



Garage



SCHEDULE OF ACCOMMODATION				
HOUSETYPE	DESCRIPTION	SQFT	NUMBER	PERCENTAGE
4P2B (Affordable)	2 Bed, 2 Storey, Semi Detached	895 SQFT	3	6.67
5P3B (Affordable)	3 Bed, 2 Storey, Semi Detached	1015 SQFT	1	2.22
Oakley	2 Bed, 2.5 Storey, Semi Detached	705 SQFT	4	8.89
Ashton	2 Bed, 2.5 Storey, Semi Detached	821 SQFT	6	13.33
Mallow Semi	3 Bed, 2 Storey, Semi Detached	987 SQFT	8	17.78
Henley	3 Bed, 2 Storey	1040 SQFT	2	4.44
Startford	3 Bed, 2 Storey	1055 SQFT	8	17.78
Chellenham	3 Bed, 2 Storey	1234 SQFT	4	8.89
Wentworth	4 Bed, 2 Storey	1345 SQFT	4	8.89
Chalsworth	4 Bed, 2 Storey	1491 SQFT	1	2.22
Wibshire	4 Bed, 2 Storey	1727 SQFT	4	8.89
<b>TOTAL</b>		<b>48877</b> SQFT	<b>45</b>	
Gross Site Area		3.59 Acres	1.45 Hectares	
POS		0.37 Acres	0.15 Hectares	
Undevelopable: Sub Station & SSR		0.1 Acres	0.04 Hectares	
<b>NETT SITE AREA:</b>		<b>3.12 ACRES</b>	<b>1.26 HECTARES</b>	
Gross Density		12.53 Units/Acre	30.97 Units/Hectare	
<b>NETT DENSITY:</b>		<b>14.42 UNITS/ACRE</b>	<b>36.64 UNITS/HECTARE</b>	
Gross Footage:		13531.20 SQFT/Acre	3106.31 SQM/Hectare	
<b>NETT FOOTAGE:</b>		<b>18869.85 SQFT/ACRE</b>	<b>3574.24 SQM/HECTARE</b>	

- Key:**
- Site Boundary
  - 1.8m high boundary fence
  - 1.8m high screen wall / fence
  - Private Drive
  - Visibility Splays - 2.4x90m to Site Entrances
  - Indicative Landscaping. - refer to landscaping design for exact details
  - Number of parking spaces proposed to Semi-Detached and Detached Dwellings in accordance with LPA Parking Standards
  - Parking space allocation to Frontage Parking Dwellings
  - Existing retained hedges/landscaping

Rev:	Description:	Date:
A:	Design Update	01/07/22
B:	Blocks updated & Gronant Road widened	20/07/22
C:	Amended in line with Tree Survey	03/11/22



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Site: **Midnant Farm, Gronant Road, Prestatyn**

Title: **Proposed Site Plan**

Scale: **1:500@A1** Date: **30.03.22**

Ref: **GRON-PRS-SP01** Rev: **C**