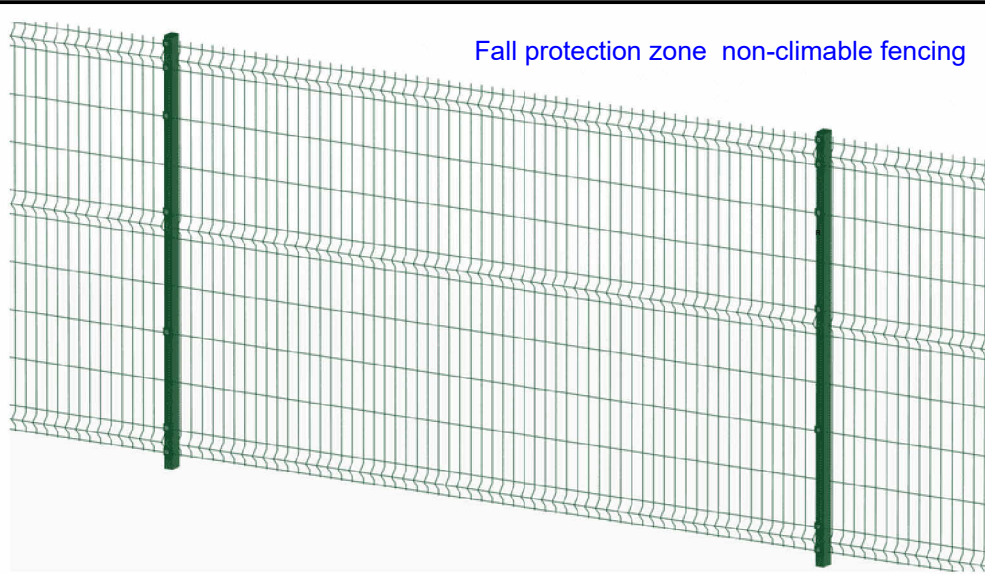




Fall protection zone non-climbable fencing

Screening

Light spill can be successfully screened through soft landscaping and the installation of walls, fences. In order to ensure that fencing makes a long-term contribution, it is proposed that it is supported on concrete or metal posts. Fencing can also be over planted with hedgerow species or climbing plants to soften its appearance and provide a vegetated feature which bats can use for navigation or foraging.

Ground floor level of these properties is approx 2.2m above road level, with 3.2m floor to floor level and eaves level approx 8.5m above street level.

This property is dug into the hillside with ground floor level at street level.

Existing access retained and improved for vehicular and pedestrian access.

10 x 3 bedroom dwellings
4 x 2 bedroom dwellings
6 x 2 bedroom apartments

44 Car parking spaces
14 Car parking spaces (undercroft)
Total 58 spaces

Existing mound to be investigated to establish ground condition

Ground floor level of these properties is approx 1.5m above road level. Eaves level is approx 8m above road level.

Red line indicates fencing to edge of planted zone to absorb any falling debris from cliff face. Fence to 2.4m high and non-climbable as per images above

Garden area to rear of properties

Ground floor access to apartments

Bin store for apartments

Bike store for apartments

Hawthorn hedging or similar to foot of the cliff to absorb potential falling debris from the cliff edge above and keep residents away

Garden area to rear of properties



Site
1 : 500

Title block updated		2025-04-24
No.	Description	Date
 North East Architectural Services Clervaux Exchange, Clervaux Terrace, Jarrow NE32 5UP 07455 980 354 admin@nearchitect.co.uk		
All dimensions are to be verified on site prior to works commencing. Check all notes and read in conjunction with structural engineers details and building control approval. Discrepancies to be reported to the Architect prior to works commencing.		
Project	Brynllaff	Project No. 2020-03-14
Address	Brynllaff	
Client	Andrew Lockley	
Sheet	Site Layout	
Date	2020-10-17	Scale (@ A3) 1:500
Drawing No.	A100	Rev A