SCHEDULE OF ACCOMMODATION

HOUSETYPE	DESCRIPTION	SQFT	NUMBER	PERCENTAGE
2P1B (Affordable)	1 Bed, Walk up flat - Ground Floor	578 SQFT	2	1.43
2P1B (Affordable)	1 Bed, Walk up flat - First Floor	646 SQFT	2	1.43
4P2B (Affordable)	2 Bed, 2 Storey, End/Mid Terrace	695 SQFT	8	5.71
5P5B (Affordable)	3 Bed, 2 Storey, End Terrace	893.5 SQFT	2	1.43
Oakley	3 Bed, 2 Storey, Mid Terrace	705 SQFT	20	14.29
Ashton	3 Bed, 2 Storey, End Terrace	821 SQFT	10	7.14
Highfield	3 Bed, 2 Storey, End Terrace	821 SQFT	12	8.57
Harlow Semi	3 Bed, 2 Storey	967 SQFT	10	7.14
Henley	3 Bed, 2 Storey	1040 SQFT	7	5.00
Stratford	3 Bed, 2 Storey	1095 SQFT	19	13.57
Cheltenham	3 Bed, 2 Storey	1234 SQFT	14	10.00
Wakefield	4 Bed, 2 Storey	1348 SQFT	8	5.71
Heatherington	4 Bed, 2 Storey	1354 SQFT	4	2.86
Alderton	4 Bed, 2 Storey	1501 SQFT	8	5.71
Salisbury	4 Bed, 2 Storey	1570 SQFT	2	1.43
Wilshire	4 Bed, 2 Storey	1777 SQFT	12	8.57
TOTAL		**150133 SQFT**	**140**	

Gross Site Area	13.87 Acres	5.62	Hectares
Existing Landscape & Buffer	0.6 Acres	0.24	Hectares
POS	2.00 Acres	0.81	Hectares
Undevelopable: Site Access & SSR	0.32 Acres	0.13	Hectares
Existing Farm Building & Land	0.21 Acres	0.08	Hectares
Buffer to St Kentigerns Hospice & Access	0.42 Acres	0.17	Hectares
NETT SITE AREA:	**10.07 ACRES**	**4.08**	**HECTARES**
Gross Density:	10.24 Units/Acre	25.31	Units/Hectare
NETT DENSITY:	**13.89 UNITS/ACRE**	**34.35**	**UNITS/HECTARE**
Gross Footage:	10564.55 SQFT/Acre	2524.44	SQM/Hectare
NETT FOOTAGE:	**14927.51 SQFT/ACRE**	**3429.92**	**SQM/HECTARE**

Key:

- Site Boundary
- 1.8m high boundary fence
- 1.8m high screen wall / fence
- Private Drive
- Visibility Splays - 2.4x43m 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
- * Affordable Housing
- Existing retained hedges/landscaping
- Landscaped Buffer to St Kentigern Hospice

Rev:	Description:	Date:
A:	Internal design review	11/06/21
B:	Plot Sub & Buffer to Hospice added	22/07/21
C:	Amended in line with Engineering appraisal & Tree Survey info added	24/08/21
D:	Internal Design Review	27/08/21
E:	Access to Hospice Buffer removed	20/10/21
F:	Schedule of Accommodation corrected	09/11/21
G:	Internal design review	28/02/22
H:	Wiltshire, Alderton & Chatsworth block amended	04/07/22
I:	Plots 2 and 12 handed & POS footpath added	13/07/22
J:	Attenuation basin corrected	20/07/22
K:	Former Ambulance Centre Site Added	25/07/22
L:	Amended following technical review & Plot numbers increased	21/09/22
M:	Plots 93 - 99 Moved	17/10/22
N:	Plots 91 - 97 (affordables) renumbered	08/11/22
O:	Footpath in POS amended	05/12/22

Castle Green

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

Site:
Land off Upper Denbigh Road, St Asaph

Title:
Proposed Site Plan

Scale:	Date:
1:500@A0	11.06.21

Ref:	Rev.:
UPD-STA-SP01	O