



SCHEDULE OF ACCOMMODATION				
HOUSETYPE	DESCRIPTION	SQFT	NUMBER	PERCENTAGE
4P2B (affordable)	2 Bed, 2 Storey, Mid/End-Terrace	895 SQFT	14	20.00
4P2B (affordable)	3 Bed, 2 Storey, End-Terrace	1015 SQFT	6	8.57
SP2B Corner (affordable)	3 Bed, 2 Storey, End-Terrace	1015 SQFT	1	1.43
Marlow Semi	3 Bed, 2 Storey	987 SQFT	6	8.57
Oxford	3 Bed, 2 Storey	1040 SQFT	5	7.14
Henley	3 Bed, 2 Storey	1040 SQFT	7	10.00
Stratford	3 Bed, 2 Storey	1055 SQFT	10	14.29
Beaumont	3 Bed, 2 Storey	1234 SQFT	9	12.86
Burlington	4 Bed, 2 Storey	1255 SQFT	2	2.86
Wentworth	4 Bed, 2 Storey	1344 SQFT	5	7.14
Alderton	4 Bed, 2 Storey	1501 SQFT	5	7.14
TOTAL		76428 SQFT	70	
Gross Site Area	10.54 Acres		4.27 Hectares	
POS	4.11 Acres		1.66 Hectares	
Existing Landscaping & Buffer zone	1.15 Acres		0.47 Hectares	
Site Entrance & Single-Sided Road & Sub Station	0.18 Acres		0.07 Hectares	
NETT SITE AREA:	6.1 ACRES		2.06 HECTARES	
Gross Density:	6.64 Units/Acre		16.41 Units/Hectare	
NETT DENSITY:	13.73 UNITS/ACRE		33.92 UNITS/HECTARE	
Gross Footage:	7251.23 SQFT/Acre		1664.64 SQM/Hectare	
NETT FOOTAGE:	14855.88 SQFT/ACRE		3440.25 SQM/HECTARE	

Key:

- Site Boundary
- 1.8m high boundary fence
- 1.8m high screen wall / fence
- Private Drive
- Visibility Splays - 2.4x120m to Site Entrance
- Indicative Landscaping
- Number of parking spaces proposed to Semi-Detached and Detached Dwellings in accordance with Flintshire's Parking Standards
- Parking space allocation to Frontage Parking Dwellings
- Knee rails to parking bays to terraced Housetypes
- * Affordable Housing
- Existing retained hedges/landscaping
- Existing overhead lines
- Existing Landscaping & Wildlife buffer zone

Rev:	Description:	Date:
A	Mix amended & Sub Station added	04/03/20
B	Amended in line with Pre App Response	07/10/20



Castle Green

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Tel. 01745 536677

Site: **Wrexham Road, Abermorddu**

Title: **Site Layout**

Scale: **1:500 at A1** Date: **19/02/2020**

Ref: **ABMRD-SP.01** Rev: **B**