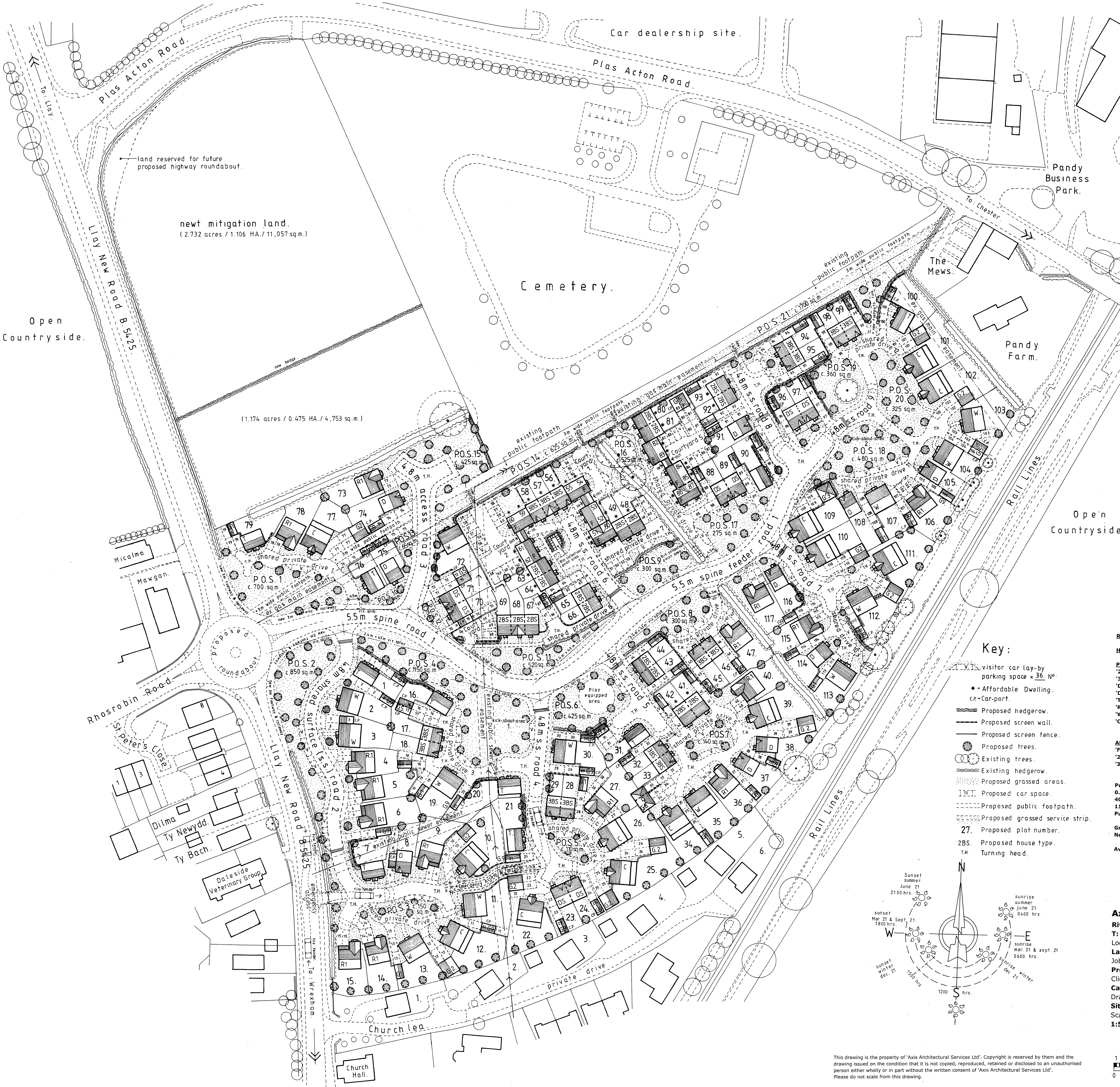

Rhosrobin Scheme 8

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**	**'E':Oct.14**	**June 2014 .**

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