



Key:

- Site Boundary
- 1.8m high boundary fence
- 1.8m high screen wall / fence
- Private Drive
- Visibility Splays - 2.4x59m to Site Entrance
- Indicative Landscaping
- Number of parking spaces proposed to Semi-Detached and Detached Dwellings in accordance with Gwynedd's Parking Standards
- Parking space allocation to Frontage Parking Dwellings
- Knee rails to parking bays to Terraced House types
- Affordable Housing
- Existing retained hedges/landscaping

Rev:	Description:	Date:
A:	General mix & layout amends.	18/03/20
B:	Pump Station added	09/06/20
C:	Additional Unit added	12/06/20

SCHEDULE OF ACCOMMODATION

SUBTYPE	DESCRIPTION	SQFT	NUMBER	PERCENTAGE
AP20 (Affordable)	2 Bed 2 Storey Modern Terrace	800 SQFT	8	11.54
Ap20 (Affordable)	2 Bed 2 Storey End Terrace	800 SQFT	4	5.76
Delux	2 Bed 2 Storey Mid Terrace	700 SQFT	7	10.42
Ap20 (Affordable)	3 Bed 2 Storey End Terrace	800 SQFT	8	11.54
Midlow	3 Bed 2 Storey	970 SQFT	5	7.48
Bedford	3 Bed 2 Storey	1000 SQFT	6	7.96
Greenan	3 Bed 2 Storey	1100 SQFT	8	11.54
Bedford	3 Bed 2 Storey	1200 SQFT	8	11.54
Greenan	4 Bed 2 Storey	1300 SQFT	8	11.54
Bedford	4 Bed 2 Storey	1300 SQFT	4	5.76
TOTAL	7840 SQFT	47		

Gross Site Area: 6.10 Acres, 2.51 Hectares
 P.O.S.: 1.47 Acres, 0.59 Hectares
 Unavailable GSR, Cottages Access Road, Pump Station: 0.10 Acres, 0.03 Hectares

NETT AVAILABLE: 4.53 ACRES, 1.94 HECTARES
 Gross Density: 10.82 Units/Acre, 26.75 Units/Hectare
 Net Density: 14.88 Units/Acre, 36.87 Units/Hectare
 Gross Footage: 11373.24 SQFT/ACRE, 2610.00 SQM/Hectare
 Net Footage: 10371.81 SQFT/Acre, 2611.84 SQM/Hectare

MACBRYDE HOMES

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Site: Llandegai Road, Bangor

Title: Site Layout

Scale: 1:500@A0

Date: 03/03/2020

Ref: LRBANG-SL.01-COL

Rev: C