



NORTH					
REF	BEDS	SQ FT	QTY	TOTAL	TYPE
A	2	700	10	7000	2 BED TERRACE
B	2	720	0	0	2 BED TERRACE
C	3	900	11	9900	3 BED TERRACE
D	3	1000	17	17000	3 BED TERRACE
E	3	1024	4	4096	3 BED SEMI
G	4	1350	0	0	4 BED DETACHED
H	4	1350	10	13500	4 BED DETACHED
I	4	1380	3	4140	4 BED DETACHED
J	4	1240	6	7440	4 BED DETACHED
TOTAL			61	63076	
Units / Net/ Hectare / Acre 31 / 12					
Gross area 6.94 acres					
POS area 1.17 acres					
Undevelopable area 0.4 acres					
Net area 5.37 acres					
SOUTH					
REF	BEDS	SQ FT	QTY	TOTAL	TYPE
A	2	700	1	700	2 BED TERRACE
B	2	720	1	720	2 BED TERRACE
C	3	900	21	18900	3 BED TERRACE
D	3	1000	11	11000	3 BED TERRACE
E	3	1024	9	9216	3 BED SEMI
G	4	1350	2	2700	4 BED DETACHED
H	4	1350	19	25650	4 BED DETACHED
I	4	1380	3	4140	4 BED DETACHED
J	4	1240	4	4960	4 BED DETACHED
TOTAL			71	77986	
Units / Net/ Hectare / Acre 30 / 11					
Gross area 8.41 acres					
POS area 1.69 acres					
Undevelopable area 0.5 acres					
Net area 6.20 acres					

Legend

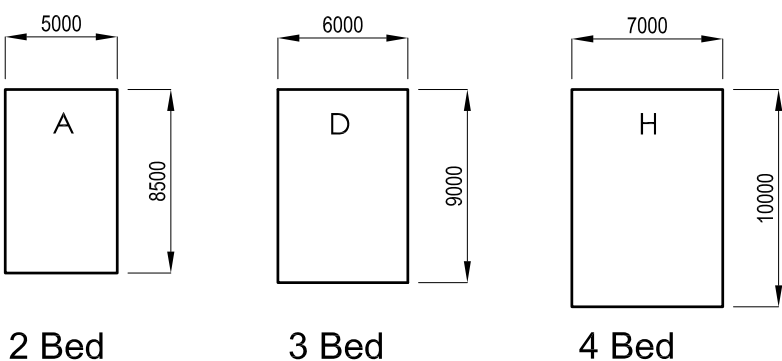
Root Protection Area
Modified to Account for
Site Features

Category A (High Quality)
Category B (Moderate Quality)
Category C (Low Quality)
Category U (Dead/Dying/In Decline)

Tree Position Approximate
(not shown on original survey)
Tree Proposed for Removal

Crown Spread
Tree Number

Typical Property Sizes.



* NOTE
ALL BUILDINGS ARE UP TO 2.5 STOREY MAX (9.7m GROUND TO RIDGE LEVEL)
BUILDINGS WILL HAVE A MINIMUM EAVES HEIGHT OF 3.5m FOR A 1.5 STOREY PROPERTY AND 4.5m FOR A 2 STOREY PROPERTY DIMENSIONS SHOWN HAVE A DEVIATION OF +/- 3m

REV.	AMENDMENT.	DATE
Parkinson Urban design & masterplanning		
First Floor, 5 Union Court, Liverpool, L2 4SJ T: 07970 686 302 E: ian@parkinsoninc.co.uk W: www.parkinsoninc.co.uk		
PROJECT HOLT ROAD / ROSSETT ROAD, ROSSETT, CLYWD.		
CLIENT BELLIS BROS		
DRAWING TITLE MASTER PLAN		
SCALE	1:500 @A0	REV. H
DATE	SEPT 18	PROJECT REF ROSSETT
CHECKED	IP	DRAWING No. P/Inc 100-37-SMP-01