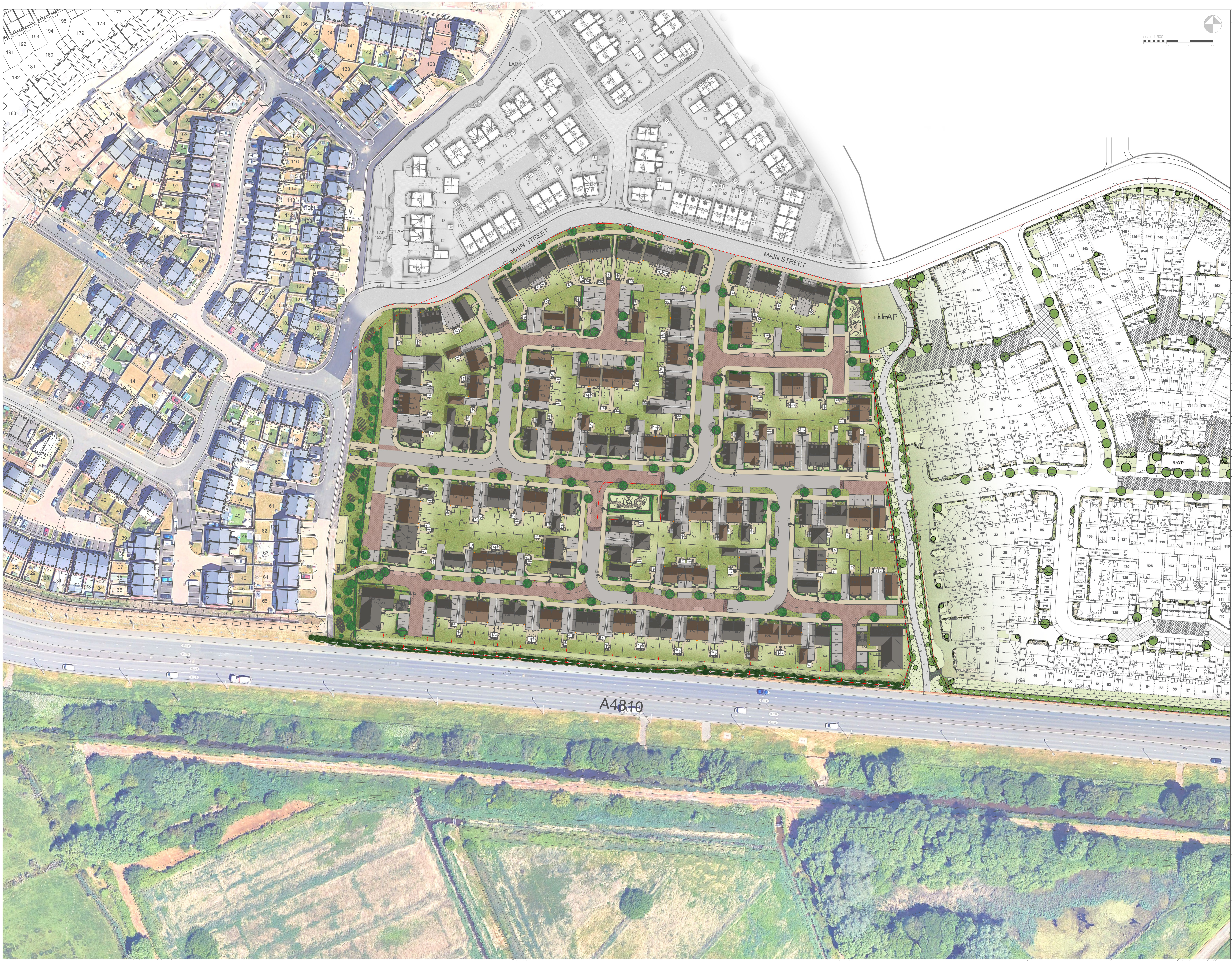

NOTES

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Ordnance Survey Data © Crown Copyright. All rights reserved. DO NOT scale from this drawing.
Contractors, Sub Contractors and Suppliers are to check all relevant dimensions and levels of the site and building before commencing any shop drawings or building work. Any discrepancies should be recorded to the Architect.
Where applicable this drawing is to be read in conjunction with the Consultants' drawings.

Legend

- 🟥 Site Boundary
- # Affordable - Intermediate
- * Affordable - Rent
- ◁ Denotes door position(s)
- Plot path

For further information relating to housetype proposals please refer to individual the housetype plans & elevations

- Road
- Private drive
- Footpath
- Asphalt (colour grey)
- Grey colour block paving
- Brindle colour block paving

For further information relating to proposed surfaces please refer to the proposed surface materials layout

- Central focal space
- Proposed traffic calming
- Forward Visibility
- ⊠ Electrical substation
- Fire main pump
- Indicative Location of refuse storage area
- Indicative collection point
- Cycle store
- 1800mm high screen wall
- 1800mm close board fence
- 1200mm high post & rail fence
- 1200mm high metal estate style fence
- 900mm -1800mm high timber gate

For further information relating to proposed boundary treatment details please refer to the proposed boundary treatment layout and individual boundary treatment details

- Soft landscaping within privately deeded areas
- Permeable gravel grids
- Acoustic bund and fence
- Amenity grass within public space
- Proposed trees
- 🟩 Proposed boundary hedge

For further details relating to soft landscaping proposals please refer to the proposed landscape layout

Private

Name	Code	Bed	Sqft	Total
KENLEY	KEN	2B	624	14
BRANDON	BRA	3B	706	24
PALMERSTON	PAL	3B	776	10
ELLERTON	ELL	3B	830	12
MORESBY	MOR	3B	854	21
BUCHANAN	BUC	3B	875	2
COLLATION	COL	3B	848	2
LOCKTON	LOC	3B	939	11
KINGSLEY	KIN	4B	1085	8
NORBURY	NOR	3B	1107	14
HESKETH	HESK	4B	1269	11
RADLEIGH	RAD	4B	1317	6
Total Private				135

Affordable Apartments

Name	Code	Bed	Sqft	Total
ELM1		1B	534	12
ELM2		2B	628	6

Total Affordable				18

Total Barratt				153

Total Housing Plot Areas (sqft)	153
Total Net development area (acres)	8.6
Total Gross Development area (acres)	

REV	DESCRIPTION	DATE	AUTHOR	CHK'D
R	Lighting columns added Hipped roof added to apartments.	05.08.26	IR	
Q	permeable (gravel grids) added to individual drives to reduce infiltration by 350msq to the drainage outfall.	15.06.26	IR	
P	WD adjustments throughout - Screen walls, rain gardens Refuse /cycle store locations & CBS adjusted to suit. refuse & cycle store connected to apartment (plot 145-153) detached, parking area adjusted to suit.	17.04.26	IR	
O	All standard house types block corrected to match working drawing - House footprint centered to previous house type blocks.	26.01.26	IR	
N	Sub-station removed	07.01.26	IR	
M	Rain gardens rationalised throughout.	04.12.25	IR	
L	Electric substation removed. Some boundary fence/ wall adjusted to improve conveyancing plot boundary.	12.12.25	IR	
K	Refuse collection locations adj. Plot 54&55 parking positions changed.	01.10.25	IR	
J	Updated SUDS/ Rain gardens & landscape incorporated.	17.09.25	IR	
I	Turning facility added for visitor parking adj plot 114.	27.08.25	IR	
H	2 visitor space added adj plot 115 & 145-153	16.08.25	IR	
G	Forward vis adjustment for plot 20. Plots 14-23 and housing mix slightly changed.	14.08.25	IR	
F	Garden areas & Privacy standards improved Housing mix & plot nos adjusted to suit.	05.08.25	IR	
E	Visitor parking & SAB's adjusted.	30.04.25	IR	
D	SAB's & SPG standards incorporated to address LPA comments.	25/09/24	IR	
C	Road Hierarchy,safe pedestrian movement & traffic calming rationalised. Courtyard parking off main road replaced. Central focal space strengthened. Apartments with balcony introduced. Housing mix adjusted to suit layout changes.	21/06/24	IR	
B	Main Street frontage changed to incorporate, green verge and additional 2 bed houses.1 x FOG house type removed. Plots 62 -65 house type and parking changed.Plot 86 parking relocated to provide footpath connection to Greenway. Central LAP relocated adj plots 108 & 109. Plots 105 - 138 adjusted to accommodate location of the LAP. Plot numbers adjusted to suit.	06/09/23	IR	
A	Plots 41 & 51 handing changed to reflect standard housing arrangement for handing along lounge side. Timber frame house types incorporated except Alverton & Elm which remains masonry construction.	09/06/23	IR	

PLANNING

RUA
ARCHITECTURE
+ URBAN DESIGN

Thistle Down Barn, Sywell, Northants, NN6 0BG
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PROJECT
Llanwern Phase 4D

DRAWING
PLANNING LAYOUT (01K)

SCALE	DATE	AUTHOR	CHK'D
1:500@A0	21.06.24	IR	

JOB NO.	DRAWING NO.	REV
H8914	H8914-PL-001	R

CLIENT REF.
BDW_SOUTH WALES