



SCHEDULE OF ACCOMMODATION				
HOUSETYPE	DESCRIPTION	SQFT	NUMBER	PERCENTAGE
2P1B (Affordable)	1 Bed, Walk up flat - Ground Floor	529 SQFT	2	1.82
2P1B (Affordable)	1 Bed, Walk up flat - First Floor	409 SQFT	2	1.82
4P2B (Affordable)	2 Bed, 2 Storey, End/Mid-Terrace	800 SQFT	14	12.73
3P3B (Affordable)	3 Bed, 2 Storey, End-Terrace	999 SQFT	2	1.82
4P4B (Affordable)	4 Bed, 2 Storey, Semi-Detached	1182 SQFT	2	1.82
2P4C (Affordable)	2 Bed, 2 Storey, Mid-Terrace	705 SQFT	14	12.73
Highfield	3 Bed, 2 Storey, End-Terrace	821 SQFT	14	12.73
Marlow Detached	3 Bed, 2 Storey	987 SQFT	14	12.73
Henley	3 Bed, 2 Storey	1040 SQFT	5	4.55
Stratford	3 Bed, 2 Storey	1055 SQFT	15	13.64
Brookhavy	4 Bed, 2 Storey	1110 SQFT	12	10.91
Seasummit	4 Bed, 2 Storey	1224 SQFT	9	8.18
Wentworth	4 Bed, 2 Storey	1344 SQFT	5	4.55
TOTAL		107931 SQFT	110	
Gross Site Area	7.01 Acres	2.84 Hectares		
Existing Landscape/Buffers	0.16 Acres	0.06 Hectares		
Undevelopable: Site Access, Drainage easements & SSR	0.15 Acres	0.06 Hectares		
NETT SITE AREA:	6.7 ACRES	2.71 HECTARES		
Gross Density:	15.69 Units/Acre	38.76 Units/Hectare		
NETT DENSITY:	16.42 UNITS/ACRE	40.67 UNITS/HECTARE		
Gross Footage:	15268.33 SQFT/Acre	3505.09 SQM/Hectare		
NETT FOOTAGE:	16974.78 SQFT/ACRE	3667.27 SQM/HECTARE		

Key:

- Site Boundary
- 1.8m high boundary fence
- 1.8m high green wall / fence
- Private Drive
- Indicative Landscaping
- Number of parking spaces proposed to Semi-Detached and Detached Dwellings in accordance with Local Authority's Parking Standards
- Parking space allocation to Frontage Parking Dwellings
- Knee rails to parking bays to Terraced Housetypes
- Existing retained hedges/landscaping
- Proposed Surface Water Drainage Connection and 6.0m Easement
- Proposed Water main diversion and 6.0m Easement

Rev:	Description:	Date:
A	Plot numbers reduced, drainage basin shown.	10.03.21
B	Drainage basin removed.	26.03.21
C	Plots 28 - 35 repositioned.	07.04.21
D	Plots 8, 11, 13, 34, 35, 96 & 99 amended.	08.04.21
E	Internal design review	13.05.21
F	Access Amended & amended to suit drainage design	20.05.21
G	Access amended & housetypes updated	10.06.21
H	Numbers increased to 110	13.07.21



Castle Green,
Unit 20,
St. Asaph Business Park,
Denbighshire. LL17 0LJ.
Tel. 01745 536677

Site: Land Adj. Pendref School, Denbigh

Title: Proposed Site Plan

Scale: 1:500@A1 Date: 23.02.21

Ref: PEN-DEN-SP01 Rev: H



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125.7m

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