


SCHEDULE OF ACCOMMODATION				
UNIT TYPE	DESCRIPTION	SQFT	MAVEN	PERCENTAGE
SP1 (1/2 Bed)	1 Bed Walk up to Ground Floor	519 SQFT	4	1.27
SP2 (1/2 Bed)	1 Bed Walk up to First Floor	546 SQFT	4	1.27
SP3 (1/2 Bed)	2 Bed 2 Storey Endless Terrace	800 SQFT	14	23.40
SP4 (1/2 Bed)	3 Bed 2 Storey End Terrace	1050 SQFT	36	11.43
SP5 (1/2 Bed)	3 Bed 2 Storey End Terrace	1050 SQFT	2	0.53
SP6 (1/2 Bed)	4 Bed 2 Storey Semi-Detached	1187 SQFT	6	1.90
SP7 (1/2 Bed)	2 Bed 2 Storey	691 SQFT	22	6.98
SP8 (1/2 Bed)	3 Bed 2 Storey	851 SQFT	22	6.98
SP9 (1/2 Bed)	3 Bed 2 Storey	862 SQFT	38	11.43
SP10 (1/2 Bed)	3 Bed 2 Storey	862 SQFT	15	4.76
SP11 (1/2 Bed)	3 Bed 2 Storey	1023 SQFT	27	8.37
SP12 (1/2 Bed)	3 Bed 2 Storey	1024 SQFT	5	1.50
SP13 (1/2 Bed)	4 Bed 2 Storey	1200 SQFT	5	1.50
SP14 (1/2 Bed)	4 Bed 2 Storey	1200 SQFT	28	8.88
SP15 (1/2 Bed)	4 Bed 2 Storey	1200 SQFT	24	7.02
TOTAL	30568 SQFT	314	100.00	

Open Site Area	26.7 Acres	10.20 Hectares
Existing Landscaping & Soft	0.80 Acres	0.28 Hectares
POI	4.18 Acres	1.69 Hectares
Unserviceable Site Areas, S&R & Pump Station	0.90 Acres	0.29 Hectares
NET SITE AREA	19.14 ACRES	7.78 HECTARES
Site Density	12.75 Units/Acre	31.51 Units/Hectare
NET DENSITY	18.48 UNITS/ACRE	46.87 UNITS/HECTARE
Open Footprint	12471.60 SQFT/acre	2922.46 SQM/Hectare
NET FOOTPRINT	18668.76 SQFT/acre	4684.84 SQM/Hectare

- Key:**
- Site Boundary
 - 1.8m high boundary fence
 - 1.8m high screen wall / fence
 - Private Drive
 - Visibility Splays - 2.4x7m 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:



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

Site:
Land off Holywell Road & Green Lane, Ewloe

Title:
Proposed Site Plan

Scale: 1:500@A0	Date: 05.02.24
Ref: GRNLN-EWL-SP01	Rev: -