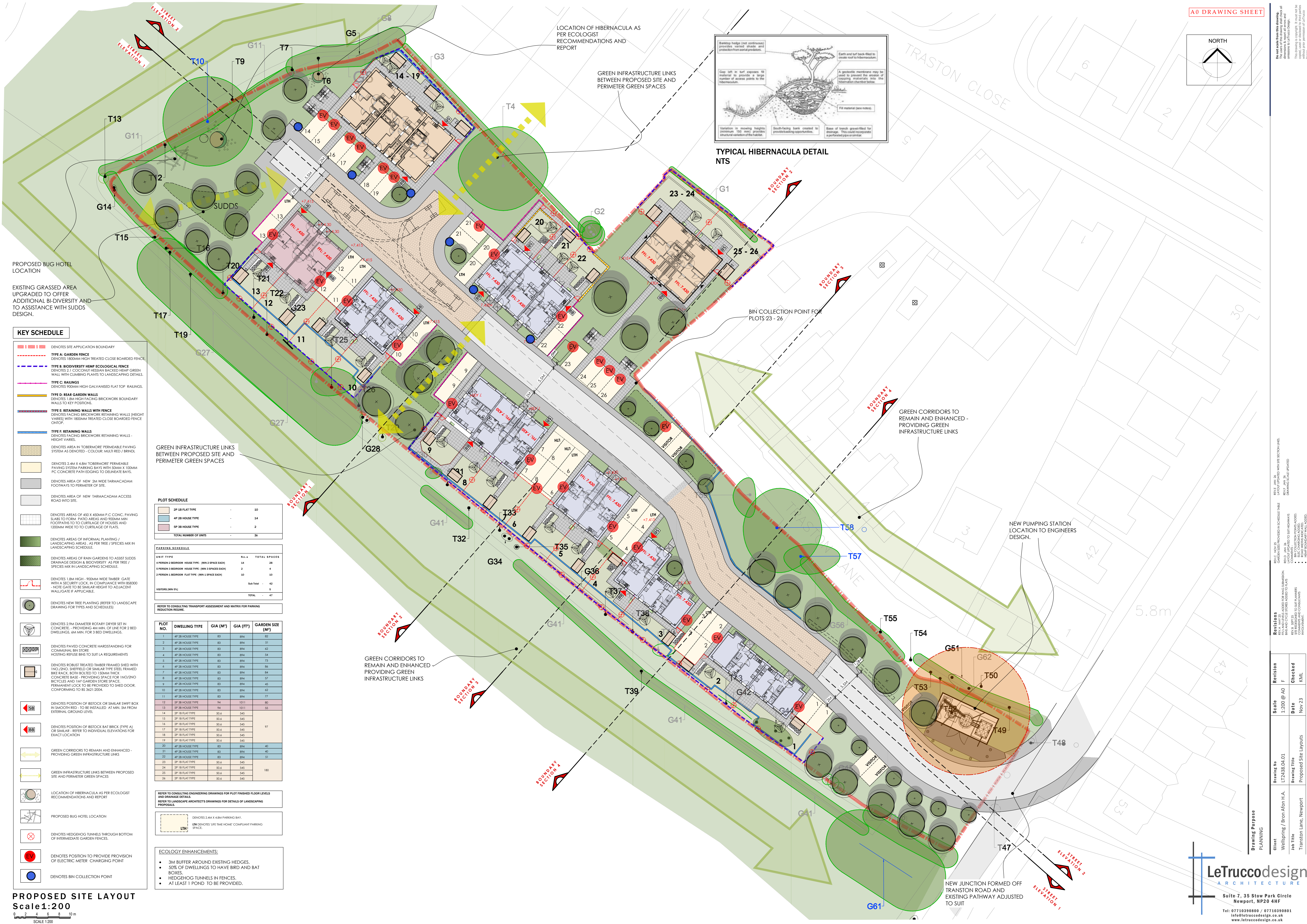
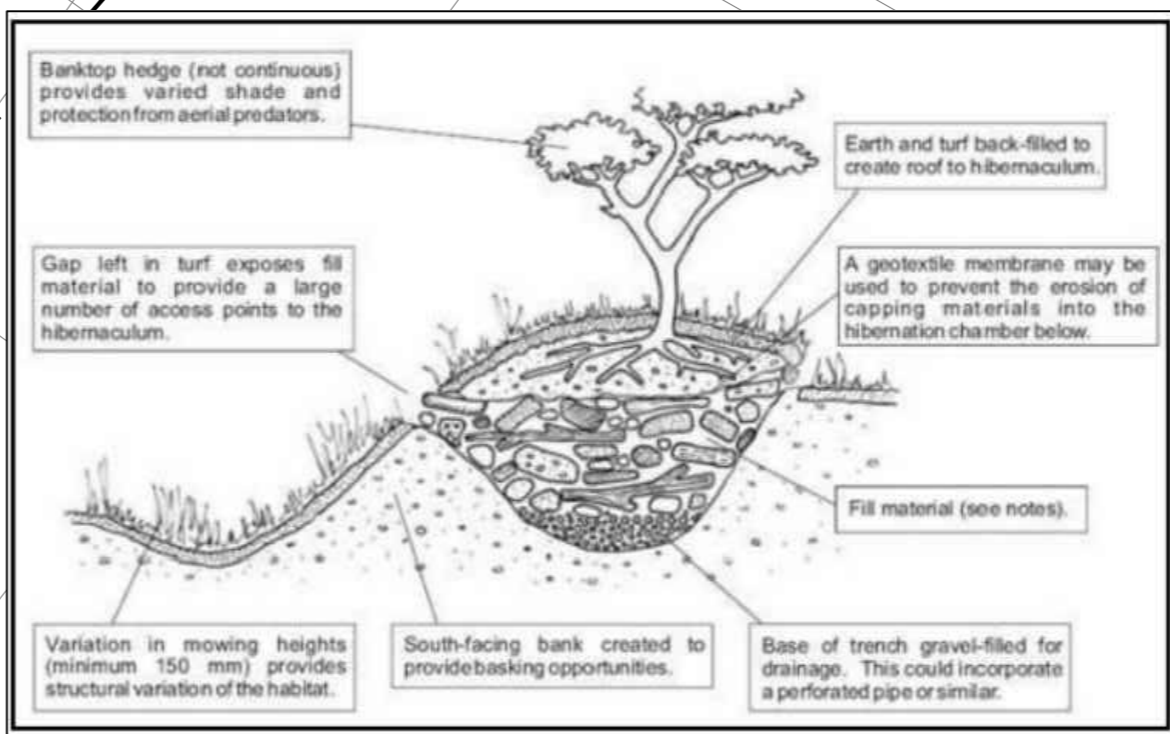


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LOCATION OF HIBERNACULA AS PER ECOLOGIST RECOMMENDATIONS AND REPORT

GREEN INFRASTRUCTURE LINKS BETWEEN PROPOSED SITE AND PERIMETER GREEN SPACES



TYPICAL HIBERNACULA DETAIL NTS

PROPOSED BUG HOTEL LOCATION

EXISTING GRASSED AREA UPGRADED TO OFFER ADDITIONAL BI-DIVERSITY AND TO ASSISTANCE WITH SUDDS DESIGN.

KEY SCHEDULE

- DENOTES SITE APPLICATION BOUNDARY
- TYPE A: GARDEN FENCE DENOTES 1800MM HIGH TREATED CLOSE BOARDED FENCE
- TYPE B: BIODIVERSITY HEMP ECOLOGICAL FENCE DENOTES 2.1 COCONUT HESSIAN BACKED HEMP GREEN WALL WITH CLIMBING PLANTS TO LANDSCAPING DETAILS.
- TYPE C: RAILINGS DENOTES 900MM HIGH GALVANISED FLAT TOP RAILINGS.
- TYPE D: REAR GARDEN WALLS DENOTES 1.8M HIGH FACED BRICKWORK BOUNDARY WALLS TO KEY POSITIONS.
- TYPE E: RETAINING WALLS WITH FENCE DENOTES FACING BRICKWORK RETAINING WALLS (HEIGHT VARIES) WITH 1800MM TREATED CLOSE BOARDED FENCE ON TOP.
- TYPE F: RETAINING WALLS DENOTES FACING BRICKWORK RETAINING WALLS - HEIGHT VARIES.
- DENOTES AREA IN TORBERMOR PERMEABLE PAVING SYSTEM AS DENOTED - COLOUR: MULTI RED / BRINDL
- DENOTES 2.4M X 4.8M TORBERMOR PERMEABLE PAVING SYSTEM PARKING BAYS WITH 500MM X 100MM PC CONCRETE PATH EDGING TO DELINEATE BAYS.
- DENOTES AREA OF NEW 2M WIDE TARMACADAM FOOTWAYS TO PERIMETER OF SITE.
- DENOTES AREA OF NEW TARMACADAM ACCESS ROAD INTO SITE.
- DENOTES AREAS OF 450 X 450MM P/C CONC. PAVING SLABS TO FORM PATIO AREAS AND 900MM X 100MM PC CONCRETE PATH EDGING TO CURTLAGE OF HOUSES AND 1200MM WIDE TO TO CURTLAGE OF FLATS.
- DENOTES AREAS OF INFORMAL PLANTING / LANDSCAPING AREAS - AS PER TREE / SPECIES MIX IN LANDSCAPING SCHEDULE.
- DENOTES AREAS OF RAIN GARDENS TO ASSIST SUDDS DRAINAGE DESIGN & BIODIVERSITY - AS PER TREE / SPECIES MIX IN LANDSCAPING SCHEDULE.
- DENOTES 1.8M HIGH - 900MM WIDE TIMBER GATE WITH A SECURITY LOCK IN COMPLIANCE WITH BS3300 - NOTE GATE TO BE SIMILAR HEIGHT TO ADJACENT WALL/GATE IF APPLICABLE.
- DENOTES NEW TREE PLANTING (REFER TO LANDSCAPE DRAWING FOR TYPES AND SCHEDULES)
- DENOTES 2.9M DIAMETER ROTARY DRYER SET IN CONCRETE - PROVIDING 4M MIN. OF LINE FOR 2 BED DWELLINGS, 5M MIN. FOR 3 BED DWELLINGS.
- DENOTES PAVED CONCRETE HARDSTANDING FOR COMMERCIAL BIN STORE HOSTING REUSE BINS TO SUIT LA REQUIREMENTS
- DENOTES ROBUST TREATED TIMBER FRAMED SHED WITH INOZYNQ SHEETED OR SIMILAR TYPE STEEL FRAMED BIKE RACK, BOTH BOLTED TO 150MM THICK CONCRETE BASE - PROVIDING SPACE FOR INOZYNQ BICYCLES AND 1M² GARDEN STORE SPACE. PERMANENT LOCK TO BE PROVIDED TO SHED DOOR. CONFORMING TO BS 3621:2004.
- DENOTES POSITION OF IBSTOCK OR SIMILAR SWIFT BOX IN SMOOTH RED - TO BE INSTALLED AT MIN. 5M FROM EXTERNAL GROUND LEVEL.
- DENOTES POSITION OF IBSTOCK BAT BRICK (TYPE A) OR SIMILAR - REFER TO INDIVIDUAL ELEVATIONS FOR EXACT LOCATION
- GREEN CORRIDORS TO REMAIN AND ENHANCED - PROVIDING GREEN INFRASTRUCTURE LINKS
- GREEN INFRASTRUCTURE LINKS BETWEEN PROPOSED SITE AND PERIMETER GREEN SPACES
- LOCATION OF HIBERNACULA AS PER ECOLOGIST RECOMMENDATIONS AND REPORT
- PROPOSED BUG HOTEL LOCATION
- DENOTES HEDGEHOG TUNNELS THROUGH BOTTOM OF INTERMEDIATE GARDEN FENCES.
- DENOTES POSITION TO PROVIDE PROVISION OF ELECTRIC METER CHARGING POINT
- DENOTES BIN COLLECTION POINT

GREEN INFRASTRUCTURE LINKS BETWEEN PROPOSED SITE AND PERIMETER GREEN SPACES

GREEN CORRIDORS TO REMAIN AND ENHANCED PROVIDING GREEN INFRASTRUCTURE LINKS

GREEN CORRIDORS TO REMAIN AND ENHANCED - PROVIDING GREEN INFRASTRUCTURE LINKS

NEW PUMPING STATION LOCATION TO ENGINEERS DESIGN.

NEW JUNCTION FORMED OFF TRANSTON ROAD AND EXISTING PATHWAY ADJUSTED TO SUIT

PLOT SCHEDULE

2P 18 FLAT TYPE	50
4P 28 HOUSE TYPE	14
8P 38 HOUSE TYPE	2
TOTAL NUMBER OF UNITS	66

PARKING SCHEDULE

UNIT TYPE	No. of	TOTAL SPACES
4 PERSON 2 BEDROOM HOUSE TYPE - (MIN 3 SPACES EACH)	14	28
8 PERSON 2 BEDROOM HOUSE TYPE - (MIN 5 SPACES EACH)	2	4
2 PERSON 1 BEDROOM FLAT TYPE - (MIN 1 SPACE EACH)	50	50
Sub Total	43	43
OVERALL TOTAL	5	47

REFER TO CONSULTING TRANSPORT ASSESSMENT AND MATRIX FOR PARKING REDUCTION REQUIRE.

PLOT NO.	DWELLING TYPE	GIA (M ²)	GIA (FT ²)	GARDEN SIZE (M ²)
1	4P 28 HOUSE TYPE	83	894	82
2	4P 28 HOUSE TYPE	83	894	51
3	4P 28 HOUSE TYPE	83	894	82
4	4P 28 HOUSE TYPE	83	894	54
5	4P 28 HOUSE TYPE	83	894	73
6	4P 28 HOUSE TYPE	83	894	86
7	4P 28 HOUSE TYPE	83	894	84
8	4P 28 HOUSE TYPE	83	894	57
9	4P 28 HOUSE TYPE	83	894	45
10	4P 28 HOUSE TYPE	83	894	62
11	4P 28 HOUSE TYPE	83	894	77
12	8P 38 HOUSE TYPE	94	1011	80
13	3P 38 HOUSE TYPE	94	1011	55
14	2P 18 FLAT TYPE	20.6	545	
15	2P 18 FLAT TYPE	20.6	545	
16	2P 18 FLAT TYPE	20.6	545	
17	2P 18 FLAT TYPE	20.6	545	
18	2P 18 FLAT TYPE	20.6	545	
19	2P 18 FLAT TYPE	20.6	545	
20	4P 28 HOUSE TYPE	83	894	40
21	4P 28 HOUSE TYPE	83	894	40
22	4P 28 HOUSE TYPE	83	894	51
23	2P 18 FLAT TYPE	20.6	545	
24	2P 18 FLAT TYPE	20.6	545	
25	2P 18 FLAT TYPE	20.6	545	
26	2P 18 FLAT TYPE	20.6	545	

REFER TO CONSULTING ENGINEERING DRAWINGS FOR PLOT FINISHED FLOOR LEVELS AND DRAINAGE DETAILS.

REFER TO LANDSCAPE ARCHITECT'S DRAWINGS FOR DETAILS OF LANDSCAPING PROPOSALS.

--- DENOTES 2.4M X 4.8M PARKING BAY. LTH DENOTES LIFE TIME HOME COMPLIANT PARKING SPACE.

- ECOLOGY ENHANCEMENTS:
- 3M BUFFER AROUND EXISTING HEDGES.
 - 50% OF DWELLINGS TO HAVE BIRD AND BAT BOXES.
 - HEDGEHOG TUNNELS IN FENCES.
 - AT LEAST 1 POND TO BE PROVIDED.

PROPOSED SITE LAYOUT Scale 1:200

REVISIONS
REV. NO. DATE
1. 15/11/23
2. 15/11/23
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100. 15/11/23

Client: Wellspring / Bion Aton U.A.
Job Title: Transton Lane, Newport
Drawing No: LT2435.01.01
Drawing Title: Proposed Site Layouts
Scale: 1:200 @ A0
Date: Nov 23
Checked: KWL
Revision: F

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