

SCHEDULE OF ACCOMMODATION

HOUSETYPE	DESCRIPTION	SQFT	NUMBER	PERCENTAGE
Northern Parcel				
2P1B GF	1 Bed Apartment - Ground Floor	571 SQFT	4	3.03
2P1B FF	1 Bed Apartment - First Floor	661 SQFT	4	3.03
Oakley (Affordable)	2 Bed, 2 Storey, End- & Mid-Terrace	695 SQFT	16	12.12
Highfield (Affordable)	3 Bed, 2 Storey, End-Terrace	811 SQFT	9	6.82
Marlow	3 Bed, 2 Storey, Semi-Detached	976 SQFT	12	9.09
Henley	3 Bed, 2 Storey	1034 SQFT	4	3.03
Evesham	3 Bed, 2 Storey	1122 SQFT	11	8.33
Wentworth	4 Bed, 2 Storey	1331 SQFT	4	36.36
Windermere	4 Bed, 2 Storey	1341 SQFT	4	3.03
Heatherington	4 Bed, 2 Storey	1348 SQFT	9	6.82
Windsor	3 Bed, 2 Storey	1488 SQFT	11	8.33
Chatsworth	4 Bed, 2 Storey	1552 SQFT	6	4.55
Salisbury	4 Bed, 2 Storey	1570 SQFT	10	7.58
Wiltshire	4 Bed, 2 Storey	1711 SQFT	11	8.33
Cambridge	4 Bed, 2 Storey	2111 SQFT	6	4.55
Ashbourne	4 Bed, 2 Storey	1985 SQFT	11	8.33
TOTAL		169059 SQFT	132	133.33

Gross Site Area	15.6 Acres	6.31	Hectares
POS	2.86 Acres	1.16	Hectares
Single Sided Road	0.4 Acres	0.16	Hectares
2m Ransome Strip	0.13 Acres	0.05	Hectares
Undevelopable: Entrance, Exting L'scaping, Car Park, Pump Sta	0.77 Acres	0.31	Hectares
NETT SITE AREA:	11.44 ACRES	4.63	HECTARES
Gross Density:	8.46 Units/Acre	20.91	Units/Hectare
NETT DENSITY:	11.54 UNITS/ACRE	28.51	UNITS/HECTARE
Gross Footage:	10837.12 SQFT/Acre	2487.83	SQM/Hectare
NETT FOOTAGE:	14777.88 SQFT/ACRE	3392.50	SQM/HECTARE

Key:

- Site Boundary
- 1.8m high boundary fence
- 1.8m high screen wall / fence
- Private Drive
- Visibility Splays - 2.4x70m to Site Entrances
- Indicative Landscaping
- Number of parking spaces proposed to Dwellings noted thus. In accordance with WCBC LPGN 16 this does not include parking within a garage. All garage internal dimensions, both detached and integral, to be in excess of 2.7x5.5m. All driveways to be minimum length of 5.5m where in front of a garage, all in accordance with WCBC LPGN 16 minimum standards.
- Parking space allocation to Dwellings in leu of driveway. Each bay size to be a minimum of 2.4m x 4.8m in accordance with WCBC LPGN 16.
- Knee rails to parking bays to Highfield & Oakley Housetypes
- Affordable Housing
- Existing retained hedges/landscaping
- Refer to Croft designs for Pathway links

REV	DATE	DESCRIPTION
AJ	03.12.25	Rear Gardens divided for Historentr's (Plots 27-29 & 100-109)
AI	14.11.25	Window plots 90,93,113,119 updated to FF5
AH	23.09.25	Plot 76-78 private drive amended to accommodate DPE; plots 80, 81, 83, 84 & 85 plot subs, plot 79 rotated, plot 77 amended to DPE Plot 75 changed from Cambridge to Wiltshire. Plot 74 changed from Ashbourne to Wiltshire. Plot 83 & 84 plot subbed. Plot 96 & 97 swapped.
AG	23.07.25	Plots 62-65 parking amended. Cambridge & Wiltshire driveways amended. Private drive amended for plots 52-55
AF	23.06.25	Windermere area corrected in the Schedule of Accommodation
AE	20.06.25	Window block corrected, Hpts 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 22, 24, 49, 56, 81, 83, 85, 92, 93, 113 & 119 updated.
AD	06.05.25	Turning head added to the access road to the pumping station. Radius tightened on the shared drive to offset some of the additional surfacing from the new turning head.
AC	15.04.25	Footpath in P.O.S on Northern Parcel updated
AB	14.04.25	Salisbury House Block corrected
AA	03.04.25	New Version of the Cambridge House Type added to Plots 35, 36, 75, 76, 80 & 81
Z	26.03.25	Driveway widths amended on Plots 15, 21, 22, 47, 48, 52, 84 & 115; Fencing added to rear gardens of Plots 42-52; Paths on open space on Northern Parcel reduced from 3m wide to 2m wide and link to school field removed following consultation with the Local Authority
Y	27.01.25	Eastern Boundary to Plot 58 updated
X	23.01.25	Turning head increased in width opposite Plots 58-61
W	19.12.24	Plot 68 Handed & Pump Station access amended
V	10.12.24	Plots 94 / 97 / 116 / 130 amended from Windermere's to Hentworth.
U	18.11.24	Boundary walls replaced with Timber Fencing to Plots 18, 19, 38, 82, 95 & 112
T	16.09.24	Ashbourne House Block updated - piers for canopy shown
S	14.08.24	Wiltshire roof profiles corrected
R	11.06.24	Proposed car park removed off Trevalyn Hall View
Q	15.05.24	Updated inline with the Approved S278 drawings
P	09.05.24	Correct No of Highfields shown in the Schedule of Accommodation
O	03.05.24	Schedule of Accommodation updated; Windermere updated following completion of working drawings; Position of Boundary Walls updated to Plots 13 & 18 as utility door is no longer on that side of the Wiltshire; Wentworth updated to Plot 1 as Utility door no longer on that side; Plot levels, Mayfield removed, 4 block repositioned on site layout, Obs Evesham, Windermere & Salisbury removed, 1No Henley, Chatsworth & Wiltshire added.
N	19.04.24	Shared drive to plots 24, 25 & 26 updated due to issues with levels, Pedestrian link removed from turning head close to Plots 13 & 23 due to issues with levels.
M1A	13.05.24	LAYOUT REVISED FOLLOWING APPROVAL OF NMA APPLICATION; Raised Junctions removed; House Blocks for Cambridge and Ashbourne updated following completion of working drawings
M	11.04.24	Asbury's and Canterbury's changed to Windermere's; Alderton's changed to Windsor's, Richmond's changed to Chatsworth's; Oakley's changed to Highfield's; DP28 House Type updated as all entrance doors are on the front Elevation
L1B	09.02.24	Subs Basin near pump station no longer required
K	03.01.24	Pump Station and Basins indicated in the Soutter Parcel
J	01.12.23	-----
I	-----	
H	16.08.21	Pump Station position amended to accommodate 14m drive
G	12.05.21	Further Amends
F	05.05.21	Turning Heads shown by Plots 76 & 96
E	21.04.21	Amends following meeting with Planning Officer
D	13.04.21	Further Amends
C	22.03.21	Amends following meeting with Planning Officer
B	18.01.21	Sub Station added
A	11.12.20	Amended in line with Planning Officers Comments

Project Title:
Rossett Road
Rossett, Wrexham

Castle Green

Title:-
Site Layout

Job No: R1-0017
Ref:- ROSSRD-SL-01
Scale (A2):- 1:500
Date:- 21.07.2020
Rev:- AJ

This drawing is to be read in conjunction with the relevant Site Specification, Drawings and Standard Details
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