SCHEDULE OF ACCOMMODATION

HOUSETYPE	DESCRIPTION	SQFT	NUMBER	PERCENTAGE
2P1B (Affordable)	1 Bed, Walk up flat - Ground Floor	562 SQFT	4	3.25
2P1B (Affordable)	1 Bed, Walk up flat - First Floor	652 SQFT	4	3.25
4P2B (Affordable)	2 Bed, 2 Storey, Mid-Terrace	884 SQFT	5	4.07
4P2B (Affordable)	2 Bed, 2 Storey, End-Terrace/ Semi Det.	884 SQFT	56	45.53
5P3B (Affordable)	3 Bed, 2 Storey, End-Terrace/ Semi Det.	1004 SQFT	34	27.64
5P3B Corner (Affordable)	3 Bed, 2 Storey, End-Terrace/ Semi Det.	1004 SQFT	10	8.13
6P4B (Affordable)	4 Bed, 2 Storey, Semi Detached	1186 SQFT	8	6.50
6P4B Corner (Affordable)	4 Bed, 2 Storey	1197 SQFT	2	1.63
TOTAL		**114838 SQFT**	**123**	**100.00**

Gross Site Area	10.3 Acres	4.17	Hectares
Existing Landscape & ditch	0.28 Acres	0.11	Hectares
POS	2.26 Acres	0.91	Hectares
Undevelopable: Site Access, SSR & Pump station	0.66 Acres	0.27	Hectares
NETT SITE AREA:	**7.1 ACRES**	**2.87**	**HECTARES**
Gross Density:	11.94 Units/Acre	29.51	Units/Hectare
NETT DENSITY:	**17.32 UNITS/ACRE**	**42.81**	**UNITS/HECTARE**
Gross Footage:	11149.32 SQFT/Acre	2559.51	SQM/Hectare
NETT FOOTAGE:	**16174.37 SQFT/ACRE**	**3713.09**	**SQM/HECTARE**

Key:

- Site Boundary
- 1.8m high boundary fence
- 1.8m high screen wall
- Private Drive
- Visibility Splays - 2.4x45m
- Indicative Landscaping
- Number of parking spaces proposed to Semi-Detached and Detached Dwellings in accordance with Local Authority's Parking Standards
- Parking space allocation to Frontage Parking Dwellings
- Affordable Housing - 10% to CCBC Policy
- Affordable Housing - Additional Provision over & above Policy
- Existing PROW route

REV	DATE	DESCRIPTION
D	10/09/26	Mix amended to 100% affordable
C	14/08/26	Mix amended & 4 blocks split into semis following technical review
B	22/07/26	Phases split, Phase 6 reduced to 110 Plots
A	27/03/26	Football Pitch moved & internal design review

Project Title:
Land at Bryn Derw, Abergele

Castle Green

Title:
Site Layout
Phase 6

Job No: R1-000
Ref: BD_ABRGL_SL02
Scale (A1): 1:50
Date: 05/11/2025
Rev: D

This drawing is to be read in conjunction with the relevant Site Specification, Drawings and Standard Details
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