



| HOUSETYPE | DESCRIPTION | SQFT | NUMBER | PERCENTAGE |
|--|--------------------------------|---------------------------|----------------------------|------------|
| 4P2B (affordable) | 2 Bed, 2 Storey, Semi Detached | 895 SQFT | 14 | 14.58 |
| 4P2B DvK (affordable) | 2 Bed, 2 Storey, Semi Detached | 897 SQFT | 2 | 2.08 |
| 5P3B (affordable) | 3 Bed, 2 Storey, End Terrace | 1015 SQFT | 6 | 6.25 |
| 5P3B Semi (affordable) | 3 Bed, 2 Storey, Semi Detached | 1015 SQFT | 2 | 2.08 |
| Oakley | 2 Bed, 2 Storey, Mid Terrace | 705 SQFT | 4 | 4.17 |
| Highfield | 3 Bed, 2 Storey, End Terrace | 821 SQFT | 4 | 4.17 |
| Marlow | 3 Bed, 2 Storey, Semi Detached | 987 SQFT | 14 | 14.58 |
| Upton | 3 Bed, 2 Storey | 1040 SQFT | 6 | 6.25 |
| Hensley | 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 |
| Wentworth | 4 Bed, 2 Storey | 1344 SQFT | 15 | 15.63 |
| TOTAL | | 102394 SQFT | 96 | |
| 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 | |
| NETT SITE AREA: | | 6.61 ACRES | 2.68 HECTARES | |
| Gross Density: | | 12.42 Units/Acre | 30.69 Units/Hectare | |
| NETT DENSITY: | | 14.52 UNITS/ACRE | 35.89 UNITS/HECTARE | |
| Gross Footage: | | 13246.31 SQFT/Acre | 3040.91 SQM/Hectare | |
| NETT FOOTAGE: | | 15490.77 SQFT/ACRE | 3556.16 SQM/HECTARE | |

Key:

- Site Boundary
- 1.8m high boundary fence
- 1.8m high screen wall / fence
- Private Drive
- Visibility Spays - 4.5x120m to Site Entrance
- 2.4x25m to all internal estate road junctions and private drives, as shown. Private vehicle entrances to have visibility splay 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 lieu 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 House types
- 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
Unit 20,
St. Asaph Business Park, St Asaph,
Denbighshire. LL17 0LJ.
Tel. 01745 536677

Site:
Mold Road, Gwersyllt

Title:
Site Layout

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

Ref: MRGWR-SP.01 Rev: D

