

NOTES

Do not scale from drawing. All figured dimensions in mm and to be checked on site.

Copyright of the design and / or drawings remains solely with Pickstock Homes.

This drawing does not form part of a contract and is subject to change at developers discretion.

ACCOMMODATION SCHEDULE

Name	15	Bed	Storey	Unit Nos	Unit ft²	ft² Total
Private Housing @ 70% (35)						
Torridge	TOR	4 Bed	2	1	1552	1552
Tamar	TAM	4 Bed	2	3	1492	4476
Stretford	STR	4 Bed	2	3	1287	3861
Sherbourne	SHE	4 Bed	2	4	1334	5336
4BC	4BC	4 Bed	2	1	1270	1270
Witham	WIT	3 Bed	2	2	1001	2002
Roeburn V2	ROE V2	3 Bed Det	2	6	975	5850
Roeburn	ROE	3 Bed	2	4	937	3748
Clyde	CLY	3 Bed	1	1	1121	1121
Swindale	SWI	3 Bed	2	2	906	1812
Tetbury	TET	3 Bed	2	1	1147	1147
Alwen	TET	3 Bed	2	2	693	1386
Winster	TET	3 Bed	2	1	1047	1047
Tweed	TET	3 Bed	2	1	699	699
Affordable Housing @ 30% (13.8)						
WUA g flr	WUA	1 Bed	1	2	610	1220
WUA f flr	WUA	1 Bed	1	2	574	1148
Tweed	TWE	2 Bed	2	10	758	7580
Grand Total:		46 Units				45255 ft²

Gross Site Area:	1.88 ha	4.65 ac
Site Statistics:		
SSR & Access	0.05 ha	0.12 ac
POS	0.36 ha	0.89 ac
SUDs	0.00 ha	0.00 ac
Pumping station	0.02 ha	0.06 ac
Net Site Area:	1.45 ha	3.57 ac
Gross Density:	24.47 Un/ha	9.90 Un/ac
Net Density:	31.80 Un/ha	12.87 Un/ac
Gross Footage:	2236.35 m²/ha	9741.52 Un/ac
Net Footage:	2906.15 m²/ha	12659 ft²/ac

*Note - All Areas Approx.

Abbreviations

Ac = Acres | ha = Hectares | ft² = Square Feet | m² = square | Un = Units Metres | SSR = Single Sided Road | POS = Public Open Space | Det = Detached | Apt = Apartment | Int = Intergral | Sgl = Single | Dbl = Double

gardens.

Note:

refer to tpm landscape architects plan for soft landscape details

rev.	description	date	by
A	schedule updated.	15.09.22	jw
B	schedule updated, cap parking revised, tree RPZ's added, plots 28-30 revised.	10.11.22	jw
C	road revised; center line radius increased, turning heads revised. plots adjusted to new road design. plot 27 house type changed. schedule up dated. off site footpath shown.	25.11.22	jw
D	off site storm drain redline added.	21.12.22	jw
E	Layout & mix amended to add extra unit. Red line boundary amended. Public footpath added. Access to rear of Plots 16 to 18 added.	23.02.23	jf
F	Plots 10-21 revised. Plots 15-18, 3-12 & 33 adjusted to provide 22mm between habitable rooms.	17.05.23	jw
G	Plots 10-22 revised with and increase in numbers, flats added. Pumping/ station size and access corrected. POS adjusted.	17.05.23	jw
H	Road layout updated and garage added to plot 8.	04.08.23	jw
I	parking revised to plots 5, 6 & 8. trees moved back from viz splays.	11.08.23	jw
J	road revised to simplify layout. plot 34 moved forward and feature brick walls added. plot 41 moved back. Plots 14-22 revised.	24.08.23	jw
K	plots 19-20 revised, shared access surface to plots 11-18 shown as paved.	28.09.23	jw
L	plot 23 & 24 parking revised.	09.11.23	jw
M	storm sewer moved west away from tree 80.	22.11.23	jw
N	affordable dwellings denotation corected	14.02.24	jw
O	plots 24 - 25 revised to provide more space for extg trees	09.07.24	jw
P	revised following Highways comments	14.08.24	jw
Q	revised following Highways & Consultants comments	06.09.24	jw
R	accommodation schedule corected	19.09.24	jw
S	site layout revised following planning & highway comments	28.02.25	jw
T	turning head adjacent plots 40-43 revised.	08.05.25	jw
U	cycle sheds added plots 10-13. Plot numbers updated. Corner viz splays and paths revised.	10.12.25	jw

status. PLANNING

Pickstockhomes
17 Mile Oak Maesbury Road Oswestry Shropshire SY10 8GA
Tel. No. 01691 670788 www.pickstockhomes.com

project
Proposed Residential Development
Land Off St Mary's Avenue,
Overton, Wrexham.

drawing
Site Planning Layout

scale	date	drawn
1:500 @ A1	SEPTEMBER 2022	JE

drwg no	rev
1522-sit-P01	U