



SCHEDULE OF ACCOMMODATION				
PROPERTY TYPE	DESCRIPTION	SQFT	NUMBER	PERCENTAGE
PHASE 1 (Affordable)	1 Bed 1 Storey, Walk up Plot	525 SQFT	1	1.05
PHASE 1 (Affordable)	2 Bed 1 Storey, Walk up Plot	600 SQFT	2	1.05
PHASE 1 (Affordable)	2 Bed 2 Storey, Mid Terrace	768 SQFT	6	4.21
PHASE 1 (Affordable)	3 Bed 2 Storey, End Terrace	908 SQFT	5	2.93
PHASE 1 (Affordable)	4 Bed 2 Storey, Semi Detached	1248 SQFT	2	1.05
Station Mid	2 Bed 2 Storey, Mid Terrace	812 SQFT	16	9.47
Station End	2 Bed 2 Storey, End Terrace	812 SQFT	24	12.83
Garage	3 Bed 2 Storey	1034 SQFT	5	2.63
End of	3 Bed 2 Storey	1034 SQFT	6	4.21
End of	3 Bed 2 Storey	1463 SQFT	12	6.52
End of	3 Bed 2 Storey	1463 SQFT	17	8.95
End of	4 Bed 2 Storey	1331 SQFT	26	13.68
End of	4 Bed 2 Storey	1248 SQFT	9	4.74
End of	4 Bed 2 Storey	1463 SQFT	25	13.16
End of	4 Bed 2 Storey	1713 SQFT	27	14.21
TOTAL		20933	160	
Green Site Area		22.39 Acres	0.05 Hectares	
POB		1.5 Acres	2.35 Hectares	
Development Site Access & S&B		0.75 Acres	0.30 Hectares	
Building Landscaping		0.53 Acres	0.21 Hectares	
NET SITE AREA		18.31 ACRES	6.29 HECTARES	
Green Density		6.68 Units/Acre	20.97 Units/Hectare	
NET DENSITY		12.41 UNITS/ACRE	30.87 UNITS/HECTARE	
Green Footprint		10011.67 SQFT/Acre	2367.76 SQM/Hectare	
NET FOOTPRINT		14863.54 SQFT/Acre	3463.72 SQM/Hectare	

Key:

- Site Boundary
- 1.8m high boundary fence
- 1.8m high screen wall / fence
- Private Drive
- Visibility Splays - 2.4x43m to Site Entrances
- Indicative Landscaping
- Number of parking spaces proposed to Semi-Detached and Detached Dwellings in accordance with Warrington's Parking Standards
- Parking space allocation to Frontage Parking Dwellings
- Knee rails to parking bays to Terraced Housetypes
- Affordable Housing
- Existing retained trees/landscaping

Rev	Description	Date
A	Sandringham house Type added	07/09/21
B	Red line boundary amended & layout updated to suit	13/05/22
C	Amended in line with Drainage Strategy & mix updated	23/03/23
D	Updated following Pre App response & internal design review	05/03/25



Castle Green,
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Tel. 01745 536677

Site:	Land off Chester Road, Whitchurch
Title:	Proposed Site Plan - Phases 1 and 2
Scale:	1:500@A0
Date:	05.07.21
Ref:	CHR-WHIT-SP02
Rev:	D