



HOUSETYPE	DESCRIPTION	SQFT	NUMBER	PERCENTAGE
3 Bed 2 Storey End Terrace	895 SQFT	2	2.14	
3 Bed 2 Storey End Terrace	935 SQFT	1	2.87	
3 Bed 2 Storey Mid Terrace	795 SQFT	4	14.29	
3 Bed 2 Storey End Terrace	895 SQFT	4	14.29	
3 Bed 2 Storey End Terrace	851 SQFT	6	18.57	
3 Bed 2 Storey	955 SQFT	3	9.71	
3 Bed 2 Storey	1034 SQFT	3	10.71	
3 Bed 2 Storey	1200 SQFT	2	7.14	
4 Bed 2 Storey	1501 SQFT	1	3.57	
<b>TOTAL</b>	<b>9628</b> SQFT	<b>28</b>		
Open Site Area	1.73 Acres	0.72 Hectares		
Existing Landscapes & Buffer	0.14 Acres	0.06 Hectares		
<b>NET SITE AREA</b>	<b>1.64 ACRES</b>	<b>0.66 HECTARES</b>		
Open Density	15.73 Units/Acre	35.07 Units/Hectare		
<b>NET DENSITY</b>	<b>17.07 UNITS/ACRE</b>	<b>42.18 UNITS/HECTARE</b>		
Open Footage	14807.50 SQFT/Acre	1427.21 SQM/Hectare		
<b>NET FOOTAGE</b>	<b>16178.88 SQFT/Acre</b>	<b>3114.33 SQM/Hectare</b>		

- 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	26/02/22
H:	Wiltshire, Alderton & Chatsworth block amended	04/07/22
I:	Plots 2 and 12 handed & PGS 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	
M:	& Plot numbers increased	21/09/22
N:	Plots 93 - 99 Moved	17/10/22
O:	Plots 91 - 97 (affordables) renumbered	08/11/22
	Footpath in PGS amended	05/12/22



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: 1:500@A0 Date: 11.06.21

Ref: UPD-STA-SP01 Rev: 0