



- Boundary Types:**
- Application boundary.
 - Boundary Type 01: 1800mm high brick wall.
 - Boundary Type 02: 1800mm high double sided hit & miss timber fencing.
 - Boundary Type 03: Brick facing Contiguous Piled Wall to Structural Engineers design with mesh fence on top.
 - Boundary Type 04: Timber facing Contiguous Piled Wall to Structural Engineers design with mesh fence on top.
 - Boundary Type 05: Brick facing retaining wall (of varying heights) to Structural Engineers design. (To provide min. 1100mm protection from falling).
 - Boundary Type 06: Brick facing retaining wall (of varying heights) with railings on top to Structural Engineers design. (To provide min. 1100mm protection from falling and be in with stair design provided for PROW).
 - Boundary Type 07: Brick facing retaining wall (of varying heights) with timber railings and mesh fence on top to Structural Engineers design. (To provide min. 1100mm protection from falling and fence on top to provide min. 1800mm Boundary).
 - 1800mm high lockable timber gates (SBD compliant).
 - 1800mm high lockable timber gates on bin stores. (SBD compliant).

- Landscaping:**
- Areas of fine grade tarmac.
 - 450 x 450mm pre-cast concrete paving slabs.
 - Concrete block paving - Type 1.
 - Concrete block paving - Type 2.
 - Proposed areas of landscaping / low level planting. Species mix to Landscape Architects design and specification.
 - Proposed Hedgerows. Species mix to Landscape Architects design and specification.
 - Proposed tree locations. Species mix positions to Landscape Architects design and specification.
 - Proposed areas of attenuation. As defined by Engineers Layout and design.
 - Proposed areas of rain gardens. As defined by Engineers Layout and design.
 - Proposed areas of permeable paving. As defined by Engineers Layout and design.
 - Proposed areas of cellular storage. As defined by Engineers Layout and design.
 - Proposed drainage channel.
 - Drainage indicated as in accordance with Engineers Design Proposals. Please refer to full set of construction drawings.
 - Proposed concrete kerbs (HB2).
 - Proposed bulbhouse kerbs (BN).
 - Proposed concrete edges (EP).
 - Proposed kerbs associated with attenuation garden.

Codes used above refers to Structural Engineers Design Proposals Ref: 2109-109-1-538 Construction Details (Sheet 1 of 2)

Please refer to full set of engineers drawings for reference to Rain Garden/Attenuation and Highway Kerb Proposals.

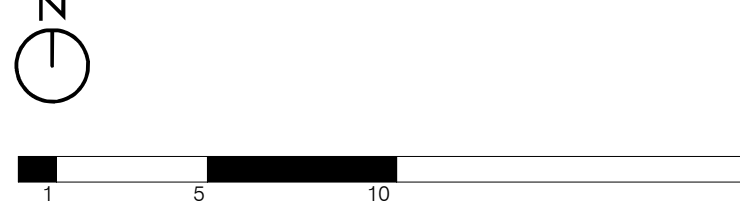
For clarity adopted road kerbs are not shown on plan please refer to drawing 2109-113-Rev 4 Phase 1 Working Layout & 2109-114 Phase 2 Working Layout.

- Symbols:**
- Pilot numbers.
 - Car parking space allocated to Pilot.
 - Proprietary monopitch bike shed.

Ecology Key:

- Integrated bat box will be provided on the north elevation of unit 38 and 39, north east elevation of unit 37 and south west elevation of unit 36. The bat box will be provided as high as possible within the wall, no lower than eaves level, and will be fitted into the block work of the wall. A Vireo Pro-Build in Woodstone Bar Tube (in an integrated bat box of a similar design) will be used.
- Integrated bird box will be provided on north eastern elevation of Block A, south west elevation of Block B and the east elevation of units 31 and 33. The bird box will be provided as high as possible within the wall, no lower than eaves level, and will be fitted into the block work of the wall. Two Vireo Pro-Build in Woodstone House Sparrow Nest Boxes and two Woodstone Build in Open Nest Boxes will be used.

Schedule of Accommodation:		Total Units:
Walk-up Flat (4no. 2BSP, 10no. 1BSP)		14 no.
2 Bedroom House		2 no.
2 Bedroom House		4 no.
3 Bedroom House		2 no.
4 Bedroom House		1 no.
Overall Total:		23 units



C2	Retaining wall positions, landscaping, house and apartment plans updated.	HJ	KL	20.02.25
C1	First issue.	HJ	KL	20.12.24
Rev.	Description	Drawn	Check	Date

PRELIMINARY

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Project
Springfield Rise, Treheris

Client
Pendragon

Drawing Title
Proposed Site Layout

Job no.	Org.	Zone	Level	Type	Role	Description	Status	Rev.
4159	PEN	XX	XX	DR	A	1005	S3	C2
Scale								Date
As indicated @ A2								Dec '24

NOTES Do not scale. All dimensions are in millimetres unless stated otherwise.