

Affordable Housing Provision

28 No. (25% of 109 No. Residential Units)

Comprising	
1 Bed Apartment	6
2 Bed Apartment	6
2 Bed Semi-Detached House	8
2 Bed Mid-Terrace House	0
3 Bed Mid-Terrace House	1
3 Bed End-Terrace House	2
3 Bed Semi-Detached House	4
4 Bed Detached House	1
5 Bed Detached House	0

Group 1	9 No.	06 07 08 09 10 11 12 13 & 14
Group 2	6 No.	25 26 27 28 29 & 30
Group 3	3 No.	46 47 & 48
Group 4	2 No.	67 & 68
Group 5	2 No.	75 & 76
Group 6	6 No.	90 90 91 92 93 & 94.

Affordable Housing Units



4 No. Apartments with communal garden space, parking and bin storage.

Existing tree T11 (A), located in garden of plot 88, to be retained.

New hedgerow to be planted along East Boundary.

Existing tree T9 (C), located in garden of plot 83, to be retained.

New planted hedgerow border strip to extend into new hedgerow along North boundary.

Area H. Open green space boundary footpath with planted hedgerow border strip along South and West boundaries. 1106.3m2 0.11063 Hectares

Overall Application Site Area
6.7134 Hectares (67134 m2)

Public Green Space
(Area required 0.4 Hectares per 50 houses)
0.8720 Hectares (8720 m2) Area Required
1.4236 Hectares (14236 m2) Area Provided

Development Land Area
(Area of application site excluding Public Green Space)
5.2898 Hectares (52898 m2)

Housing Density (Houses per Hectare)
109 Houses / Apartments
20.60 Housing Density for Development Site Area
16.23 Housing Density for overall Application Site Area

Area A. Site boundary and Footpath / Emergency Access Route 602.0m2 0.0602 Hectares

Existing pavement extended for proposed Priority Gateway arrangement with pedestrian crossing, road markings and Signage all in accordance with: Edinsons Incorporating Croft drawing 1856-F03 Potential Site Access Plan.

New footpath to tie into existing.

2.4x43M Visibility Spay

Existing road widened with new road junction for site entrance. 8m wide Carriageway with R10.0m Rad. Kirb K2.4x43M Visibility Spay to both sides. For new junction see Engineers drawings for full details of road layout, markings and Signage.

New pavement with R6.0M at corner of Stancliff Avenue and 2.4x43M Visibility Spay with 1m offset into carriageway

Current 'SLOW' road markings in front of Sub Station to be relocated East of proposed access road. see engineers dwg.

Area B. Public green space / site boundary 140.7m2 0.01407 Hectares

Existing Elec. Sub Station with overhead wire in Easement along site boundary.

Existing trees and hedgerow along East boundary to be retained.

Line of existing Footpath Kirb Line
3.5m wide emergency access route with bollards

Area C. Open Green Space 321.0m2 0.0321 Hectares
Area D. Open Green Space / Footpath 2998.8m2 0.29988 Hectares

Area E. Open Green Space 8088.1m2 0.8088.1 Hectares

Area F. Open Green Space / Perimeter Footpath 541.9m2 0.05419 Hectares

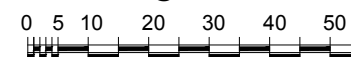
Area G. Open green space boundary footpath with planted hedgerow border strip along South boundary 0.437.9m2 0.04379 Hectares

Public green space with new public footpath link to existing footpath route.

Public green space with public footpath and hedgerow along south boundary.

GA SITE PLAN: Proposed Housing Development Accommodation.

scale 1:1250 @ A3



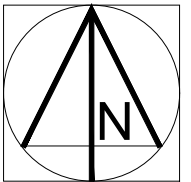
Rev A 30.11.2020: Alteration to new road junction gateway arrangement and pedestrian crossing in accordance with: Edinsons Incorporating Croft drawing 1856-F03 Potential Site Access Plan. REVISIONS:

KEY: House Types

6 No.		1 Bed Apartment Apartment Type 2 - Ground Floor 43.16 m2 (464 sq ft) 1.5 Parking Space per apartment
6 No.		1 Bed
6 No.		2 Bed Apartment Apartment Type 1 - Ground Floor 56.87 m2 (612 sq ft) 2 Parking Spaces
6 No.		2 Bed Apartment Apartment Type 3 - First Floor 64.60 m2 (678 sq ft) overall area 61.58 m2 (662 sq ft) First Floor 2 Parking Spaces
1 No.		2 Bed Mid-Terrace 2 Bedroom Mid-Terrace 72.65m2 (781 sq ft) 2 Parking Spaces
14 No.		2 Bed Semi 2 Bedroom 82.25m2 (885 sq ft) 51.08m2 (572 sq ft) 2 Parking Spaces
21 No.		2 Bed
1 No.		3 Bed Mid-Terrace 3 Bedroom Mid-Terrace 93.77 m2 (1009 sq ft) 3 Parking Spaces
4 No.		3 Bed End-Terrace 3 Bedroom End-Terrace 88.68 m2 (954 sq ft) 3 Parking Spaces
18 No.		3 Bed Semi 3 Bedroom 90.51m2 (974 sq ft) 3 Parking Spaces plus detached Garage
23 No.		3 Bed
10 No.		4 Bed Detached 4 Bedroom - including garage 143.9 m2 (1546 sq ft) 3 Parking Spaces plus integral Garage
22 No.		4 Bed Detached 4 Bedroom 145.3 m2 (1564 sq ft) 3 Parking Spaces plus detached Garage
32 No.		4 Bed
27 No.		5 Bed Detached 5 Bedroom 177 m2 (1905 sq ft) 4 Parking Spaces plus detached Double Garage
27 No.		5 Bed
109 No. Residential Total		

Existing trees and bushes, (G6# Arboricultural report) along field boundary, to be retained

Existing trees and hedgerow bushes, along existing field boundary, to be retained



PLANNING DRAWING

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Housing Development
Land off Hillock Lane, Gresford

GA Site Plan
Proposed Housing Development Accommodation

DRAWING NUMBER	REVISION	DATE
4124 / SK 19	A	30.11.2020
		April 2020
		SCALE 1:1250 @ A3