


SCHEDULE OF ACCOMMODATION				
SUBJECTIVE	DESCRIPTION	SQFT	NUMBER	PERCENTAGE
<b>EXISTING</b>				
SP18 Walk Up	1 Bed, Walk Up Flat GF	575 SQFT	6	1.54
SP19 Walk Up	1 Bed, Walk Up Flat GF	494 SQFT	6	1.54
SP20	2 Bed, 2 Storey, Semi-Detached	906 SQFT	65	16.67
SP21	3 Bed, 2 Storey, Semi-Detached	1026 SQFT	32	8.21
SP22	4 Bed, 2 Storey, Semi-Detached	1209 SQFT	8	2.05
<b>Open Market</b>				
Oakley Mid	2 Bed, 2 Storey, Mid-Terraced	699 SQFT	25	6.57
Highfield	3 Bed, 2 Storey, End-Terraced	810 SQFT	25	6.57
Holly	3 Bed, 2 Storey, Semi-Detached	982 SQFT	42	10.77
Hartford	3 Bed, 2 Storey	962 SQFT	37	9.49
Horsley	3 Bed, 2 Storey	1033 SQFT	45	11.54
Horsley	3 Bed, 2 Storey	1033 SQFT	16	4.10
Eastham	3 Bed, 2 Storey	1121 SQFT	30	7.69
Brookway	4 Bed, 2 Storey	1161 SQFT	29	7.44
Windermere	4 Bed, 2 Storey	1285 SQFT	22	5.64
<b>TOTAL</b>		<b>36988</b>	<b>SQFT</b>	<b>388</b>
Gross Site Area		95.7 Acres	14.45 Hectares	
FCS		8.16 Acres	3.37 Hectares	
Existing Landscaping & Buffer		2.33 Acres	1.13 Hectares	
Undevelopable: Entrance, Single-Storey Road, Pump Station ETC		0.44 Acres	0.18 Hectares	
<b>NETT SITE AREA:</b>		<b>24.15</b>	<b>ACRES</b>	<b>9.77 HECTARES</b>
Gross Density		10.92 Units/Acre	26.99 Units/Hectare	
<b>NETT DENSITY:</b>		<b>16.13</b>	<b>UNITS/ACRE</b>	<b>39.90 UNITS/HECTARE</b>
Gross Footage		10871.93 SQFT/Acre	2449.91 SQM/Hectare	
<b>NETT FOOTAGE:</b>		<b>12776.98</b>	<b>SQFT/ACRE</b>	<b>3021.61 SQM/HECTARE</b>

- 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
  - Route of watercourse/ditch
  - Extent of Flood Zone
  - Route of diverted Gas Main

Rev:	Description:	Date:



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Site: **Plas Newydd Phase 2 & 3, Prestatyn**

Title: **Proposed Master Plan**

Scale: **1:1000@A0** Date: **24.07.24**

Ref: **PLS2&3-PRES-SP02** Rev: **-**