



NOTES

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KEY

- Site boundary
- Blue line
- Residential parcel
- Private garden
- Road
- Private drive
- Path
- Public open space
- Play space
- Ecology pond/swale
- Retained vegetation

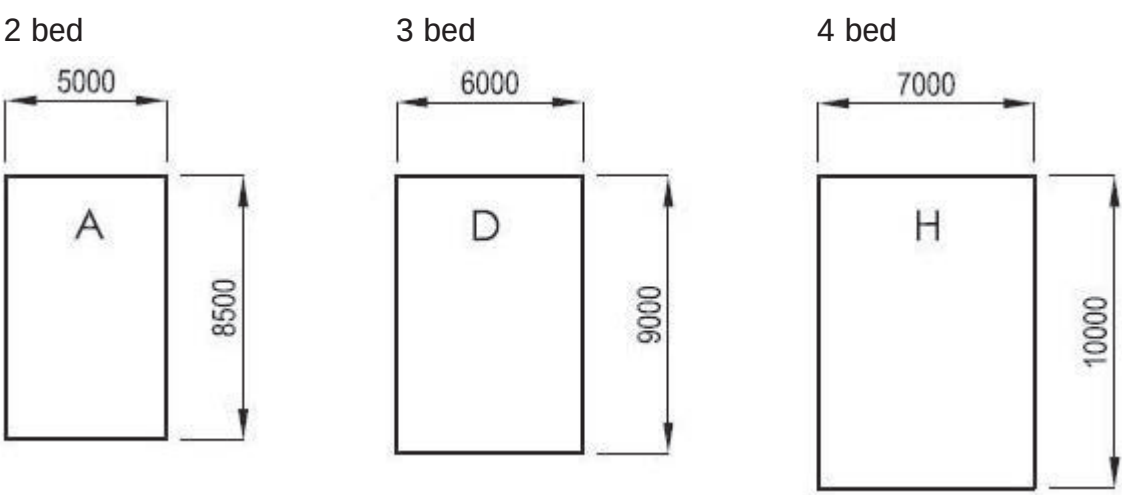
INDICATIVE ACCOMMODATION SCHEDULE

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	8.6m
	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
	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

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.

AREA CALCULATIONS

- Gross Area: 21.53 ha
- Net developable area: 13.65 ha
- POS/SUDS/Acoustic Bunds: 7.88 ha

- Noise bund with planted vegetation.
- Retained mature trees.
- Central green pocket within development.
- Tree lined avenue into development.
- Swale features along roads.
- Locally Equipped Area of Children's Play (LEAP).
- Green ecological corridor with SuDS features.
- Frontage onto open space.
- Large areas of public open space.
- Proposed new bus stop
- Site access



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PROJECT

Stansty Green

Wrexham

Russell Homes

DRAWING

Illustrative Masterplan

SCALE

1:1000 @ A0

DATE

13/12/19

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