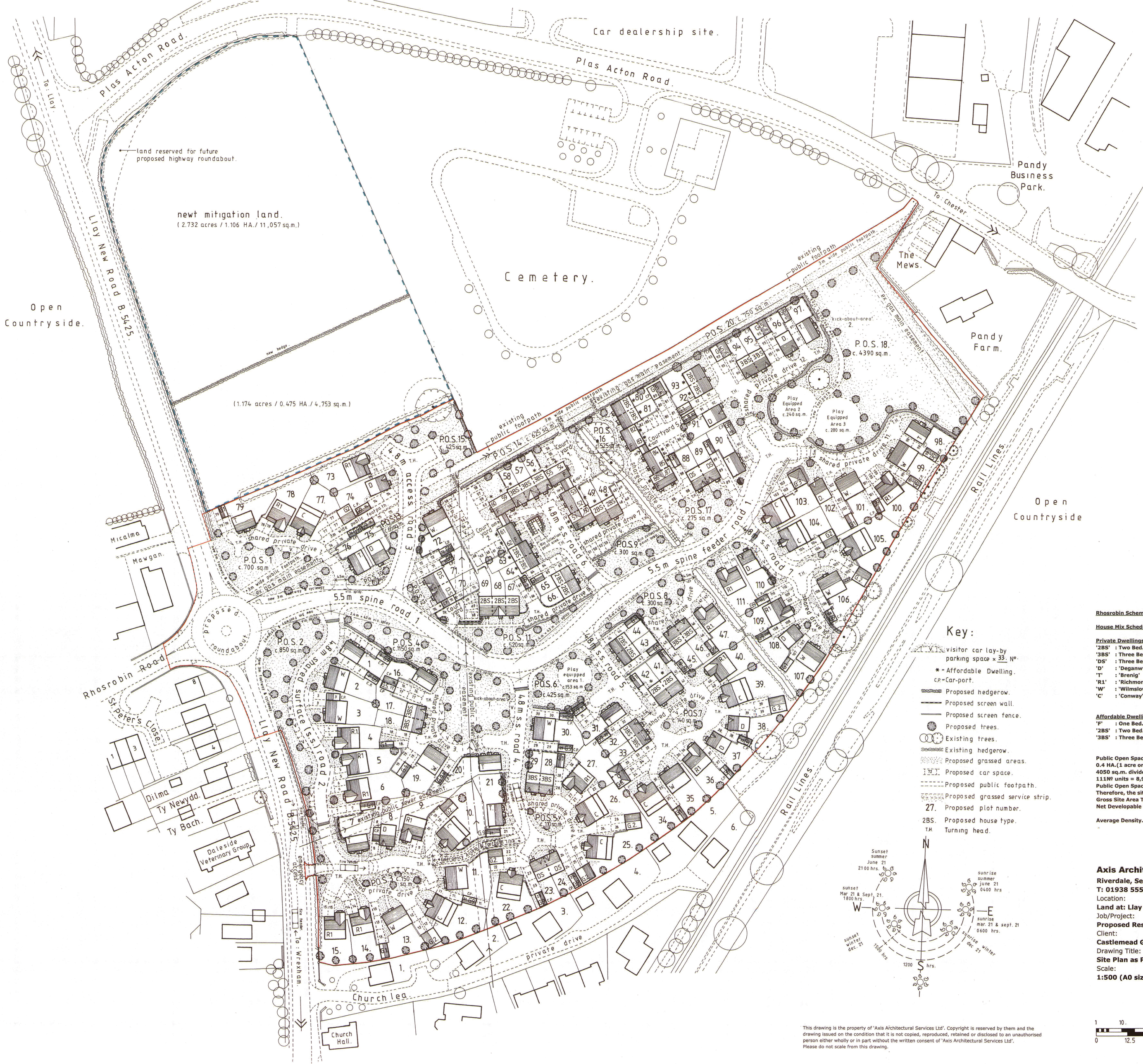

Rhosrobin Scheme 8 – Revision : 'H' (09/01/2015).

House Mix Schedule of Accommodation : Plots 1 to 111 inclusive :

Private Dwellings:

'2BS'	: Two Bed. Semi-Detached House Type	= 7№ x 794 sq.ft. each	= 5,558 sq.ft
'3BS'	: Three Bed. Semi-Detached House Type.....	= 11№ x 1050 sq.ft. each	=11,550 sq.ft
'DS'	: Three Bed. Semi-Detached House Type.....	= 6№ x 920 sq.ft. each	= 5,520 sq.ft.
'D'	: 'Deganwy'	: Three Bed. Detached House Type..= 10№ x 920 sq.ft. each	= 9,200 sq.ft.
'T'	: 'Brenig'	: Three Bed Detached House Type...= 11№ x 975 sq.ft. each	=10,775 sq.ft.
'R1'	: 'Richmond 1'	: Four Bed. Detached House Type....= 15№ x 1,318 sq.ft. each	=19,770 sq.ft.
'W'	: 'Wilmslow'	: Four Bd. Detached House Type....= 12№ x 1,418 sq.ft. each	=17,016 sq.ft.
'C'	: 'Conway'	: Four Bd. Detached House Type....= 11№ x 1,672 sq.ft. each	=18,392 sq.ft.
		Sub Total = 83№ dwellings. Sub Total=	97,731 sq.ft.

Affordable Dwellings: (Full Provision : 25% of 111No. Grand Total of Dwellings=27.75 = 28 No. rounded up).

'F'	: One Bed. Terraced Apartment 'Affordable' Unit Type.....= 16№ x 488 sq.ft. each		= 7,808 sq.ft.
'2BS'	: Two Bed. Semi & Terraced 'Affordable' House Type.....= 10№ x 794 sq.ft. each		= 7,940 sq.ft.
'3BS'	: Three Bed. Semi & Terraced 'Affordable' House Type.....= 2№ x 1050 sq.ft.each		= 2,100 sq.ft
	Sub Total = 28№ Affordable	Sub Total	= 17,848 sq.ft.
	Grand Total = 111 № dwellings	Grand Total=	115,579 sq.ft.

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 111№ units = 8,991 sq.m. required to comply with W.C.B.C. L.P.G. Note № 10.
Public Open Space (P.O.S) Site Area total = 2.928 acres (1.185 HA. or 11,850 sq.m.) = Full P.O.S. provision.
Therefore, the site has provided 0.706 acres/0.285 HA./2,859 sq.m. over the minimum required P.O.S. area.
Gross Site Area Total.....= 11.714 acres (4.740 HA. or 47,409 sq.m)
Net Developable Site Area total.....= 8.786 acres net. (3.555 HA. or 35,559 sq.m.)

Average Density.....= 111 total dwellings divided by 8.786 acres net... = 12.633 dwellings per acre.
= 111 total dwellings divided by 3.555 HA. net.....= 31.223 dwellings per hectare.
= 115,579 total sq.ft. divided by 8.786 acres net....= 13,154 sq.ft. per acre.

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Location:
Land at: Llay New Road, Rhosrobin, Wrexham, LL11 2UB.
Job/Project:
Proposed Residential Development.
Client:
Castlemead Group Limited.
Drawing Title:
Site Plan as Proposed – Scheme Option No: 8

Scale:	Drawing.№:	Revision:	Drawn by:	Date:
1:500 (A0 size)	**CGL.1/TMJ-05**	**'H':Jan.15**	**T.M.J.**	**June 2014 .**

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Please do not scale from this drawing.

scale bar
1 10. 20 30 40
0 12.5 25 37.5 50 100 m.