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

POS ENHANCED WITH CIRCULAR SEAT AROUND SPECIMEN TREE AND UPLIGHTERS

GREEN INFRASTRUCTURE LINKS BETWEEN PROPOSED SITE AND PERIMETER GREEN SPACES

BIN COLLECTION POINT FOR PLOTS 23-26

GREEN CORRIDORS TO REMAIN AND ENHANCED - PROVIDING GREEN INFRASTRUCTURE LINKS

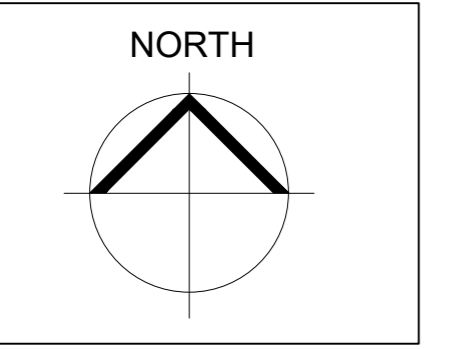
NEW PUMPING STATION LOCATION TO ENGINEERS DESIGN.

GREEN CORRIDORS TO REMAIN AND ENHANCED PROVIDING GREEN INFRASTRUCTURE LINKS

KEY SCHEDULE

- DENOTES SITE APPLICATION BOUNDARY
- TYPE A: GARDEN FENCE DENOTES 1900MM HIGH TREATED CLOSE BOARDED FENCE
- TYPE C: RAILINGS DENOTES 900MM HIGH GALVANISED FLAT TOP RAILINGS
- TYPE D: REAR GARDEN WALLS DENOTES 1.8M HIGH FACING 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 'TOBERMORRE' PERMEABLE PAVING SYSTEM AS DENOTED - COLOUR: MULTI RED / BRND
- DENOTES 2.4M X 4.8M 'TOBERMORRE' PERMEABLE PAVING SYSTEM PARKING BAYS WITH 500MM X 100MM P.C. 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 MIN FOOTPATHS TO TO CURTLAGE OF HOUSES AND 1200MM WIDE TO TO CURTLAGE OF FLATS
- DENOTES AREAS OF NORMAL PLANTING / LANDSCAPING AREAS - AS PER TREE / SPECIES MIX IN LANDSCAPING SCHEDULE
- DENOTES AREAS OF RAIN GARDENS TO ASSIST SUDDS DRAINAGE DESIGN & BI-DIVERSITY AS PER TREE / SPECIES MIX IN LANDSCAPING SCHEDULE
- DENOTES 1.8M HIGH - 900MM WIDE TIMBER GATE WITH A SECURITY LOCK. IN COMPLIANCE WITH BS5800 HOPE GATE TO BE SIMILAR HEIGHT TO ADJACENT WALLGATE 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, 6M MIN. FOR 3 BED DWELLINGS
- DENOTES PAVED CONCRETE HARDSTANDING FOR COMMUNAL BIN STORE HOSTING REFUSE BINS TO SUIT LA REQUIREMENTS
- DENOTES ROBUST TREATED TIMBER FRAMED SHED WITH 110/210 SHEPHERD OR SIMILAR TYPE STEEL FRAMED BEE SACKS, BOTH BOLTED TO 150MM THICK CONCRETE BASE - PROVIDING SPACE FOR 110/210 BICYCLES AND 1M<sup>2</sup> GARDEN STORE SPACE. PERMANENT LOCK TO BE PROVIDED TO SHED DOOR. CONFORMING TO BS 3621:2004.
- DENOTES POSITION OF B5 STOCK OR SIMILAR SWIFT BOX IN SMOOTH RED - TO BE INSTALLED AT MIN. 3M FROM EXTERNAL GROUND LEVEL
- DENOTES POSITION OF B5 STOCK 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

GREEN INFRASTRUCTURE LINKS BETWEEN PROPOSED SITE AND PERIMETER GREEN SPACES



- ECOLOGY ENHANCEMENTS:
- 3M BUFFER AROUND EXISTING HEDGES.
  - 25% OF DWELLINGS TO HAVE BIRD AND BAT BOXES.
  - HEDGEHOG TUNNELS IN FENCES.
  - AT LEAST 1 POND TO BE PROVIDED.
  - BIO ENHANCEMENT HEMP BOUNDARY WALLS WITH ECOLOGICAL ENHANCEMENT GROWING PLANTS

PLOT SCHEDULE

2P 2B FLAT TYPE	10
4P 2B HOUSE TYPE	14
5P 3B HOUSE TYPE	2
<b>TOTAL NUMBER OF UNITS</b>	<b>26</b>

PARKING SCHEDULE

UNIT TYPE	No.	TOTAL SPACES
4 PERSON 2 BEDROOM HOUSE TYPE - (MIN 2 SPACES EACH)	14	28
2 PERSON 3 BEDROOM HOUSE TYPE - (MIN 3 SPACES EACH)	2	6
2 PERSON 1 BEDROOM FLAT TYPE - (MIN 1 SPACE EACH)	10	10
<b>Sub Total</b>		<b>44</b>
VISITORS (MIN 5%)	5	5
<b>TOTAL</b>		<b>49</b>

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

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

LTH DENOTES LIFE TIME HOME COMPLIANT PARKING SPACE.

PROPOSED SITE LAYOUT  
Scale 1:250  
0 2.5 5 7.5 10 12.5 m  
SCALE 1:250

Revisions

Rev	Scale	Revision	Date	Checked
1	1:250 @ A0	B	Nov 23	KMIL

Drawing Purpose: PLANNING

Client: Wellspring / Bion Aton H.A.

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Job Title: Transton Lane, Newport

Proposed Site Layouts