



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

Root Protection Area

Category A
(High Quality)

Category B
(Moderate Quality)

Category C
(Low Quality)

Category U
(Dead/Dying/In Decline)

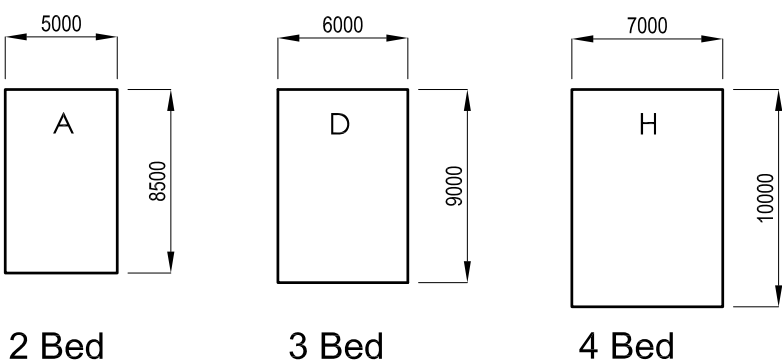
Tree Position Approximate
(not shown on original survey)

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