



AREA CALCULATIONS

- Gross Area: 21.53 ha
- Gross Net developable area: 13.8ha
- POS/archaeology area/SUDS/acoustic bunds: 8.68 ha

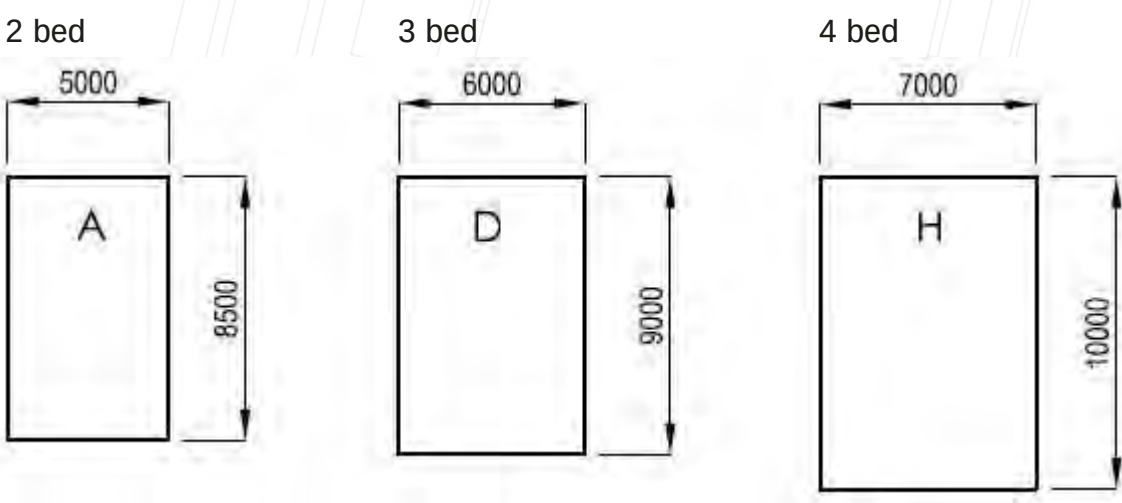
INDICATIVE ACCOMMODATION SCHEDULE

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
	house	4.8m	8.2m	8.4m
	apartment	18m	18m	12.8m
3 bedroom	house	5.3m	8.6m	8.5m
	house	7.4m	10m	8.2m
	house	4.8m	7.5m	10.2m
	house	5.4m	8.7m	9m
	house	6m	9.2m	8.6m
4 bedroom	bungalow	8.7m	11.4m	6.5m
	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

INDICATIVE BUILDING PLAN DIMENSIONS

The dimensions below illustrate potential dimensions for the different house types. The 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 Noise bund with planted 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 protection in situ (public open space with meadow planting)
- 10 Proposed new bus stop
- 11 Site access

- KEY
- Residential
 - Rear garden
 - Road
 - Private drive
 - Path
 - Public open space
 - Play space
 - SUDS / swale / ecology pond
 - Vegetation

Stansty Green Wrexham
Russell Homes

Development Framework
DATE: 26.02.21
DRAWING: A106224-002
REVISION: L

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

TETRA TECH

REVISION NOTES

Rev	Amendments	By	Date
P	Amendments to Swale	BR	25.01.21
L	Amendments to Acoustic Fence	EF	26.02.21

1. DO NOT SCALE FROM THIS DRAWING
2. THIS DRAWING IS TO BE USED FOR ALL OTHER RELEVANT DRAWINGS
3. ANY DISCREPANCIES CHECK WITH WHO, IF IN DOUBT ASK
4. DRAWING TO BE USED FOR PURPOSES OF THE CASE AND NOTED ON PLAN
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