TO BE PRINTED IN COLOUR

Schedule of Accomodation

Houses:		
2 Bed/ 4 Person	-	23 units
3 Bed/ 5 Person	-	21 units
4 Bed/ 6 Person	-	2 units
2 Bed Bungalow	-	2 units
Total	-	48 units
Apartments		
1 Bed/ 2 Person	-	15 units
2 Bed/ 3 Person	-	29 units
Total	-	44 units
Residential Total	-	92 dwellings

KEY:

- 1.8m High wall comprising 900mm high brickwork wall with b.o.e coping and 900mm high metal ball top railings over
- 1.8m High Close Boarded Fence with Concrete Posts and 1.2m wide gates (double or single where shown)
- 1.2m High Close Boarded Fence
- New 1.8m High Brick Wall
- New 'Secura' Retaining Wall by Tobermore or similar approved
- 0.9m High Metal Ball Top Railings
- 1.2m High Metal Ball Top Railings
- 1.8m High 'Mobiline' instant green fencing clad in ivy, metal posts to be @ 1.36m centres
- 1.8m High 'Paliframe' fencing by Jackson with matching gates where shown.
- Denotes position of external rotary dryers to meet Code for Sustainable Homes & Lifetimes Homes requirements.
- Denotes location of new street lights to be adopted upon completion. Exact specification to be agreed with Local Authority. positions shown are indicative, exact layout by specialist - not to impede vehicle access to dwellings.
- Denotes location of Timber shed within gardens. To meet requirements of Code for sustainable homes and to include adequate room for cycle storage as per CSH requirements (see CfSH note).
- Denotes timber bin stores to apartments, sized to meet Code for Sustainable Homes requirements.
- Denotes location of 1200mm x 1200mm tactile crossing points to the satisfaction of the Highways Department and BCO complete with dropper kerbs. Exact detail to be provided for approval.
- Denotes turfed areas.
- Denotes tegular permeable paving finish by Marshalls or similar. Contrasting colour tegular block to be used to demarcate between adjacent drives where shown (thick dashed line).
- ~~Denotes location of grasscrete finish to parking areas.~~
- Denotes tarmaccadum finish to roads, paths etc. All to be to adoptable standards.
- Denotes planting areas - exact species etc to be confirmed.
- Denotes location of motor bike barrier to footpath entrances.
- ~~Denotes location of padlock lockable galvanised fold down parking post by Bailey International street furniture or similar approved.~~
- Denotes location of new tree - exact species etc to be confirmed.
- AR — Denotes location of anti ram stainless steel bollard to CRC by Bailey International Street Furniture or similar approved.
- Denotes location of new floor recessed Marker LED lights by Philips.
- Denotes Perfecta 600x600mm paving finish by Marshalls or similar
- Denotes water butt to meet CfSH requirements, complete with stand and fixed outlet and overflow to RWP.
- Small level areas for shrubs provided adjacent to rear parking drives where shown, nominally 1 x 1m size. Each area to be finished with concrete edging.
- + 81.41 — Denotes proposed levels.

Provide covered cycle store for minimum 8 cycles. Cycle store to be 'Bromley' cycle store by Bailey International street furniture or similar approved.

NOTES:

Bin stores to Community Resource Centre to have rendered facing finish with lockable external grade timber gates and anti climb spikes to top of walls.

All external footpaths to have bollard lighting - exact design by specialist to the approval of the Local Authority.

All driveways that fall towards the adoptable highway to be provided with an Aco drain or similar.

For exact Community Resource Centre floor layout, please refer to drawing 6846/L(2)100 latest revision.

For exact Levels and gradients please refer to REFA Consultants Drawings and Lifetimes Homes Access Requirements drawing 6846/L(9)43.

IMPORTANT NOTE:
Plot Layouts shown are indicative only. Please refer to latest General Arrangement details for internal setting out, internal arrangements, drainage etc.

Code for Sustainable Homes Notes:

Ene 4 : Drying Space

Houses:
- Two bedroom dwellings to have external drying equipment capable of holding 4m + of drying line.
- Three bedroom dwellings to have external drying equipment capable of holding 6m + of drying line.
- Drying line to be a robust type with permanent fixings, located in a secure area .

Apartments:
- Apartments to have internal drying equipment capable of holding 4m + of drying line.
- Internal drying line to be over the bath type, located in the bathroom (see ventilation notes for ventilation provision). Drying line to be a robust type with permanent wall fixings.

Ene 8 : Cycle Storage

Houses to be provided with secure external cycle storage to meet the following criteria;

2 and 3 bedroom dwellings -- storage for 2 cycles per dwelling
4 bedrooms and above -- storage for 2 cycles per dwelling
Cycle storage is to be provided in a shed with a minimum of 1 m² required for garden tools (in addition to 2 cycles: 2 m long × 1.5 m wide). The shed must be set on a concrete foundation and a ground anchor certificated to 'Sold Secure' Silver Standard needs to be provided. Shed to be lockable using a 'sold secure' Silver Standard padlock with a hasp and staple coach bolted through the structure. Hinges to be on the inside, if not use self taping one way screws.

Wat 2 : External Water Use

Each dwelling to have a sufficiently sized system to collect rainwater for external use. Suggested system to be an external rainwater butt with the following minimum volumes:
- 2 bedroom home with private garden - 150 litres minimum
- 3+ bedroom home with private garden - 200 litres minimum
- Apartment Block 1 - 300 litres minimum
- Apartment Block 2 - 400 litres minimum
- Apartment Block 3 - 400 litres minimum
- Apartment Block 4 - 300 litres minimum

Rev:	Date:	Description:	Initial:	Chkd:
M	02/01/13	Site plan amendments as per GJ email 20/12/12 (see revision clouds).	A.J.	
L	15/11/12	External Water Butts added to Apartment Blocks curtilage (see revision clouds)	A.J.	
K	30/10/12	Grid coordinates set relative to 0,0 & site proposal moved within grid inline with topographical survey.	C.B.	
J	26/10/12	900mm high bwk wall with railings over indicated as per key.	C.B.	
I	27/9/12	Main entrance doors to apartments handed to open internally.	C.B.	
H	19/9/12	Block numbers added.	C.B.	
G	03/9/12	Agreed amendments following HA/ Contractor meeting (August 7th).	A.J.	
F	25/7/12	Plot layouts of apartments updated to suit current floorplans.	C.B.	
E	05/7/12	POS entrance off Bryn y Cabannau & Kingsmills amended Highways req.	G.J.	
D	04/7/12	Code for Sustainable Homes info added, Secure By Design recommendations added.	A.J.	
C	28/5/12	Floor slab levels amended & minor drafting amendments to POS.	C.B.	
B	24/5/12	Updated further to Highways comments.	C.B.	
A	24/4/12	Units updated to reflect working drawings.	C.B.	G.J.

ISP ARCHITECTS LTD

Client: Anwyl Construction Company Ltd. / Wales & West Housing Association

Project: Re-Development of site at Kingsmills Road, Wrexham.

Drwg. Title: PROPOSED SITE PLAN

Scale: 1:300 | Drawn: G.J. | Chkd. | Date: 29/03/12

Drwg. No.: 6846/L(9)01 | Revision: M

ORIGINAL DRAWING SIZE 1189 x 841 (A0)