



**Site Legend**

- Application Site
- Boundary Enclosure
- Rumble Strips / Granite Set
- Block Pavement
- Tarmac / Rolled Chippings
- Existing Easement
- Existing Mine Shaft
- Denotes Parking Space
- External Door
- Garage Door
- Refuse Collection Point
- Affordable Home
- 1.8M High Timber Garden Gate
- Ornamental Tree - Proposed
- Hedge-row - Proposed
- Existing Tree to be retained
- Rain Gardens / Shrub Planting - Proposed
- Existing Paved
- Existing Footpath

**External Works**

- Highway Road
- Highway Footpath
- Highway Shared Surface
- Highway road with coloured chippings
- Private Drive
- Private Footpath
- Hoggin Path
- Front Garden
- Rear Garden
- Rain Gardens / Shrub Planting
- Gravelled Rain Garden
- Notes: Colors to illustrate purposes only

**Surface Finishes**

Roads and Footpaths to be finished in tarmac to adoptable highway standards.

Shared Surfaces to be finished in block paviers to adoptable highway standards.

Block Paviers (Herringbone Pattern, Natural Grey).

Shared Private Drives in tarmac with rolled buff chippings.

Private drives to be finished in tarmac.

Private footpaths to be 900mm wide to front entrance doors, 750mm wide to side and rear with 150mm wide gravel strip.

Affordable footpaths to be 900mm wide to front and rear entrance doors.

**House Type Schedule**

| Persimmon Homes (109 units) |      |      |       |
|-----------------------------|------|------|-------|
| Name                        | Area | Beds | Total |
| Almouath (Al)               | 0643 | 2    | 23    |
| Aldridge (Ad)               | 0647 | 1    | 01    |
| Danbury (Da)                | 0811 | 3    | 12    |
| Despide (Da)                | 0887 | 3    | 02    |
| Charnwood (Ch)              | 1012 | 3    | 06    |
| Barnwood (Bw)               | 1012 | 3    | 02    |
| Shawton (Sh)                | 1035 | 3    | 10    |
| Braunton                    | 1035 | 3    | 02    |
| Ashdown (An)                | 1088 | 3    | 15    |
| Gallopway DT (GdDT)         | 1102 | 4    | 06    |
| Barnwood DT (BwDT)          | 1204 | 4    | 06    |
| Brampton (Br)               | 1259 | 4    | 06    |
| Knebworth DT (KnDT)         | 1326 | 5    | 13    |
| Knebworth (Kn)              | 1415 | 4    | 05    |
| Sub Total                   |      |      | 109   |

| Affordable Housing DQR 10% (12 units) |      |   |    |
|---------------------------------------|------|---|----|
|                                       |      |   |    |
| 1 Bed Apartment 2.1.1                 | 0593 | 1 | 06 |
| 2 Bed House 4.2.1                     | 0606 | 2 | 04 |
| 3 Bed House 5.3.1                     | 1023 | 3 | 02 |
| Sub Total                             |      |   | 12 |

| Site Total                            |     |
|---------------------------------------|-----|
|                                       | 121 |
| Total sq ft: 115,955                  |     |
| Gross Site Area: 12.3 acres           |     |
| Net Developable Site Area: 7.63 acres |     |
| Coverage: 15,952 sq ft net acre       |     |

- Rev 07 - Plot 79-82 & 83-89 moved following planning comments - 13.07.22
- Rev 06 - Plot 102-103, 105-106 & 113-114 house-type change from Ashdowns to Almouaths, Proposed Trees and hedge-row position shown as per the landscaping layout. Active travel route to the south updated. - 07.07.22
- Rev 05 - highways amendments by plot 52, parking amended for plots 60 - 65 - 23.06.22
- Rev 04 - Plot 121 house-type change & planning comments - 10.03.22
- Rev 03 - Roads tweaked and plots 87 - 89 moved to accommodate plot sub of plots 84 & 86 - 19.01.22
- Rev 02 - Roads tweaked and rain gardens added - 06.01.22
- Rev 01 - Revised entrance and house-type mix - 23.12.21

**Twynnyrodyn Merthyr Tydfil**

Drawing Title

Site Plan as Proposed

Drawing No.

SP-03-Rev 07

Drawing by:

RJ

Scale

1:500 @ A0

Checked by:

Technical

Date

13.12.2021

Status

Planning