



Key:

- Site Boundary
- 1.8m high boundary fence
- 1.8m high screen wall / fence
- Private Drive
- Indicative Landscaping
- Number of parking spaces proposed to Semi-Detached and Detached Dwellings
- Parking space allocation to Terrace Dwellings
- Knee rails to parking bays to Mid-Terraced Dwellings
- Affordable Housing
- Existing Sewer & Easement

RHOSROBIN - SCHEDULE OF ACCOMMODATION

HOUSE TYPE	DESCRIPTION	SQFT	NUMBER	PERCENTAGE
Clwyd (Inhabitable)	2 Bed, 2 Storey, Mid-Terrace	705 SQFT	26	13.76
Elwy (Inhabitable)	3 Bed, 2 Storey, End Terrace	825 SQFT	16	8.32
Dyl (Inhabitable)	2 Bed, 2 Storey, Unimproved	650 SQFT	9	4.59
Merion Semi	3 Bed, 2 Storey	987 SQFT	22	11.84
Cefed	3 Bed, 2 Storey	1040 SQFT	6	3.17
Swydd	3 Bed, 2 Storey	1055 SQFT	27	14.29
Reusant	4 Bed, 2 Storey	1254 SQFT	14	7.41
Burlington	4 Bed, 2 Storey	1255 SQFT	15	7.94
Bewly	4 Bed, 2 Storey	1355 SQFT	1	0.53
Wentworth	4 Bed, 2 Storey	1344 SQFT	19	10.05
Haukington	4 Bed, 2 Storey	1354 SQFT	5	2.63
Adlon	4 Bed, 2 Storey	1551 SQFT	16	8.47
Villars	4 Bed, 2 Storey	1727 SQFT	6	3.23
TOTAL		20897 SQFT	189	
Gross Site Area	39 Acres	15.78 Hectares		
Maintained Land within Green Barrier	14.09 Acres	5.70 Hectares		
Landscaped FOD within Green Barrier	8.27 Acres	3.35 Hectares		
Development Area POS	1.25 Acres	0.51 Hectares		
Undevelopable: Entrance, Single-Sided Road & Existing Landscaping	0.3 Acres	0.12 Hectares		
NETT SITE AREA:	14.69 ACRES	5.70 HECTARES		
Gross Density	4.85 Units/Acre	33.15 Units/Hectare		
NETT DENSITY:	19.41 UNITS/ACRE	33.15 UNITS/HECTARE		
Gross Footprint	5359.90 SQFT/Acre	1230.22 SQM/Hectare		
NETT FOOTPRINT:	1483.63 SQFT/Acre	3495.14 SQM/Hectare		

Site Information:

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

Title: Proposed Site Plan (1 of 2)

Scale: 1:1000@A1 **Date:** 18.07.19

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