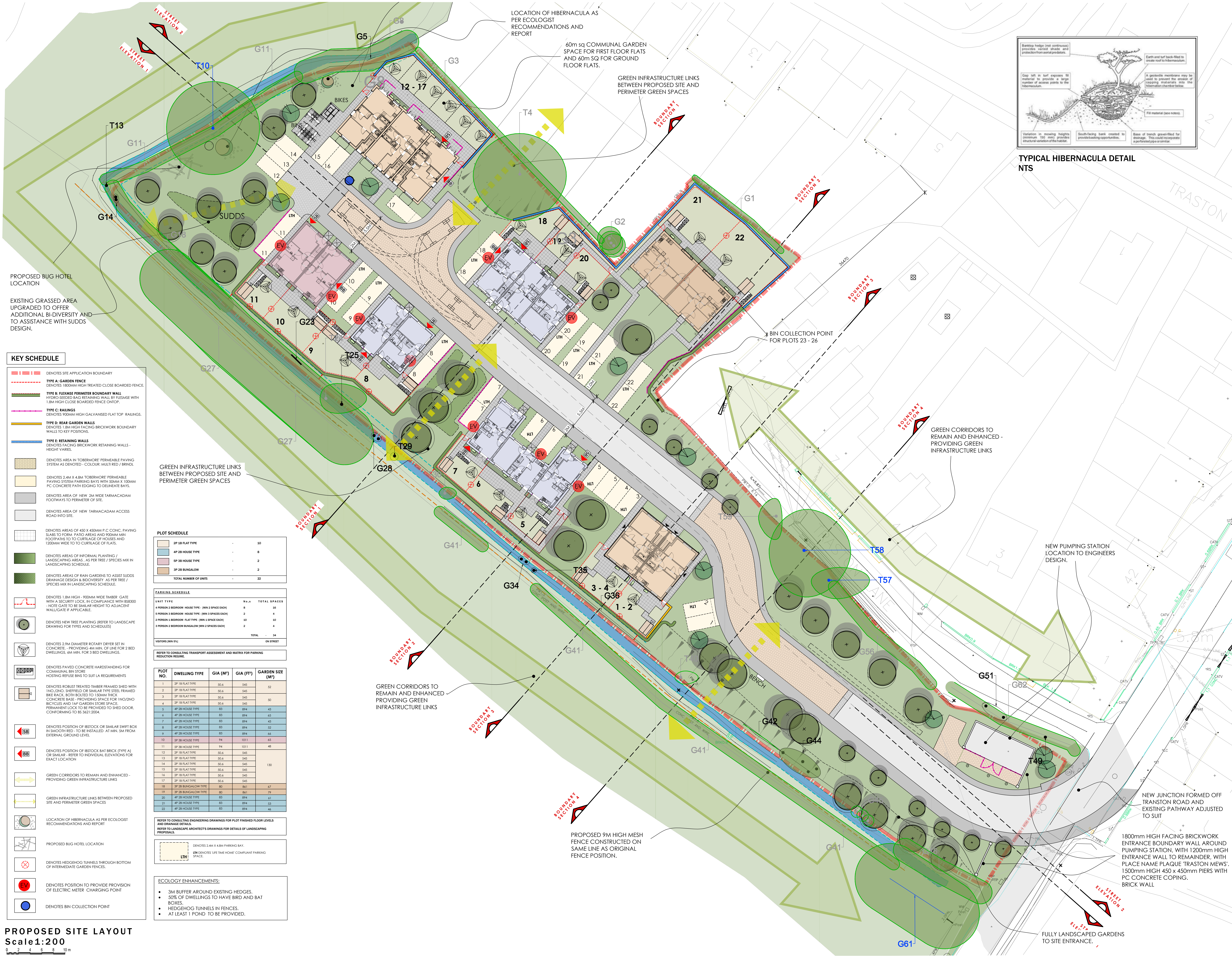

LOCATION OF HIBERNACULA AS PER ECOLOGIST RECOMMENDATIONS AND REPORT

60m sq COMMUNAL GARDEN SPACE FOR FIRST FLOOR FLATS AND 60m SQ FOR GROUND FLOOR FLATS.

GREEN INFRASTRUCTURE LINKS BETWEEN PROPOSED SITE AND PERIMETER GREEN SPACES

PROPOSED BUG HOTEL LOCATION

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

BIN COLLECTION POINT FOR PLOTS 23 - 26

GREEN CORRIDORS TO REMAIN AND ENHANCED - PROVIDING GREEN INFRASTRUCTURE LINKS

GREEN INFRASTRUCTURE LINKS BETWEEN PROPOSED SITE AND PERIMETER GREEN SPACES

NEW PUMPING STATION LOCATION TO ENGINEERS DESIGN.

GREEN CORRIDORS TO REMAIN AND ENHANCED PROVIDING GREEN INFRASTRUCTURE LINKS

PROPOSED 9M HIGH MESH FENCE CONSTRUCTED ON SAME LINE AS ORIGINAL FENCE POSITION.

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

1800mm HIGH FACING BRICKWORK ENTRANCE BOUNDARY WALL AROUND PUMPING STATION, WITH 1200mm HIGH ENTRANCE WALL TO REMAINDER, WITH PLACE NAME PLAQUE 'TRASTON MEWS'. 1500mm HIGH 450 x 450mm PIERS WITH PC CONCRETE COPING. BRICK WALL

FULLY LANDSCAPED GARDENS TO SITE ENTRANCE.

TYPICAL HIBERNACULA DETAIL
NTS

Banktop hedge (not continuous) provides varied shade and protection from aerial predators.
Earth and turf back-filled to create roof to hibernaculum.
Gap left in turf exposes fill material to provide a large number of access points to the hibernaculum.
A geotextile membrane may be used to prevent the erosion of capping materials into the hibernation chamber below.
Fill material (see notes).
Variation in mowing heights (minimum 150 mm) provides structural variation of the habitat.
South-facing bank created to provide basking opportunities.
Base of trench gravel-filled for drainage. This could incorporate a perforated pipe or similar.

KEY SCHEDULE

🟥	DENOTES SITE APPLICATION BOUNDARY
----	**TYPE A: GARDEN FENCE** DENOTES 1800MM HIGH TREATED CLOSE BOARDED FENCE.
▬	**TYPE B: FLEXMSE PERIMETER BOUNDARY WALL** HYDRO-SEEDED BAG RETAINING WALL BY FLESMSE WITH 1.8M HIGH CLOSE BOARDED FENCE ONTOP.
●	**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** 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	-	8
☐	5P 3B HOUSE TYPE	-	2
☐	3P 2B BUNGALOW	-	2
	TOTAL NUMBER OF UNITS	-	22

PARKING SCHEDULE

UNIT TYPE	No.s	TOTAL SPACES
4 PERSON 2 BEDROOM HOUSE TYPE - [MIN 2 SPACE EACH]	8	16
5 PERSON 3 BEDROOM HOUSE TYPE - [MIN 3 SPACES EACH]	2	4
2 PERSON 1 BEDROOM FLAT TYPE - [MIN 1 SPACE EACH]	10	10
3 PERSON 2 BEDROOM BUNGALOW [MIN 2 SPACES EACH]	2	4
	TOTAL -	34
VISITORS [MIN 5%]		ON STREET

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

PLOT NO.	DWELLING TYPE	GIA (M²)	GIA (FT²)	GARDEN SIZE (M²)
1	2P 1B FLAT TYPE	50.6	545	52
2	2P 1B FLAT TYPE	50.6	545	
3	2P 1B FLAT TYPE	50.6	545	50
4	2P 1B FLAT TYPE	50.6	545	
5	4P 2B HOUSE TYPE	83	894	43
6	4P 2B HOUSE TYPE	83	894	65
7	4P 2B HOUSE TYPE	83	894	43
8	4P 2B HOUSE TYPE	83	894	52
9	4P 2B HOUSE TYPE	83	894	66
10	5P 3B HOUSE TYPE	94	1011	65
11	5P 3B HOUSE TYPE	94	1011	48
12	2P 1B FLAT TYPE	50.6	545	130
13	2P 1B FLAT TYPE	50.6	545	
14	2P 1B FLAT TYPE	50.6	545	
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	3P 2B BUNGALOW TYPE	80	861	67
19	3P 2B BUNGALOW TYPE	80	861	79
20	4P 2B HOUSE TYPE	83	894	61
21	4P 2B HOUSE TYPE	83	894	53
22	4P 2B HOUSE TYPE	83	894	46

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 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
Scale1:200

0 2 4 6 8 10 m
SCALE 1:200

A0 DRAWING SHEET

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.

REV.F JAN 26
DRAWING SCALE UPDATED

REV.G JAN 26
SITE LAYOUT FURTHER UPDATED FOLLOWING MEETING WITH PLANNING

REV.H APRIL 26
FURTHER MINOR UPDATES FOLLOWING PLANNERS EMAIL DATED 02.04.26

REV. I APRIL 26
FURTHER UPDATES TO BINS SORES SERVING PLOTS 12- 17 AND REAR RETAINING WALL POSITIONS CHANGED ALONG NORTHERN BOUNDARY.

REV. J JUNE 26
FURTHER UPDATES PLOTS 12-17 AND 18-22.
PLOTS 18 - 22 SWAPPED OVER AND EXTERNALS ADJUSTED. BALCONIES CHANGED ON PLOTS 12-17 AND PARKING REVISED TO SUIT.

REV. K JUNE 26
FURTHER UPDATES TO SITE LAYOUT FOLLOWING COMMENTS VIA PLANNING OFFICER.
RETAINING WALLS TO NORTH EASE AND NORTH WEST BOUNDARIES CHANGED TO BRICK RETAINING WALLS. PARKING SPACES SERVING PLOTS 18 - 22 REVISED.

Client	Drawing No	Scale	Revision
Wellspring / Bron Afon H.A.	LT2438.04.01	1:200 @ A0	K
Job Title	**Drawing Title**	**Date**	**Checked**
Transton Lane, Newport	Proposed Site Layouts	Nov 23	KML

Drawing Purpose
PLANNING

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