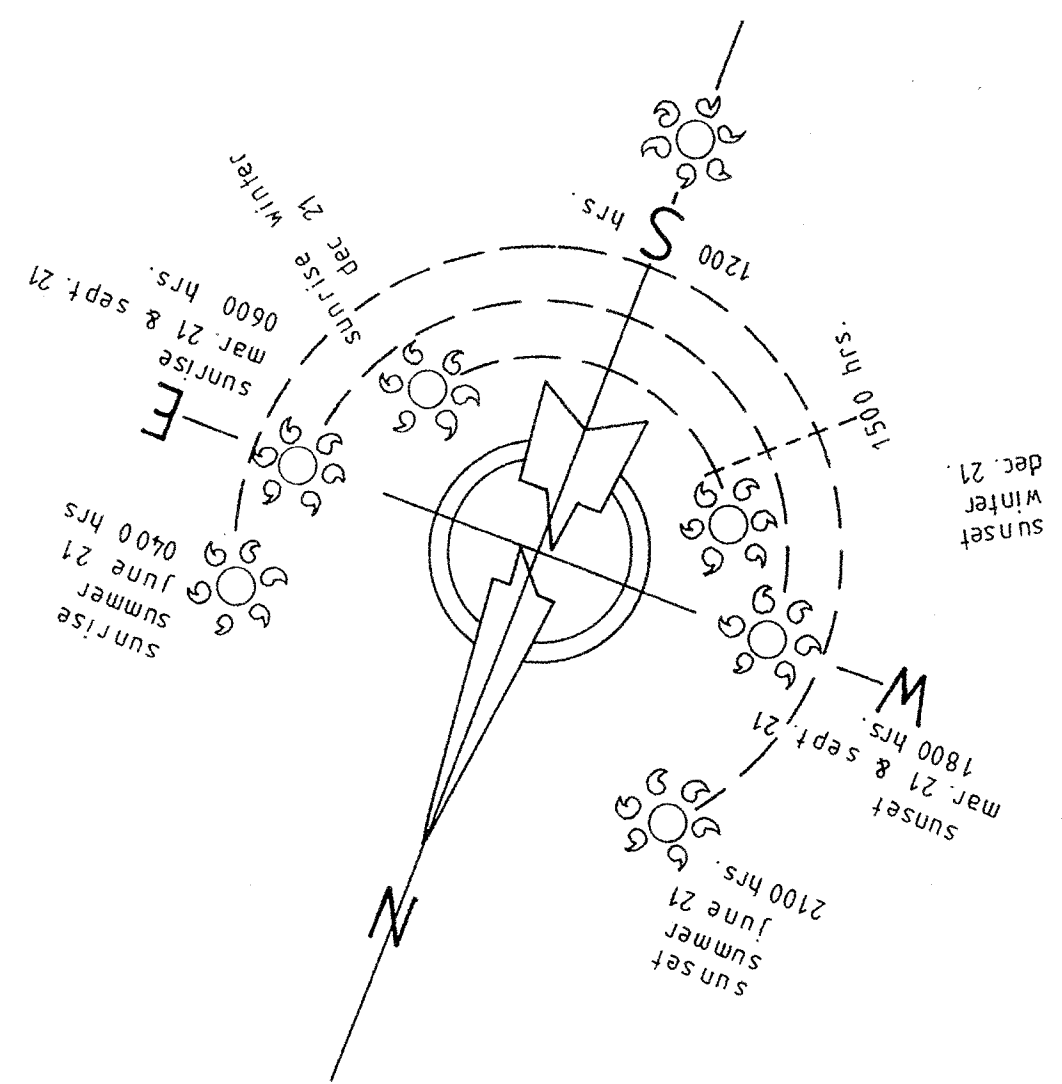




Summerhill Scheme Option 1

50 House Mix Schedule of Accommodation:

Private Dwellings:	Three Bed, Detached House Type = 3W x 920 sq.ft. each = 2,760 sq.ft.
'D' : 'Dagany' :	Four Bed, Detached House Type = 3W x 1690 sq.ft. each = 5,070 sq.ft.
'K' : 'Avenley II' :	Four Bed, Detached House Type = 2W x 1318 sq.ft. each = 2,636 sq.ft.
'R' : 'Richmond I' :	Four Bed, Detached House Type = 1W x 1458 sq.ft. each = 1,458 sq.ft.
'RIT' : 'Richmond II' :	Four Bed, Detached House Type = 1W x 1458 sq.ft. each = 1,458 sq.ft.
'T' : 'Beng' :	Three Bed, Detached House Type = 3W x 960 sq.ft. each = 2,880 sq.ft.
	Total = 20 dwellings

Affordable Dwellings applies to 25 or more dwellings @ 25% of the total amount of dwellings = 0.0 No.

Public Open Space (P.O.S.)

0.4 HA. (1 acre) 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 20W units = 1,620 sq.m. (0.462 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 7,482 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. = 12,489 sq.ft. per acre.



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

Job/Project: Proposed Residential Development.

Client: S6 Estates Limited.

Drawing Title: Site Plan as Proposed.

Scale: 1:200 (A.O.)

Revision: B

Drawn by: T.M.J.

Date: March 2015

