SCHEDULE OF ACCOMMODATION

HOUSETYPE	DESCRIPTION	SQFT	NUMBER	PERCENTAGE
OP1B (Affordable)	1 Bed, Walk up flat - Ground Floor	571 SQFT	2	1.09
OP1B (Affordable)	1 Bed, Walk up flat - First Floor	661 SQFT	2	1.09
AP2B (Affordable)	2 Bed, 2 Storey Mid Terrace	879 SQFT	28	15.22
SP3B (Affordable)	3 Bed, 2 Storey, End Terrace	1004 SQFT	11	5.98
SP3B Corner (Affordable)	3 Bed, 2 Storey, End Terrace	1004 SQFT	3	1.63
Marlow	3 Bed, Semi Detached	980 SQFT	16	8.70
Oxford	3 Bed, 2 Storey	1034 SQFT	10	5.43
Stratford	3 Bed, 2 Storey	1043 SQFT	23	12.50
Wentworth 3	3 Bed, 2 Storey	1331 SQFT	24	13.04
Heatherington	4 Bed, 2 Storey	1346 SQFT	18	9.78
Alderton	4 Bed, 2 Storey	1489 SQFT	24	13.04
Wiltshire	4 Bed, 2 Storey	1713 SQFT	23	12.50
TOTAL		222484 SQFT	184	100
Gross Site Area		20.18 Acres		8.17 Hectares
Buffer to Listed Building		0.46 Acres		0.18 Hectares
POS		4.2 Acres		1.70 Hectares
Existing Landscaping		0.24 Acres		0.10 Hectares
Undevelopable: Sub Station & SSR		0.56 Acres		0.23 Hectares
NETT SITE AREA:		14.74 ACRES		8.97 HECTARES
Gross Density:		9.12 Units/Acre		22.53 Units/Hectare
NETT DENSITY:		12.49 UNITS/ACRE		30.85 UNITS/HECTARE
Gross Footage:		11024.96 SQFT/Acre		2530.96 SQM/Hectare
NETT FOOTAGE:		15093.89 SQFT/ACRE		3465.05 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

Pond
Northcott
Stansty
LC
STANSTY LODGE LANE
STANSTY CHAIN ROAD
Cattle Grid
Oakhurst
The Hawthorns
A483
Drainage Basin
Existing PROW
Connection to existing PROW
L.E.A.P
P.O.S
Diverted Footpath Highway Buffer

REV	DATE	DESCRIPTION
C	25/06/25	Attenuation Basin added in Phase 1
B	19/05/25	Schedule of accomodation updated
A	16/05/25	Access Gate Removed

Project Title:
Stansty Chain Road
Wrexham LL11 4YF

Castle Green

Title:
Site Layout - Phase 2

Job No: R1-0000
Ref: STANCHRD-SL01 - 02
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
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