



HOUSETYPE	DESCRIPTION	SQFT	NUMBER	PERCENTAGE
SP10	1 Bed Apartment in 2 Storey Duplex	581 SQFT	4	12.12
Dakley (Affordable)	2 Bed, 2 Storey, End & Mid-Terrace	705 SQFT	2	6.06
Dakley (Affordable)	3 Bed, 2 Storey, End Terrace	862 SQFT	1	3.03
Dakley	2 Bed, 2 Storey, Semi-Detached	705 SQFT	4	12.12
Highfield	3 Bed, 2 Storey, Semi-Detached	822 SQFT	2	6.06
Streat	3 Bed, 2 Storey	1026 SQFT	2	6.06
Beeham	3 Bed, 2 Storey	1125 SQFT	2	6.06
Canterbury	4 Bed, 2 Storey	1329 SQFT	3	9.09
Richmond	4 Bed, 2 Storey	1293 SQFT	3	9.09
Winton	4 Bed, 2 Storey	1449 SQFT	5	15.15
Balsbury	4 Bed, 2 Storey	1515 SQFT	5	15.15
TOTAL		35928 SQFT	33	100.00
Gross Site Area (excluding land retained by DCC)		2.44 Acres	0.99 Hectares	
NETT SITE AREA:		2.44 ACRES	0.99 HECTARES	
Gross Density:		13.52 Units/Acre	33.42 Units/Hectare	
NETT DENSITY:		13.52 UNITS/ACRE	33.42 UNITS/HECTARE	
Gross Footage:		14724.59 SQFT/Acre	3380.27 SQM/Hectare	
NETT FOOTAGE:		14724.59 SQFT/ACRE	3380.27 SQM/HECTARE	

- Key:**
- Site Boundary
 - 1.8m high boundary fence
 - 1.8m high screen wall / fence
 - Private Drive
 - * Affordable Housing
 - Visibility Splays - 2.4x25m to internal estate road junctions and private drives
 - Indicative Landscaping
 - 3 Number of parking spaces proposed to Semi-Detached and Detached Dwellings in accordance with Denbighshire's Parking Standards
 - 3 Parking space allocation to Frontage Parking Dwellings

Rev:	Description:	Date:
A	Layout amended, house types changed.	02.01.20
B	Layout amended, house types changed.	28.02.20
C	Layout amended	12.03.20
D	General layout & mix amendments.	27.03.20



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Site:	
Meliden Road, Dyserth - Phase 2	
Title: Proposed Site Plan	
Scale: 1:500@A2	Date: 23.07.18
Ref: MRD2-SL.01	Rev: D