Key :

- visitor car lay-by parking space x 35 No.
- * = Affordable Dwelling.
- cp = 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.

Rhosrobin Scheme 8

House Mix Schedule of Accommodation : Plots 1 to 117 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	= 12Nº x 1050 sq.ft. each	=12,600 sq.ft
'DS'	: Three Bed. Semi-Detached House Type	= 8Nº x 920 sq.ft. each	= 7,360 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	= 10Nº x 975 sq.ft. each	= 9,750 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	= 13Nº x 1,418 sq.ft. each	=18,434 sq.ft.
'C'	: 'Conway' : Four Bed. Detached House Type	= 13Nº x 1,672 sq.ft. each	=21,736 sq.ft
		Sub Total = 88 Nº dwellings.	Sub Total=104,408 sq.ft.

Affordable Dwellings: (Full Provision – 25% of Grand Total of Dwellings).

'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	= 3Nº x 1050 sq.ft.each	= 3,150 sq.ft
		Sub Total = 29Nº Affordable	Sub Total = 18,898 sq.ft.
		Grand Total = 117 Nº dwellings	Grand Total= 123,306 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 117Nº units = 9,477 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 = 2.343 acres (0.948 HA. or 9,485 sq.m.) = Full P.O.S. provision.

Gross Site Area Total.....= 11.714 acres (4.740 HA. or 47,409 sq.m)
Net Developable Site Area total.....= 9.371 acres net. (3.792 HA. or 37,924 sq.m.)

Average Density.....= 117 total dwellings divided by 9.371 acres net....= 12.485 dwellings per acre.
= 117 total dwellings divided by 3.792 HA net.....= 30.854 dwellings per hectare.
= 123,306 total sq.ft. divided by 9.371 acres net....= 13,323 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 Proposed – Scheme Option No: 8

Scale:	Drawing.Nº:	Revision:	Date:
1:500 (A0 size)	**CGL.1/TMJ-05**	**'F':Oct.14**	**June 2014 .**

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Please do not scale from this drawing.

scale bar.
1 5 10 20 30 40
0 12.5 25 37.5 50 100 m.