

Key:

- visitor car lay-by parking space x 33 Nº.
- * = Affordable Dwelling.
- c.p. = Car-port.
- Proposed hedgerow.
- Proposed screen wall.
- Proposed screen fence.
- Proposed trees.
- Existing trees.
- Existing hedgerow.
- Proposed grassed areas.
- Proposed car space.
- Proposed public footpath.
- Proposed grassed service strip.
- 27. Proposed plot number.
- 2BS. Proposed house type.
- T.H. Turning head.

This drawing is the property of 'Axis Architectural Services Ltd'. Copyright is reserved by them and the drawing issued on the condition that it is not copied, reproduced, retained or disclosed to an unauthorised person either wholly or in part without the written consent of 'Axis Architectural Services Ltd'. Please do not scale from this drawing.

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	= 7Nº x 794 sq.ft. each	= 5,558 sq.ft
'3BS'	: Three Bed. Semi-Detached House Type.....	= 11Nº x 1050 sq.ft. each	=11,550 sq.ft
'DS'	: Three Bed. Semi-Detached House Type.....	= 6Nº x 920 sq.ft. each	= 5,520 sq.ft.
'D'	: 'Deganwy' : Three Bed. Detached House Type..	= 10Nº x 920 sq.ft. each	= 9,200 sq.ft.
'T'	: 'Brenig' : Three Bed Detached House Type...	= 11Nº x 975 sq.ft. each	=10,775 sq.ft.
'R1'	: 'Richmond 1' : Four Bed. Detached House Type....	= 15Nº x 1,318 sq.ft. each	=19,770 sq.ft.
'W'	: 'Wilmslow' : Four Bed. Detached House Type....	= 12Nº x 1,418 sq.ft. each	=17,016 sq.ft.
'C'	: 'Conway' : Four Bed. Detached House Type....	= 11Nº x 1,672 sq.ft. each	=18,392 sq.ft
		Sub Total = 83Nº 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.....	= 16Nº x 488 sq.ft. each	= 7,808 sq.ft.
'2BS'	: Two Bed. Semi & Terraced 'Affordable' House Type.....	= 10Nº x 794 sq.ft. each	= 7,940 sq.ft.
'3BS'	: Three Bed. Semi & Terraced 'Affordable' House Type.....	= 2Nº x 1050 sq.ft.each	= 2,100 sq.ft
		Sub Total = 28Nº Affordable Sub Total	= 17,848 sq.ft.
		Grand Total = 111 Nº 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 111Nº units = 8,991 sq.m. required to comply with W.C.B.C. L.P.G. Note Nº 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.

Axis Architectural Services Ltd.
Riverdale, Severn Lane, Welshpool, Powys, SY21 7BB.
T: 01938 555318 M: 07790 506633 E: timjones@post.com

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

