ILLUSTRATIVE SITE SECTION A-A IN CONTEXT - 1:500

ILLUSTRATIVE SITE SECTION B-B IN CONTEXT - 1:500

ECOLOGY ENHANCEMENTS

-Bird nest boxes provided to 20% of all new Dwellings throughout site

-Schweglar 1FR bat tubes or similar approved, provided to 20% of all new Dwellings throughout site - (Separate to Bird box provisions)
-All existing tree-lines along site boundaries retained, with some isolated pruning and tree removal as per recommendations.
All / any pruning to be checked for potential bat roost features as required & carried out under ecological supervision if required.
-All external lighting to be downward illuminating & PIR sensors, + LED type.
-Hedgehog highways to be provided in all new boundary + division timber fences.

-All to be read in conjunction with Ecology Report/recommendations.

SCALED PARAMETERS

MIXED HOUSE TYPES

Final site layout & Dwelling designs subject to Detailed planning approval

Type A -
1.5 - 2 Storey detached 3-4 Bed Units
Main Dwelling area
Width between - 7 -7.5m max
Length between - 9.5- 10.5m max
Ridge heights between - 6.5 & 8.5m max
Wings -
width=2.5-3m;Length=4-4.5m; R=6-7m ht
Roof Pitches - 30deg. min. - 45deg. max.

Type B -
1.5 - 2 Storey detached 3-4 Bed Units
Main Dwelling area
Width between - 7 -7.5m max
Length between - 9.5- 10.5m max
Ridge heights between - 6.5 & 8.5m max
Wings -
width=2-2.5m;Length=5-5.5m; R=6.5 -7.5m ht
Porch-
width=1.5-2m;Length=2-2.5m; R=3-4m
Roof Pitches - 30deg. min. - 45deg. max.

Type C -
1.5 - 2 Storey detached 3-4 Bed Units
Main Dwelling area
Width between - 7 -7.5m max
Length between - 9.5- 10.5m max
Ridge heights between - 6.5 & 8.5m max
Porch-
width=1.5-2m;Length=2-2.5m; R=3-4m
Roof Pitches - 30deg. min. - 45deg. max.

Type D -
1.5 - 2 Storey 'Semi-D' 2 - 3 bed Units
Width between 6 -6.5m max
Length (span) between 7.5- 8.5m max
Ridge height between - 6.5 & 8.5m max
Roof Pitches - 30deg. min. - 45deg. max

Type E -
1.5 - 2 Storey 'Semi-D' 3 - 4 bed Units
Width between 6 - 6.5m max
Length (span) between 8 - 9.2m max
Ridge height between - 7.7 & 8.7m max
Roof Pitches - 30deg. min. - 45deg. max

Type F -
2 Storey Block of 4no. combined 1 bed Apartments
Width (span) between 7.5 - 8.2m max
Overall Length between 16.5 - 17.2m max
Ridge height between - 7.7 & 8.7m max
Roof Pitches - 30deg. min. - 45deg. max

Type G -
1 Storey Bungalow - 2 Beds
Length between 8.5 - 9.2m max
Width (span) between 7.5-8.2m
Ridge height between - 5.7 & 6.7m max
Roof Pitches - 30deg. min. - 45deg. max

Detached Garage - (indicated to Plot 10)
Length = 6-6.5m; width = 4-4.5m;
Ridge= 3.5-4.5m

NOTE
Types D,E,F,G all Affordable units - Social Housing Assocation or Pcc build (Council House) - But also Low -Cost Intermediate & if Local only policy (Newport)

LANDSCAPING

- Drives paved with permeable brick or block paviours
- Patio areas - paviour or paving slab finish
- Tarmac finish to Estate road
- Grassed garden areas to front and rear of dwellings.
- 1.2-1.8m close boarded timber fences, where indicated.
- Suggested new tree planting
- E.H. Existing retained / protected hedgerows with protected Buffer zone /Dormouse corridors
- N.H. New landscaped earth bank / hedgerows with mixed native species Planting
- Various ornamental planting

- Comprehensive landscaping scheme to be carried out at Detailed planning stage.

-All existing hedgerows to be supplemented with additional native shrubs / plants to increase density where necessary.

KEY

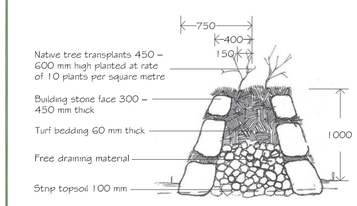
- COMPOSTING BIN
- GENERAL WASTE BIN
- RECYCLING WASTE BIN
- WATER BUTT

Not indicated, but provided to all dwellings

- ROTARY DRYING LINE
- FOUL GRAVITY DRAINS-TO MAINS FOUL SEWER
- SUDS - SURFACE WATER DRAIN / SOAKAWAYS- (subject to SABS Design / application)

NOTE : Service positions are suggested only and subject to Engineers / service provider design / details & W.W.A & are for assistance. only.

TYPICAL NEW HEDGE BANK DETAIL



SITE AREAS

Area within LDP =5,303sqm
Area outside LDP= 4,406sqm
TOTAL AREA = 9,709sqm

Note -
Land Area retained for the use of Buffer Zone total area = 600sqm approx.

ALL MATTERS RESERVED EXCEPT ACCESS

Revision	Description	Date

Drawing: PROPOSED SITE LAYOUT

Client: MR. ARWEL EVANS

Project / Title: Proposed Outline Planning application for Residential Development with Affordable Housing exception Site to Land adj. to Feidr Pen-y-Bont Business Park, Newport, Pembs.

Dwg No.	Job No.	Paper	Scale
P03	1806	A2	1:500
	Rev.	Drawn PNW	Date APR 2021

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PROPOSED ILLUSTRATIVE SITE LAYOUT

Scale - 1:500

1:1 0 20 40 60 70

A2 ORIGINAL DRAWING SIZE