STANSTY LODGE LANE

STANSTY CHAIN ROAD

MOLD ROAD

Stansty Lodge

Cattle Grid

Oakhurst

The Hawthorns

Drainage Basin

A483

Dwr-y-Felin Comprehensive School

P.O.S

T.A.P

Overhead Power Lines

SCHEDULE OF ACCOMMODATION

HOUSETYPE	DESCRIPTION	SQFT	NUMBER	PERCENTAGE
2F1B (Affordable)	1 Bed, Walk up flat - Ground Floor	571 SQFT	2	1.02
2F1B (Affordable)	1 Bed, Walk up flat - First Floor	661 SQFT	2	1.02
Cult (Affordable)	2 Bed, 2 Storey, Mid Terrace	549 SQFT	2	1.02
4P2B (Affordable)	2 Bed, 2 Storey, Mid Terrace	879 SQFT	28	14.29
DT3B (Affordable)	3 Bed, 2 Storey, End Terrace	1004 SQFT	13	6.63
6P4B (Affordable)	4 Bed, 2 Storey	1197 SQFT	2	1.02
Oakley	2 Bed, Mid Terrace	703 SQFT	14	7.14
Eaton	2 Bed, Semi Detached	703 SQFT	14	7.14
Highfield	3 Bed, 2 Storey, End Terrace	910 SQFT	14	7.14
Warwick	3 Bed, 2 Storey, Semi Detached	858 SQFT	14	7.14
Hartford	3 Bed, 2 Storey	962 SQFT	11	5.61
Henley	3 Bed, 2 Storey	1034 SQFT	14	7.14
Kingsley	3 Bed, 2 Storey	1023 SQFT	23	11.73
Broadway	4 Bed, 2 Storey	1161 SQFT	18	9.18
Beaumont	4 Bed, 2 Storey	1222 SQFT	25	12.76
TOTAL		187291 SQFT	196	100.00

Gross Site Area	16.39 Acres	6.63 Hectares
POS	2.98 Acres	1.21 Hectares
Existing Landscaping	0.2 Acres	0.08 Hectares
Underenspakle: Sub Station & SSR	0.4 Acres	0.16 Hectares
NETT SITE AREA:	12.81 ACRES	5.18 HECTARES
Gross Density:	11.96 Units/Acre	29.55 Units/Hectare
NETT DENSITY:	15.30 UNITS/ACRE	37.81 UNITS/HECTARE
Gross Footage:	11427.15 SQFT/Acre	2823.29 SQM/Hectare
NETT FOOTAGE:	14620.89 SQFT/ACRE	3346.41 SQM/HECTARE

Key:

- Site Boundary
- 1.8m high boundary fence
- 1.8m high screen wall / fence
- Private Drive
- Visibility Splays - 2.4x??m 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
- Proposed Landscape Screen to Southern boundary
- Affordable Housing (25%)
- Existing Public Right of Way

C	25/06/25	Attenuation Basin added in Phase 1
B	20/05/25	Pedestrian connection to Mold Road added
A	23/04/25	Access road to Phase 3 amended
Rev	Date	DESCRIPTION

Project Title:
Stansty Chain Road
Wrexham LL11 4YF

Castle Green

Title:
Site Layout - Phase 1

Job No: R1-0000

Ref: STANCHRD-SL.01 - 01

Scale (A0): 1:500

Date: 14/04/2025

Rev: C

This drawing is to be read in conjunction with the relevant Site Specification, Drawings and Standard Details
DO NOT SCALE OFF THIS DRAWING. © Castle Green Homes