



SCHEDULE OF ACCOMMODATION			
PROPERTY	DESCRIPTION	SOFT	NUMBER PERCENTAGE
4F20 (affordable)	2 Bed, 2 Storey, Semi Detached	895 SQFT	14 14.50
4F20 Dyl (affordable)	2 Bed, 2 Storey, Semi Detached	897 SQFT	2 2.08
5F30 (affordable)	3 Bed, 2 Storey, End Terrace	1015 SQFT	6 6.25
5F30 Semi (affordable)	3 Bed, 2 Storey, Semi Detached	1015 SQFT	2 2.08
Oakley	2 Bed, 2 Storey, Mid Terrace	795 SQFT	4 4.17
Highfield	3 Bed, 2 Storey, End Terrace	821 SQFT	4 4.17
Hanley	3 Bed, 2 Storey, Semi Detached	987 SQFT	14 14.58
Oxford	3 Bed, 2 Storey	1040 SQFT	6 6.25
Hanley	3 Bed, 2 Storey	1040 SQFT	7 7.29
Evesham	3 Bed, 2 Storey	1134 SQFT	8 8.33
Beaumont	4 Bed, 2 Storey	1234 SQFT	14 14.58
Hanworth	4 Bed, 2 Storey	1344 SQFT	15 15.63
<b>TOTAL</b>		<b>102394 SQFT</b>	<b>99</b>
Gross Site Area	7.73 Acres	3.13 Hectares	
POS	0.9 Acres	0.36 Hectares	
Existing Landscaping & Buffer zone / Sub-station	0.15 Acres	0.06 Hectares	
Site Entrance & Single-Sided Road	0.07 Acres	0.03 Hectares	
<b>NETT SITE AREA:</b>	<b>6.61 ACRES</b>	<b>2.68 HECTARES</b>	
Gross Density	12.42 Units/Acre	30.60 Units/Hectare	
<b>NETT DENSITY:</b>	<b>14.62 UNITS/ACRE</b>	<b>35.89 UNITS/HECTARE</b>	
Gross Footage	13246.31 SQFT/Acre	3040.91 SQM/Hectare	
<b>NETT FOOTAGE:</b>	<b>15490.77 SQFT/ACRE</b>	<b>3566.16 SQM/HECTARE</b>	

**Key:**

- Site Boundary
- 1.8m high boundary fence
- 1.8m high screen wall / fence
- Private Drive
- Visibility Plays - 4.5x120m to Site Entrance
- 2.4x25m to all internal estate road junctions and private drives, as shown. Private vehicle entrances to have visibility play of 2.4x2.4m onto footways (not shown) to ensure pedestrian/cyclist safety.
- Indicative Landscaping
- Number of parking spaces proposed to Dwellings noted thus. In accordance with WCBC LPGN 16 this does not include parking within a garage. All garage internal dimensions, both detached and integral, to be in excess of 2.7x5.5m. All driveways to be minimum width of 3.2m (single drives) and 5.6m (double drives), and a minimum length of 5.5m where in front of a garage, all in accordance with WCBC LPGN 16 minimum standards.
- Parking space allocation to Dwellings in leu of driveway. Each bay size to be a minimum of 2.4m x 4.8m in accordance with WCBC LPGN 16.
- Knee rails to parking bays to terraced HouseTypes
- Affordable Housing
- Existing retained hedges/landscaping

Rev:	Description:	Date:
A	Layout revised, latest product added.	02.03.22
B	Sub station added, Pump station added, affordable units mixed up.	06.04.22
C	Pump Station adjusted to suit vehicle tracking.	26.04.22
D	Mixed amended, numbers increased from 90 to 96	11.10.22

  
**Castle Green**  
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Site: **Mold Road, Gwersyllt**

Title: **Site Layout**

Scale: **1:500 at A1** Date: **26/02/2020**

Ref: **MRGWR-SP.01** Rev: **D**



Def