



Summerhill Scheme SG House Mix Schedule of Accommodation:

Private Dwellings:

'D'	'Deganwy'	Three Bed. Detached House Type = 3N9 x 920 sq.ft. each	= 2,760 sq.ft.
'K'	'Alvanley II'	Four Bed. Detached House Type = 3N9 x 1690 sq.ft. each	= 5,070 sq.ft.
'RI'	'Richmond I'	Four Bed. Detached House Type = 2N9 x 1318 sq.ft. each	= 2,636 sq.ft.
'RII'	'Richmond II'	Four Bed. Detached House Type = 1N9 x 1458 sq.ft. each	= 1,458 sq.ft.
'C'	'Conway'	Four Bed. Detached House Type = 3N9 x 1672 sq.ft. each	= 5,016 sq.ft.
'T'	'Brenig'	Three Bed. Detached House Type = 8N9 x 960 sq.ft. each	= 7,680 sq.ft.
		Total = 20 dwellings	Total = 24,620 sq.ft.

Affordable Dwellings applies to 25 or more dwellings @ 25% of the total amount of dwellings = 0 No.

Public Open Space (P.O.S.):
0.4 HA. (1 acre or 4050 sq.m.) minimum of P.O.S. per 50 dwellings required.
4050 sq.m. divided by 50 dwellings = 81 sq.m. minimum of P.O.S. required per dwelling multiplied by 20N9 units = 1,620 sq.m. (0.162 HA./0.400 acres) required to comply with W.C.B.C. L.P.G. Note No 10.
Public Open Space (P.O.S) Site Area total = 0.622 acres (0.252 HA. or 2,526 sq.m.) = Full P.O.S. provision.
Therefore, the site has provided 0.223 acres/0.090HA./906 sq.m. over the minimum required P.O.S. area.

Gross Site Area Total.....= 2.596 acres (1.050HA. or 10,508 sq.m.)
Net Developable Site Area total.....= 1.972 acres net. (0.798 HA. or 7,982 sq.m.)

Density.....= 20 total dwellings divided by 1.972 acres net. = 10.141 dwellings per acre.
= 20 total dwellings divided by 0.798 HA net. = 25.062 dwellings per hectare.
= 24,620 total sq.ft. divided by 1.972 acres net. = 12,484 sq.ft. per acre.

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Location:

Land adjoining: Chestnut Court, Summerhill, Wrexham, LL11 4SP.

Job/Project:

Proposed Residential Development.

Client:

SG Estates Limited.

Drawing Title:

Site Block Plan as Proposed - Version 1 (No R.P.A.'s & Shading Cast Areas)

Scale: 1:500 (A.3.) Drawing No: SGE.1/TMJ-03 Revision: B Drawn by: T.M.J. Date: March 2015

