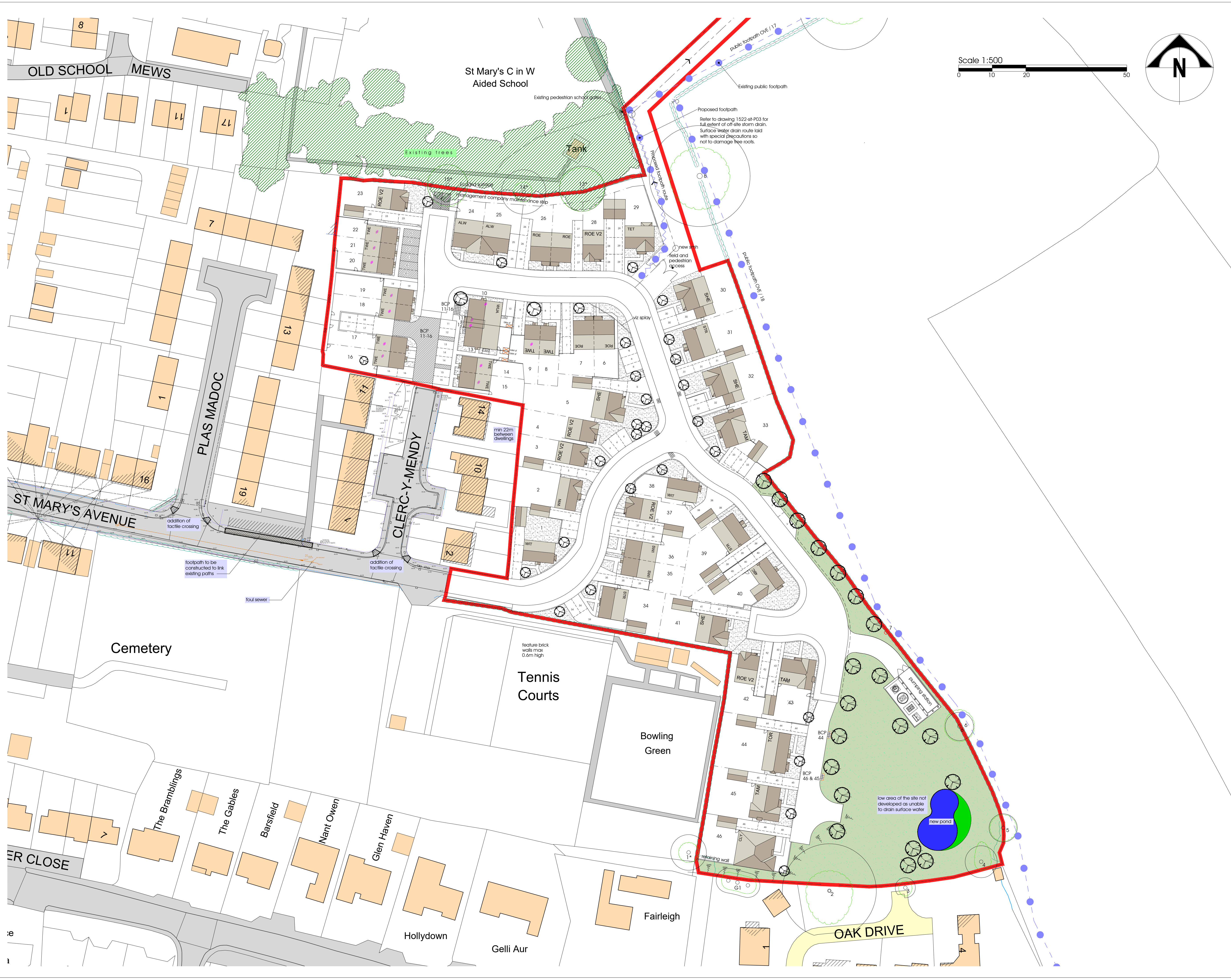
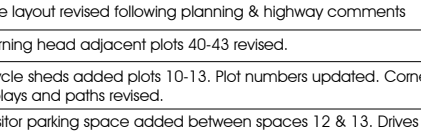




NOTES							
Do not scale from drawing. All figured dimensions in mm and to be checked on site. Copyright of the design and / or drawings remains solely with Pickstock Homes. This drawing does not form part of a contract and is subject to change at developer's discretion.							
ACCOMMODATION SCHEDULE							
Name	15	Bed	Storey	Unit No's	Unit ft ²	ft ²	Total
Private Housing @ 70% (35)							
Torridge	TOR	4 Bed	2	1	1552		1552
Tamar	TAM	4 Bed	2	3	1492		4476
Strefford	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 Dft	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
Winsten	TET	3 Bed	2	1	1047		1047
Twweed	TET	3 Bed	2	1	699		699
Affordable Housing @ 30% (13.8)							
WUA g fir	WUA	1 Bed	1	2	610		1220
WUA f fir	WUA	1 Bed	1	2	574		1148
Twweed	TWE	2 Bed	2	10	758		7580
Grand Total:		46 Units		45255 ft ²			
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 m ² /ha		9741.52 Un/ac			
Net Footage:		2906.15 m ² /ha		12659 ft ² /ac			
KEY							
— Site Boundary.							
Affordable Dwelling.							
Existing Tree & Root Protection Zone.							
Estate Fencing.							
Timber Fencing.							
Public Footpath routes.							
Bin Collection Point.							
Black paved parking areas.							
Ecogrid (roof protection parking surface).							
Timber bins stores (all other bins will be in rear gardens).							
rev.	description					date	by
A	schedule updated.					15.09.22	JE
B	schedule updated. cap parking revised. tree 19/2's added. plots 28-30 revised.					10.11.22	JE
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	JE
D	off site storm drain redline added.					21.12.22	JE
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	JE
F	Plots 10-21 revised. Plots 15-16, 3-12 & 33 adjusted to provide 22mm between habitable rooms.					17.05.23	JE
G	Plots 10-22 revised with and increase in number, flats added. Pumping station size and access corrected. POS adjusted.					17.05.23	JE
H	Road layout updated and garage added to plot 8.					04.08.23	JE
I	parking revised to plots 5, 6 & 8. trees moved back from v/z spays.					11.08.23	JE
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	JE
K	plots 19-20 revised. shared access surface to plots 11-18 shown as paved.					28.09.23	JE
L	plot 23 & 24 parking revised.					09.11.23	JE
M	storm sewer moved west away from tree 80.					22.11.23	JE
N	affordable dwellings denotation corrected.					14.02.24	JE
O	plots 24 - 25 revised to provide more space for extg trees					09.07.24	JE
P	revised following highways comments					14.08.24	JE
Q	revised following highways & Consultants comments					06.09.24	JE
R	accommodation schedule collected					19.09.24	JE
S	site layout revised following planning & highway comments					28.02.25	JE
T	turning head adjacent plots 40-43 revised.					08.05.25	JE
U	cycle heads added plots 10-13. Plot numbers updated. Corner v/z spays and paths revised.					10.12.25	JE
W	visitor parking space added between spaces 12 & 13. Drives revised to show access drainage.					20.03.26	JE
X	layout revised as email 27.05.26					27.05.26	JE
status: PLANNING							
 17 Mile Oak, Mosebury Road, Cwelly, 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: 1:500 @ A1		date: SEPTEMBER 2022			drawn: JE		
drwg no: 1522-sit-P01					rev: X		