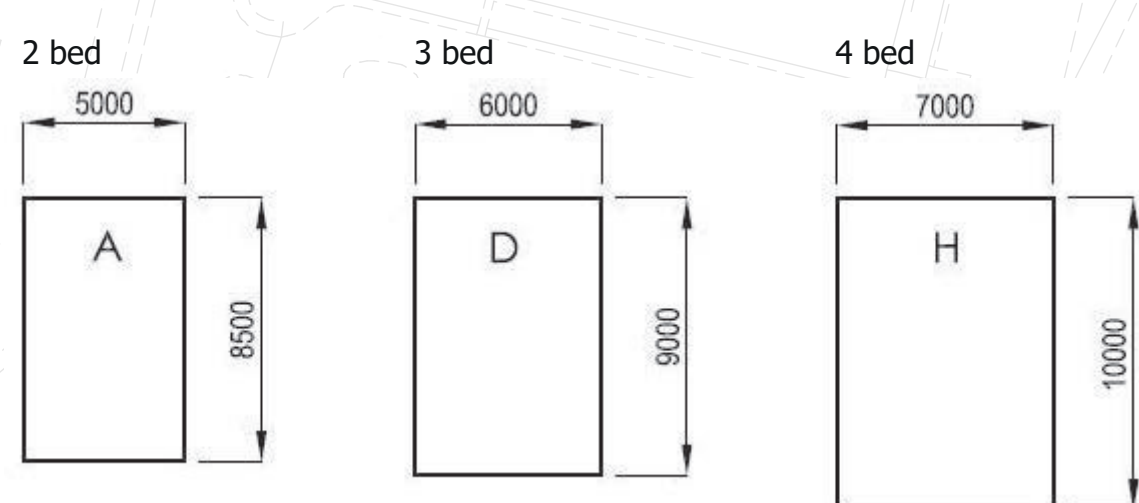
Floorplans of 'typical property sizes' dimensions shown (average of the range of properties) have a deviation of +/- 2m:

	category	width	length	height (ridge)
1 bedroom	house	7.4m	8.1m	8.4m
	apartment	17.7m	16.2m	11.8m
2 bedroom	house	4.8m	9m	8.6m
	apartment	4.8m	8.2m	8.4m
3 bedroom	house	4.8m	10m	8.2m
	house	4.8m	7.5m	10.2m
	house	5.4m	8.7m	9m
	house	6m	9.2m	8.6m
	bungalow	8.7m	11.4m	6.5m
4 bedroom	house	9.2m	9.4m	8.5m
	house	5.7m	9.2m	10m
	house	8.4m	9.8m	8.3m
	house	8.3m	9.7m	8.8m
	house	6m	9.2m	9.3m
	house	9.3m	10m	8.6m
	house	9.1m	9.1m	8.3m

(These areas are based on an outline application design and are subject to change at Reserved Matters)

INDICATIVE BUILDING PLAN DIMENSIONS

The dimensions below illustrate potential dimensions for the different house types. They may present narrow or broad elevation towards the street.



BUILDING HEIGHT PARAMETERS

Minimum eaves height 2.4 m (bungalow) to 7.2 m (3 storey). Ground to ridge height up to maximum 3 storey (12.2m). Dimensions shown are indicative and have a deviation of +/- 3m.

- 1 Acoustic bund and/or fencing with vegetation
- 2 Retained mature trees
- 3 Central green pocket within development
- 4 Tree lined avenue into development
- 5 Swale features along roads
- 6 Locally equipped area of children's play (LEAP)
- 7 Green ecological corridor with SUDS features
- 8 Frontage onto public open space
- 9 Archaeological preservation in situ (public open space with meadow planting)
- 10 Proposed new bus stop
- 11 Site access

Stansty Green, Wrexham
Russell Homes



Illustrative Masterplan with Dimensions

DATE: 09.03.21
DRAWING: A106224-001-2
REVISION: U

SCALE: 1:1000 @ A0
DRAWN BY: BR / EF
CHECKED BY: AC

REVISION NOTES

Rev	Amendments	By	Date
R	Amendments to bunds	BR	25.01.21
T	Amendments to archaeological area and development parcels	EF	26.02.21
U	Updates following council meeting	BR	09.03.21