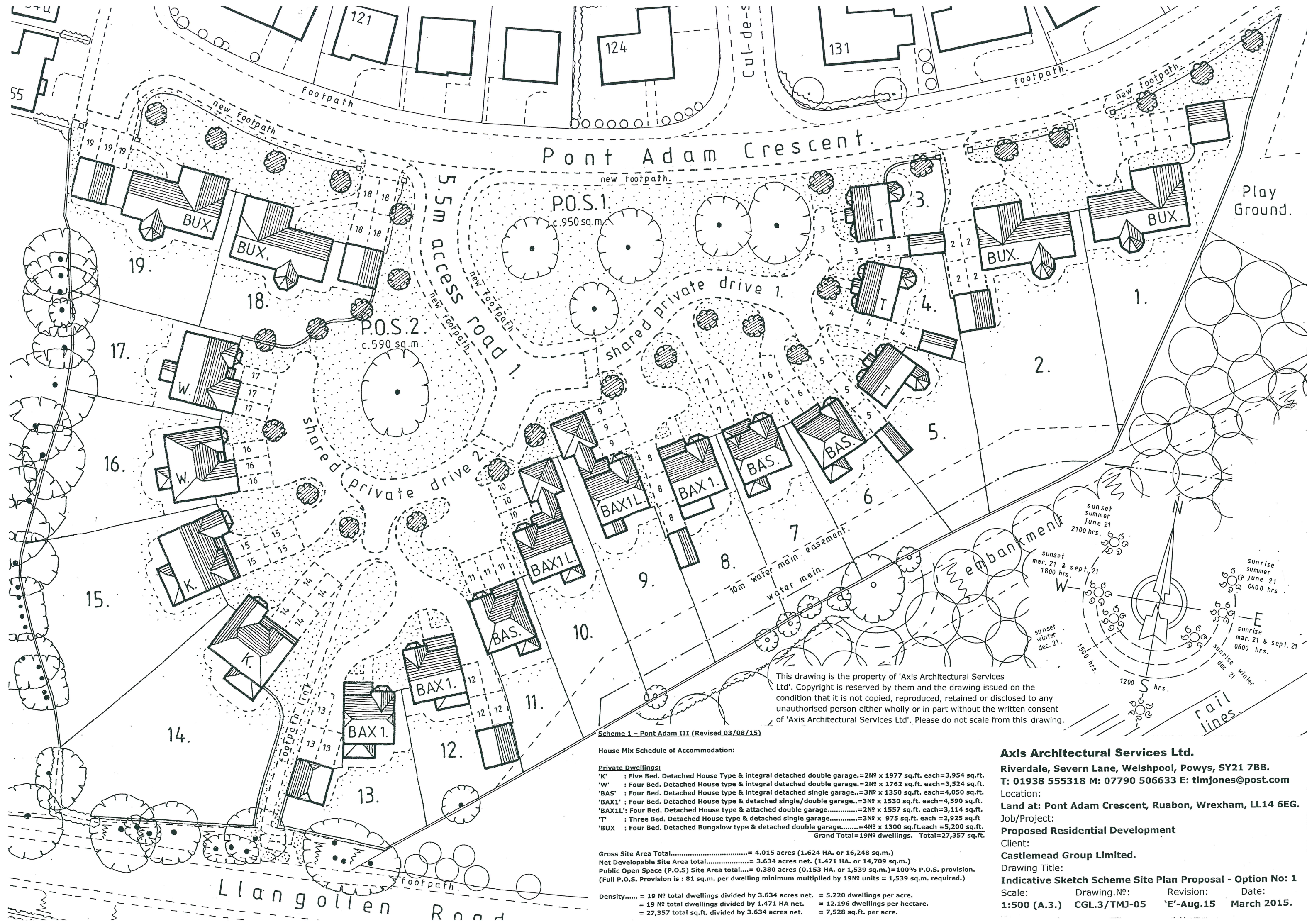




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Scheme 1 – Pont Adam III (Revised 03/08/15)

House Mix Schedule of Accommodation:

Private Dwellings:	
'K'	: Five Bed. Detached House Type & integral detached double garage.=2N ^o x 1977 sq.ft. each=3,954 sq.ft.
'W'	: Four Bed. Detached House type & integral detached double garage.=2N ^o x 1762 sq.ft. each=3,524 sq.ft.
'BAS'	: Four Bed. Detached House type & integral detached single garage.=3N ^o x 1350 sq.ft. each=4,050 sq.ft.
'BAX1'	: Four Bed. Detached House type & detached single/double garage.=3N ^o x 1530 sq.ft. each=4,590 sq.ft.
'BAX1L'	: Four Bed. Detached House type & attached double garage.=2N ^o x 1557 sq.ft. each=3,114 sq.ft.
'T'	: Three Bed. Detached House type & detached single garage.=3N ^o x 975 sq.ft. each=2,925 sq.ft.
'BUX'	: Four Bed. Detached Bungalow type & detached double garage.=4N ^o x 1300 sq.ft.each =5,200 sq.ft.
Grand Total=19N ^o dwellings. Total=27,357 sq.ft.	

Gross Site Area Total.....= 4.015 acres (1.624 HA. or 16,248 sq.m.)
Net Developable Site Area total.....= 3.634 acres net. (1.471 HA. or 14,709 sq.m.)
Public Open Space (P.O.S) Site Area total....= 0.380 acres (0.153 HA. or 1,539 sq.m.)=100% P.O.S. provision.
(Full P.O.S. Provision is : 81 sq.m. per dwelling minimum multiplied by 19N^o units = 1,539 sq.m. required.)

Density..... = 19 N^o total dwellings divided by 3.634 acres net. = 5.220 dwellings per acre.
= 19 N^o total dwellings divided by 1.471 HA net. = 12.196 dwellings per hectare.
= 27,357 total sq.ft. divided by 3.634 acres net. = 7,528 sq.ft. per acre.

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Location:
Land at: Pont Adam Crescent, Ruabon, Wrexham, LL14 6EG.
Job/Project:

Proposed Residential Development

Client:
Castlemead Group Limited.

Drawing Title:
Indicative Sketch Scheme Site Plan Proposal - Option No: 1
Scale: Drawing.N^o: Revision: Date:
1:500 (A.3.) CGL.3/TMJ-05 'E'-Aug.15 March 2015.