



Site Legend

- Application Site
- Boundary Enclosure
- Perimeter Strip / Granite Set
- Black 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
- Rain Gardens / Shrub Planting - Proposed
- Existing FROW
- Existing Bridleway
- Open Water Course

External Works

- Highway Road
- Highway Footpath
- Highway Shared Surface
- Highway road with coloured chippings
- Private Drive
- Private Footpath
- Existing Track
- Front Garden
- Rear Garden
- Rain Gardens / Shrub Planting
- Swale

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 pavers to adoptable highway standards.
Block Pavers (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	
Almshouse (A1)	0543	2	17	
Ashtree (A2)	0547	1	01	
Danbury (D1)	0811	3	12	
Deepdale (D2)	0857	3	02	
Charmwood (Ch)	1012	3	06	
Barnwood (B1)	1012	3	02	
Saunders (Sa)	1035	3	10	
Stranton (Str)	1035	3	02	
Ashtree (A1)	1098	3	21	
Gateway DT (G1/DT)	1102	4	06	
Barnwood DT (B1/DT)	1204	4	06	
Stranton (Str)	1259	4	06	
Knotwell DT (K1/DT)	1323	5	13	
Kalder (K1)	1415	4	05	
Sub Total			109	
Affordable Housing DQR 10% (12 units)				
1 Bed Apartment 2.1.1	0905	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: 121,698
Gross Site Area: 12.3 acres
Net Developable Site Area: 7.63 acres
Coverage: 15,950 sq ft net acre

Rev 05 - highways amendments by plot 52, parking amended for plots 60 - 65
Rev 04 - Plot 121 housetype change & planning comments
Rev 03 - Roads tweaked and plots 57 - 59 moved to accommodate plot sub of plots 54 & 55 - 19.01.22
Rev 02 - Roads tweaked and rain garden added - 06.01.22
Rev 01 - Revised entrance and housetype mix - 23.12.21

Twynyrodyn
Merthyr Tydfil

Site Plan as Proposed
SP-03-Rev 05

Scale: 1:500 @ A0
Date: 13.12.2021
Drawn by: RJ
Checked by: Technical
Status: Planning

Persimmon Homes
East Wales

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