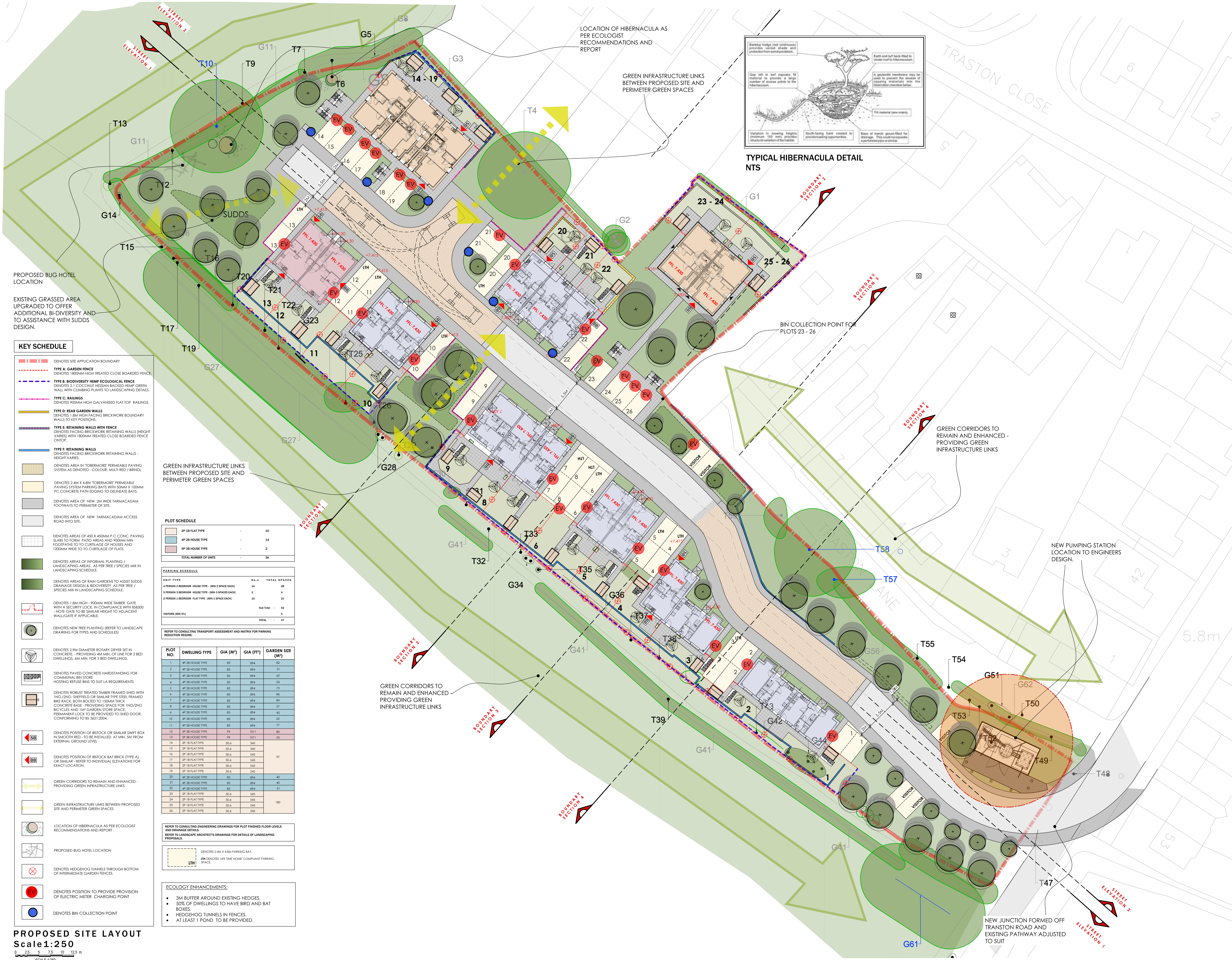

KEY SCHEDULE

- 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 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 ONTOP.
- **TYPE F: RETAINING WALLS** DENOTES FACING BRICKWORK RETAINING WALLS - HEIGHT VARIES.
- DENOTES AREA IN 'TOBERMORE' PERMEABLE PAVING SYSTEM AS DENOTED - COLOUR: MULTI RED / BRINDL
- DENOTES 2.4M X 4.8M 'TOBERMORE' PERMEABLE PAVING SYSTEM PARKING BAYS WITH 50MM 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 MIN FOOTPATHS TO TO CURTILAGE OF HOUSES AND 1200MM WIDE TO TO CURTILAGE 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 & BIDOVERSITY AS PER TREE / SPECIES MIX IN LANDSCAPING SCHEDULE.
- DENOTES 1.8M HIGH - 900MM WIDE TIMBER GATE WITH A SECURITY LOCK, IN COMPLIANCE WITH BS8300 - 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, 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 1NO./2NO. SHEFFIELD OR SIMILAR TYPE STEEL FRAMED BIKE RACK, BOTH BOLTED TO 150MM THICK CONCRETE BASE - PROVIDING SPACE FOR 1NO/2NO BICYCLES AND 1M² GARDEN STORE SPACE. PERMANENT LOCK TO BE PROVIDED TO SHED DOOR, CONFORMING TO BS 3621:2004.
- SB DENOTES POSITION OF IBSTOCK OR SIMILAR SWIFT BOX IN SMOOTH RED - TO BE INSTALLED AT MIN. 5M FROM EXTERNAL GROUND LEVEL
- BB 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.
- EV DENOTES POSITION TO PROVIDE PROVISION OF ELECTRIC METER CHARGING POINT
- DENOTES BIN COLLECTION POINT

PLOT SCHEDULE

2P 1B FLAT TYPE	-	10
4P 2B HOUSE TYPE	-	14
5P 3B HOUSE TYPE	-	2
TOTAL NUMBER OF UNITS	-	26

PARKING SCHEDULE

UNIT TYPE	No.s	TOTAL SPACES
4 PERSON 2 BEDROOM HOUSE TYPE - [MIN 2 SPACE EACH]	14	28
5 PERSON 3 BEDROOM HOUSE TYPE - [MIN 3 SPACES EACH]	2	4
2 PERSON 1 BEDROOM FLAT TYPE - [MIN 1 SPACE EACH]	10	10
	Sub Total -	42
VISITORS [MIN 5%]		5
	TOTAL -	47

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

PLOT NO.	DWELLING TYPE	GIA (M²)	GIA (FT²)	GARDEN SIZE (M²)
1	4P 2B HOUSE TYPE	83	894	82
2	4P 2B HOUSE TYPE	83	894	51
3	4P 2B HOUSE TYPE	83	894	62
4	4P 2B HOUSE TYPE	83	894	54
5	4P 2B HOUSE TYPE	83	894	73
6	4P 2B HOUSE TYPE	83	894	86
7	4P 2B HOUSE TYPE	83	894	84
8	4P 2B HOUSE TYPE	83	894	57
9	4P 2B HOUSE TYPE	83	894	45
10	4P 2B HOUSE TYPE	83	894	62
11	4P 2B HOUSE TYPE	83	894	77
12	5P 3B HOUSE TYPE	94	1011	80
13	5P 3B HOUSE TYPE	94	1011	55
14	2P 1B FLAT TYPE	50.6	545	97
15	2P 1B FLAT TYPE	50.6	545	
16	2P 1B FLAT TYPE	50.6	545	
17	2P 1B FLAT TYPE	50.6	545	
18	2P 1B FLAT TYPE	50.6	545	
19	2P 1B FLAT TYPE	50.6	545	
20	4P 2B HOUSE TYPE	83	894	40
21	4P 2B HOUSE TYPE	83	894	40
22	4P 2B HOUSE TYPE	83	894	51
23	2P 1B FLAT TYPE	50.6	545	180
24	2P 1B FLAT TYPE	50.6	545	
25	2P 1B FLAT TYPE	50.6	545	
26	2P 1B FLAT TYPE	50.6	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 1:250

0 2.5 5 7.5 10 12.5 m

SCALE 1:250

Do not scale from this drawing. The users of this drawing shall check all dimensions & report all errors and omissions to LeTrucco Design.

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Revisions

REV.A MAY 25 FFL's AND LEVELS ADDED FOR WAG SUBMISSION. BINS AND CYCLE STORES ADDED TO FLATS

REV.B SEPT 25 SITE REDESIGNED TO SUIT PLANNERS COMMENTS AND CONSULTANTS INVOLVEMENT.

REV.C NOV 25 GARDEN SIZES PROVIDED IN SCHEDULE TABLE

REV.D JAN 26 LAYOUT UPDATED TO SUIT HIGHWAYS COMMENTS -
- BIN COLLECTION POINTS ADDED.
- ELEC CHARGING ADDED.
- ROAD WIDTHS INDICATED.
- HEMP BOUNDARY WALL ADDED.
- SHEDS UPDATED

REV.E JAN 26 LAYOUT UPDATED WITH SITE SECTION LINES.

Drawing Purpose	PLANNING
Client	Wellspring / Bron Afon H.A.
Job Title	Transton Lane, Newport
Drawing No	LT2438.04.01
Drawing Title	Proposed Site Layouts
Scale	1:250 @ A0
Date	Nov 23
Revision	E
Checked	KML

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