



Indicative location of collapsible bollards and 'emergency access only' signage

Accommodation Schedule					
House Name	Code	Beds	(N/A) ft ²	No of Units	Total Area
Open Market Units					
Warwick	WAR	2	681	8	5448
Raglan	RAG	3	820	20	16400
Rockfield	ROC	3	1008	17	17136
Ascot	ASC	3	1028	18	18504
Cottage	COT	3	1028	7	7196
Chepstow	CHE	3	1040	30	31200
Hereford	HER	3	1055	4	4220
Canterbury	CAN	3	1269	14	17766
Harrowgate	HAR	4	1313	4	5252
Windermere (Semi Det.)	WIN	4	1482	12	17784
Windermere (Det.)	WIN	4	1486	2	2972
Lynon	LYN	4	1502	15	22530
Radleigh	RAD	4	1506	14	21084
Knightsbridge	KNI	5	2043	6	12258
Sub Total				171	199750
Affordable Units					
House/Flat Name	Code	Beds	(N/A) ft ²	No of Units	Total Area
Social Rented Units					
Flats					
1 Bed Flat GF	2.1.1	1	557	6	3342
1 Bed Flat FF	2.1.1	1	624	6	3744
Houses					
2 Bed House	4.2.1	2	861	7	6027
3 Bed House	5.3.1	2	861	1	13974
Sub Total				20	13974
Total				191	213724

- Site Key**
- Boundary Treatments**
- 1.8m high close board fence
 - 1.8m high screen wall (refer to House Finished Layout (PH-01) for wall type & colour)
 - 1.8m high personnel gate (approximate gate location - gates to be located within order line footings)
- Access Points**
- Parking space
 - Primary door to dwelling (PH-01)
 - Secondary door(s) to dwelling
 - Garage entrance
- Soft Surface Finishes**
- Front Garden
 - Rear Garden
 - Amenity Space / Open Space
 - SAB Authority Bio-retention System Features
 - Overflow Channel
 - Swale Features
 - Private Rain Garden
- Indicative Tree Planting Location**
(refer to landscape architects layout for more details)
- Hard Surface Finishes**
- Adopted highway - Tarmac
 - Adopted footpath/cycleway - Tarmac
 - Adopted shared surface
 - Adopted highway - Toremore City Pavé V55 (or similar)
 - Adopted highway - Block Paving
 - Ramp & raised table - Tarmac
 - Private drive - Tarmac
 - Private drive - Toremore Tegula 'Heather'
 - Private drive - Toremore Tegula 'Slate'
 - Rumble Strip - Toremore Tegula 'Natural'
 - Private footpath - PCC slabs
 - Patio area - PCC slabs
 - Refuse collection point - PCC Slabs (for open access of refuse bins drive)
- Site Feature**
- Affordable unit - Social Rented
 - Easement
 - Right of Way for Mon-motors
 - Indicative location of collapsible bollards (Emergency access only - signage to be placed along site)
- Additional Notes**
- Handrail to be installed on retaining wall-footpath at a greater height than 600mm

18	Replan to areas of Plots 35-48 & 92-113.	06.06.25
17	Replan to Plots 35-48 following client request.	21.05.25
16	Footpath and indicative locations for collapsible bollard for emergency access only added to the North of the site.	14.04.25
15	Minor adjustments carried out on spine road following Highways comments.	19.12.24
14	Shared surfaces updated following Highways comments.	12.08.24
13	Latest Engineering, SAB & SW drainage info added.	09.07.24
12	Latest site access, S278 roundabout design added.	12.05.23
REV	DESCRIPTION	DATE

CLIENT

Davies Homes

JOB TITLE
Dragon Parc, Merthyr Tydfil.

DRAWING TITLE
Planning Layout

SCALE @ A0	DATE	DRAWN BY
1:500	July '22	KE
JOB NO.	DRAWING NO.	REVISION
2124	PL-01	18

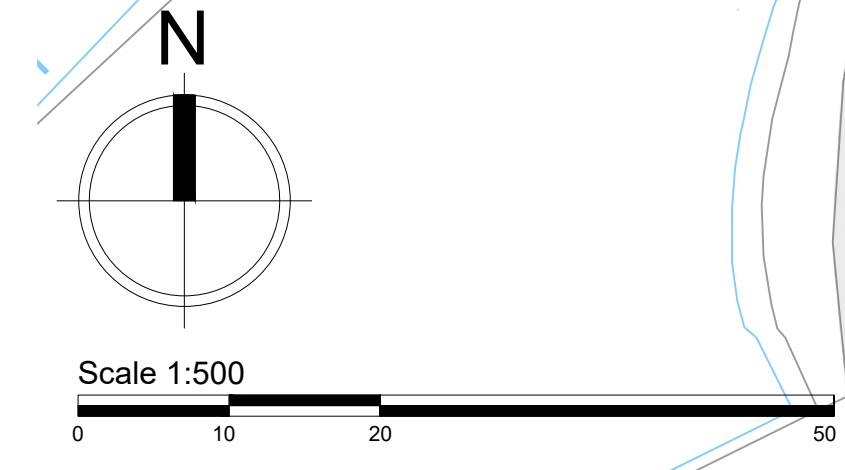
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Figured dimensions must be taken in preference to scaled dimensions and any discrepancies are to be referred to Hammond Architectural Ltd. Contractors, subcontractors and suppliers must verify all dimensions on site before commencing any work or making any workshop drawings



Upgraded roundabout to
Site entrance