

NOTES

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

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

ACCOMMODATION SCHEDULE

Name	1:5	Bed	Storey	Unit No's	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

KEY

- Site Boundary.
- # Affordable Dwelling.
- Existing Tree & Root Protection Zone.
- Estate Fencing.
- Timber Fencing.
- 'Public Footpath' routes.
- BCP Bin Collection Point.
- Block paved parking areas.
- Ecogrid (root protection parking surface).
- Timber bins stores (all other bins will be in rear gardens.

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 8G.	22.11.23	jw
N	affordable dwellings denotation corrected	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
W	visitor parking space added between spaces 12 & 13. Drives revised to show access alongside.	20.03.26	jw

status. PLANNING

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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	W