

Site Legend

- Application Site
- Boundary Enclosure (Refer To Boundary Treatment Plan)
- Rumble Strips / Granite Sett
- Block Paviors
- 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 (Refer To Landscape Layout)
- Hedgerow - Proposed (Refer To Landscape Layout)
- Existing Tree to be retained (Refer To Landscape Layout)
- Rain Gardens / Shrub Planting - Proposed (Refer To Landscape Layout)
- Existing PROW
- Existing Bridleway

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
- Grassed Rain Garden

Note - Colour for illustrative purposes only

Surface Finishes

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

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

Block Paviors (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$_{SFT}$	Beds	Total
Alnmouth (Al)	0643	2	23
Ashridge (Ad)	0647	1	01
Danbury (Da)	0811	3	12
Deepdale (Dp)	0887	3	02
Charnwood (Ch)	1012	3	06
Barnwood (Bw)	1012	3	02
Saunton (Sa)	1035	3	10
Braunton	1035	3	02
Ashdown (An)	1098	3	15
Galloway DT (GaDT)	1102	4	06
Barnwood DT (BwDT)	1204	4	06
Brampton (Br)	1259	4	06
Knebworth DT (KnDT)	1328	5	13
Kelder (Ki)	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	0905	2	04
3 Bed House 5.3.1	1023	3	02
Sub Total			12

Site Total **121**

Total sq.ft: 118,968
Gross Site Area: 12.3 acres
Net Developable Site Area: 7.63 acres
Coverage: 15,592 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 housetype change from Ashdowns to Alnmouths, Proposed Trees and hedgerow 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 housetype 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 raingarden added - 06.01.22
Rev 01 - Revised entrance and housetype mix - 23.12.21

Twynyrodyn
Merthyr Tydfil

Drawing Title: Site Plan as Proposed

Drawing No	Drawing by:
SP-03-Rev 07	RJ
Scale	Checked by:
1:500 @ A0	Technical
Date	Status:
13.12.2021	Planning

Persimmon Homes
East Wales

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