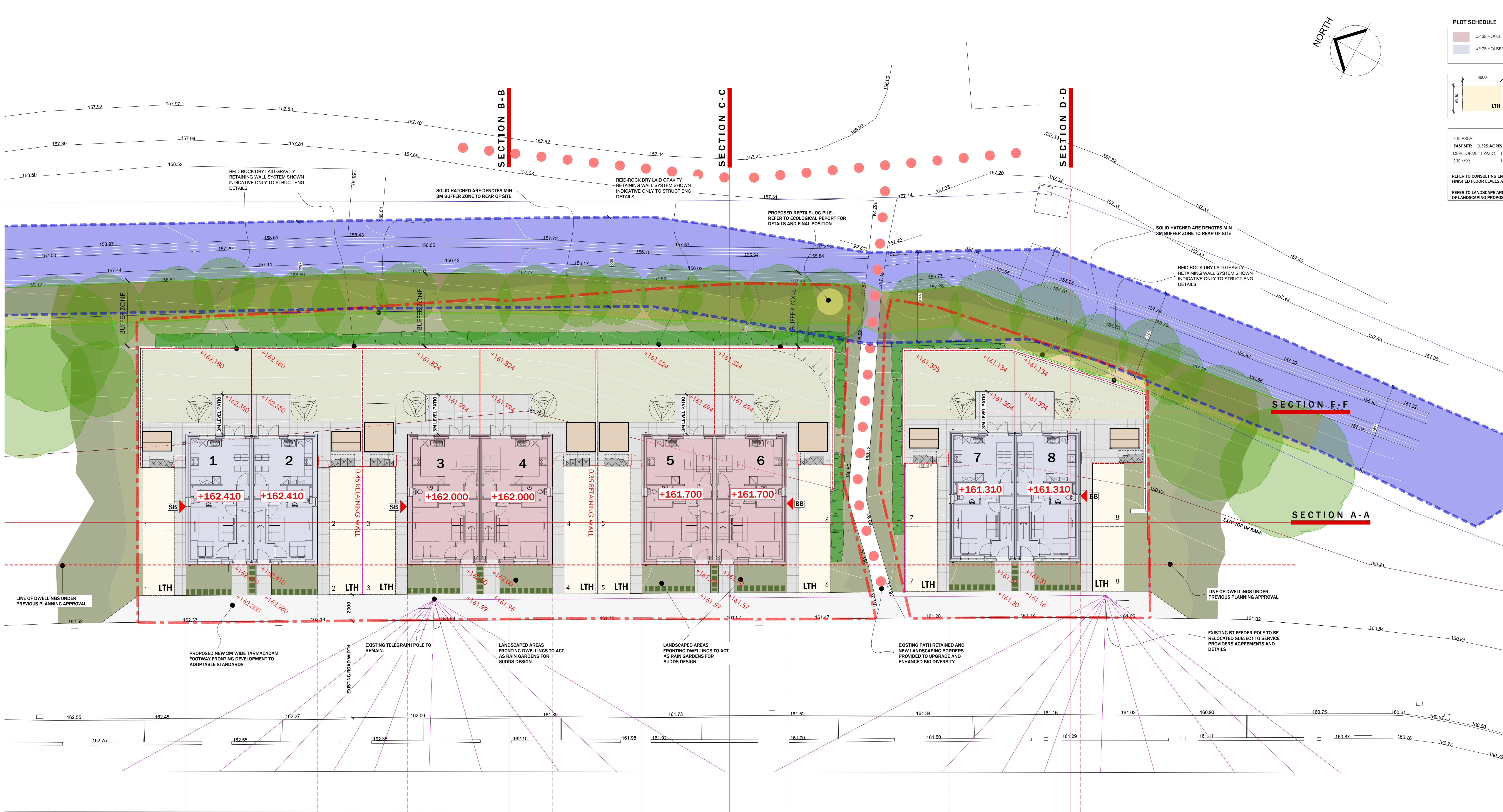




PROPOSED SITE LAYOUT
0 1.25 2.5 3.75 5.0 6.25m
SCALE 1:125



STREET ELEVATION

PLOT SCHEDULE

SP 38 HOUSE TYPE (82M ²)	-	4
4P 28 HOUSE TYPE (83M ²)	-	4

Site Area: 0.325 ACRES **West Site:** 0.10 ACRES
Development Ratio: 18 UNITS PER ACRE
Site Mix: 100% AFFORDABLE DGR.

REFER TO CONSULTING ENGINEERING DRAWINGS FOR PLOT FINISHED FLOOR LEVELS AND DETAILS OF RETAINING WALLS. REFER TO LANDSCAPE ARCHITECT'S DRAWINGS FOR DETAILS OF LANDSCAPING PROPOSALS.

KEY SCHEDULE
REFER TO BOUNDARY TREATMENTS & BOUNDARY IDENTIFICATION DRAWINGS FOR FURTHER DETAIL.

---	SITE APPLICATION BOUNDARY
---	DENOTES 1800MM HIGH TREATED BOARD CORDED FENCE.
---	DENOTES 900MM HIGH GALVANIZED FLAT TOP RAILINGS.
---	DENOTES RED ROCK DRY LAID GRAVITY RETAINING WALL SYSTEM. RETAINING BOUNDARY WALL - REFER TO ENGINEERS DRAWINGS FOR R-WALL DETAILS. 1.2M HIGH TIMBER FENCE ON TOP.
---	DENOTES NEW 2M WIDE FOOTWAY PARALLEL TO MAIN ROAD AND WITHIN CURTLAGES OF SITE OWNERSHIP TO ADAPTABLE STANDARDS. REFER TO STRUCTURAL ENGINEER'S DETAILS AND DRAWINGS.
---	DENOTES AREA OF 400 X 400MM F.C. CONCRETE PAVING SLABS TO FORM PATIO AREAS AND 1000/1200MM MIN. FOOTPATHS TO TO CURTLAGES OF HOUSES AND WORKMANSHIP.
---	DENOTES AREAS OF 2.4 X 4.8M PARKING BAYS IN TOBERMORE PERMEABLE PAVING SYSTEM - BUFF COLOUR.
---	DENOTES AREAS OF LANDSCAPE WITHIN CURTLAGES OF DWELLINGS AND ADJOINING AREAS. INCORPORATING SUEBENATIVE SHRUB SPECIES AND BANYAN TREES TO ACT AS SUEBENATIVE SHRUBS. REFER TO LANDSCAPING ARCHITECT'S DRAWINGS BY OTHERS - REFER TO SCHEME SPEC FOR FURTHER DETAILS & WORKMANSHIP.
---	DENOTES AREAS OF TURF GRASS TO REAR GARDENS. REFER TO SCHEME SPECIFICATION FOR FURTHER DETAILS AND WORKMANSHIP.
---	DENOTES AREAS OF MIN 3M BUFFER ZONE TO EXISTING STREAM AND EMBANKMENT.
---	DENOTES 6M EASEMENT TO EXISTING WATER MAIN.
---	DENOTES 1.8M HIGH, 100MM WIDE TOWER CLOSE BOARDED GATE WITH A SECURITY LOCK IN COMPLIANCE WITH BS6858. NOTE GATE TO BE SIMILAR HEIGHT TO ADJACENT WALL/GATE IF APPLICABLE.
---	DENOTES NEW NATIVE PLANTING TO PLOT PERIMETERS WITH PUBLIC FOOTPATH TO SOFTEN BOUNDARIES.
---	DENOTES AREA OF 0.9M HIGH PRIVE OR BOX HEDGE BOUNDARY - PLANT TO BE PLANTED 50M MAX. REFER TO LANDSCAPING ARCHITECT'S DRAWINGS FOR FURTHER DETAILS.
---	DENOTES EXISTING TREES AND TREE WELLS (REFER TO LANDSCAPE ARCHITECTS DRAWINGS FOR TYPES AND SCHEDULES).
---	DENOTES ROUTE OF EXISTING FOOTPATH.
---	DENOTES 2.0M DIAMETER ROTARY DRY SET IN CONCRETE, PROVIDING 6M MIN. OF LINE FOR 2 BED DWELLINGS, 6M MIN. FOR 3 BED DWELLINGS.
---	DENOTES 0.8 X 0.8M CONCRETE HARDSTANDING SPACE FOR BLACK BAGS.
---	DENOTES 1NO. 0.8 X 0.8M SPACE FOR GARDEN WASTE COLLECTION (CLEAR BAG).
---	DENOTES 1NO. 0.8 X 0.8M SPACE FOR RECYCLING COLLECTION (CLEAR BAG).
---	DENOTES 1NO. FOOD CADDY.
---	DENOTES ROBUST TREATED TIMBER FRAMED SHED WITH 1NO. 2NO. SHEDFIELD OR SIMILAR TYPE SHEL FRAMED BEE RACK, BOTH BOLTED TO 100MM THICK CONCRETE BASE. PROVIDING SPACE FOR 1NO. 2NO. BICYCLES AND 1NO. GARDEN STORE SPACE. PERMANENT LOCK TO BE PROVIDED TO SHED DOOR, CONFORMING TO BS 3621:2004.
---	DENOTES POSITION OF ISTOCK OR SIMILAR SWIFT BOX IN SMOOTH RED - TO BE INSTALLED AT MIN. 5M FROM EXTERNAL GROUND LEVEL - REFER TO ECOLOGISTS REPORT.
---	DENOTES POSITION OF ISTOCK BAT BRICK (TYPE A) OR SIMILAR - REFER TO INDIVIDUAL ELEVATIONS FOR EXACT LOCATION - REFER TO ECOLOGISTS REPORT.

PLOT NO.	DWELLING TYPE	GIA (M ²)	GIA (FT ²)	GARDEN AREA (M ²)
BLOCK 1				
1	4P 28 HOUSE TYPE	81.56	877.91	43.8
2	4P 28 HOUSE TYPE	81.56	877.91	43.8
BLOCK 2				
3	SP 38 HOUSE TYPE	81.56	877.91	52.4
4	SP 38 HOUSE TYPE	81.56	877.91	51.7
BLOCK 3				
5	SP 38 HOUSE TYPE	90.94	978.87	51.6
6	SP 38 HOUSE TYPE	90.94	978.87	51.8
BLOCK 4				
7	4P 28 HOUSE TYPE	81.56	877.91	39.4
8	4P 28 HOUSE TYPE	81.56	877.91	54.6

Revisions

Rev.	Date	Description	Rev.	Date	Description
REV. A	JUNE 22	DESIGN TEAM REVIEW DISCUSSIONS. DESIGN TEAM REVIEW DISCUSSIONS. DESIGN TEAM REVIEW DISCUSSIONS.	REV. E	JUNE 22	SCHEMATIC DESIGN POLY REVISIONS TO B.I. STREET ELEVATION UPDATED TO SAT.
REV. B	JUNE 22	DESIGN TEAM REVIEW DISCUSSIONS. DESIGN TEAM REVIEW DISCUSSIONS. DESIGN TEAM REVIEW DISCUSSIONS.	REV. F	JUNE 22	REVISED TO SAT. WG. SCHEDULE. COMMENTS.
REV. C	JUNE 22	DESIGN TEAM REVIEW DISCUSSIONS. DESIGN TEAM REVIEW DISCUSSIONS. DESIGN TEAM REVIEW DISCUSSIONS.	REV. G	JUNE 22	REVISED TO SAT. WG. SCHEDULE. COMMENTS.
REV. D	JUNE 22	DESIGN TEAM REVIEW DISCUSSIONS. DESIGN TEAM REVIEW DISCUSSIONS. DESIGN TEAM REVIEW DISCUSSIONS.	REV. H	JUNE 22	REVISED TO SAT. WG. SCHEDULE. COMMENTS.

Client: MDL / Werthby Valley Homes
Job Title: Kingsley Terrace, M Tydyl
Drawing Title: Proposed Site Layout
Scale: 1:125 @ A0
Date: June 22
Checked: KML
Revision: J

Drawing Purpose: PLANNING

Client: MDL / Werthby Valley Homes
Job Title: Kingsley Terrace, M Tydyl
Drawing Title: Proposed Site Layout
Scale: 1:125 @ A0
Date: June 22
Checked: KML
Revision: J

LeTruccodesign ARCHITECTURE
Suite 7, 35 Stow Park Circle
Newport, NP20 4HF
Tel: 07710390800 / 07710390801
info@letruccodesign.co.uk
www.letruccodesign.co.uk