



SITE AREA:
SITE OWNERSHIP AREAS:
DEVELOPABLE SITE AREA:

2 ACRES
1.2 ACRES

PROPOSED SITE LAYOUT
Scale 1:200

0 2 4 6 8 10 m

SCALE 1:200

EXTERNAL BIKE ENCLOSURE
NTS

BICYCLE STANDS - RESIDENTIAL & RETAIL
Semi vertical stacking rack system - Bikedock solutions
info@bikedocksolutions.com
0800 6126113

Client
Melin Homes

Drawing No
LT2401.04.01

Job Title
Open Hearth, Ringland

Scale
1:200 @ A0

Date
Sept 24

Checked
kml

Drawing Purpose
PLANNING

Revision
J

LeTrucco design
ARCHITECTURE

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Newport, NP20 4HF

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KEY SCHEDULE

----- DENOTES SITE APPLICATION BOUNDARY

TYPE A: DENOTES 1800mm HIGH TREATED CLOSE BOARDED FENCE

TYPE B: DENOTES 2000mm HIGH GALVANISED FLAT TOP RAILINGS

TYPE C: DENOTES FACING BRICK RETAINING/BOUNDARY WALL - REFER TO ENGINEERS DRAWINGS FOR R-WALL DETAILS

TYPE D: DENOTES FACING BRICK RETAINING/BOUNDARY WALL - REFER TO ENGINEERS DRAWINGS FOR R-WALL DETAILS

TYPE E: DENOTES 500mm HIGH TIMBER KNEE RAILS

TYPE F: DENOTES 1800mm HIGH FACING BRICK BOUNDARY / RETAINING WALLS WITH TIMBER FENCE PANELS WITHIN BRICKWORK PIERS

DENOTES AREA IN TOBERMORE PERMEABLE PAVING SYSTEM AS DENOTED - COLOUR: GREY

DENOTES AREA IN TOBERMORE PERMEABLE PAVING SYSTEM AS DENOTED - COLOUR: MULTI RED / BROWN

DENOTES 2.6M X 4.8M TOBERMORE PERMEABLE PAVING SYSTEM PARKING BAYS WITH 50MM 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 RETAIL AND 1200MM WIDE TO 10 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 SUDDO DRAINAGE DESIGN & BIO DIVERSITY - AS PER TREE / SPECIES MIX IN LANDSCAPING SCHEDULE

DENOTES SHRUB BOUNDARIES - REFER TO LANDSCAPE LAYOUT FOR FURTHER DETAILS

DENOTES FENCE REINFORCED SHRUB BOUNDARIES AROUND CULVERT - REFER TO LANDSCAPE LAYOUT FOR FURTHER DETAILS

DENOTES 1.8M HIGH - 900MM WIDE TIMBER GATE WITH A SECURITY LOCK IN COMPLIANCE WITH BS5830 - 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 EXISTING TREES TO BE REMOVED

DENOTES EXISTING TREES TO REMAIN WITH ROUTE BARRIER AND CONDITION DESIGNATION AS PER ACCOMPANYING TREE REPORT

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 HANDSTANDING FOR COMMUNAL BIN STORE HOSTING REFUSE BINS TO SUIT LA REQUIREMENTS

DENOTES ROUST TREATED TIMBER FRAMED SHED WITH 110/200 SHEETPILE OR SIMILAR TYPE STEEL FRAMED BAY RACK BOTH BOLTED TO 150MM THICK CONCRETE BASE - PROVIDING SPACE FOR 110/200 BICYCLES AND 11M 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

DENOTES POSITION OF ELECTRIC METER CHARGING POINT (DUCTS FOR FUTURE INSTALLATION)

STRENGTHS

SITE LOCATED WITHIN EXISTING URBAN SUBURBS

SURFACE WATER DRAINAGE DISCHARGE AND CONNECTION ON-SITE

EASY ACCESS TO SURROUND SUSTAINABLE FOOTPATHS / ROAD / BUS STOPS ETC

USE OF PLANTING / SOFT LANDSCAPING SET OUT TO SOFTEN CAR PARKING AREAS

CREATION OF KEY FOCAL POINTS THROUGHOUT THE SITE USING BOTH HARD AND SOFT LANDSCAPING

SUSTAINABILITY CLOSE TO LOCAL SHOPS AND AMENITIES

BROWN FIELD SITE WITH USE OF EXISTING LAND

EXISTING SERVICES PRESENT ON SITE REDUCING THE NEED TO DISRUPT NEIGHBOURING ROADS AND FOOTWAYS

WEAKNESSES

EXISTING SITE ACCESS DETERMINES SITE LAYOUT DESIGN AND GRADIENTS

LARGE RETAINING WALLS REQUIRED

NUMBER OF UNITS BASED ON USE OF NON ADOPTABLE ROAD AND PRIVATE DRIVES

SURFACE WATER RUN OFF

VERY STEEP TOPOGRAPHY

ABUNDANCE OF TREES

AMOUNT OF EASEMENTS TO SOUTH OF SITE

LARGE DIVERSIONS REQUIRED

THREATS

POTENTIAL TRAFFIC OBSTRUCTION FROM THE SCHEME

LOSS OF TREES AND ECOLOGY

LOSS OF ECOLOGICAL FEATURES

ADEQUATE SUPPLIES FROM SERVICE PROVIDERS

LOSS OF GREEN SPACES

OPPORTUNITIES

TO INCORPORATE EXISTING HEDGEROWS AND MATURE TREES INTO THE DESIGN

TO PROMOTE SUSTAINABLE SURFACE WATER DRAINAGE DESIGN (SUDDO)

TO OPTIMIZE VIEWS INTO AND OUT OF THE SITE FROM KEY VANTAGE POINTS

TO ENCOURAGE A MIX OF HOUSE TYPES TO REFLECT PROVISION FOUND LOCALLY

TO RETAIN THE WILDLIFE AND ECOLOGICAL CORRIDORS AS AN ECOLOGICAL ASSET AND TO PROVIDE OPPORTUNITIES FOR RECREATION

TO USE RENEWABLE AND LOW- OR ZERO-CARBON TECHNOLOGIES

TO PROVIDE AFFORDABLE HOMES TO STRENGTHEN THE DIVERSITY OF HOUSING TENURE IN THE AREA

TO ACHIEVE A HIGH QUALITY DEVELOPMENT WITH A STRONG IDENTITY, ACTIVITY AND A STRONG SENSE OF PLACE

TO PROMOTE HOME WORKING OPPORTUNITIES WITHIN EACH DWELLING

POTENTIAL FOR RESIDENTS TO LIVE AND WORK IN CLOSE PROXIMITY REDUCING THE NEED TO TRAVEL

TO INCORPORATE SUSTAINABLE URBAN DRAINAGE SYSTEMS TO MANAGE SURFACE WATER ON THE SITE

TO USE NEW PLANTING AND LANDSCAPE BUFFERS TO SOFTEN THE VISUAL IMPACT OF NEW DEVELOPMENT ON THE LANDSCAPE

DESIGN STRATEGIES AND OBJECTIVES HAVE BEEN DEVELOPED FROM THE SWOT ANALYSIS THAT SEEK TO BUILD ON EXISTING STRENGTHS, MATCH STRENGTHS WITH OPPORTUNITIES AND REMOVE WEAKNESSES. PARTICULAR ATTENTION HAS BEEN GIVEN TO WEAKNESSES THAT CAN BE MATCHED WITH THREATS, AS IN SUCH CASES THE THREATS ARE MOST LIKELY TO BE REALISED.

Plot No.

Dwelling Type

GIA (M²)

GIA (FT²)

HOUSES - PLOTS 1-6

1 4P 28 HOUSE TYPE 90 968

2 4P 28 HOUSE TYPE 82 882

3 4P 28 HOUSE TYPE 82 882

4 4P 28 HOUSE TYPE 82 882

5 4P 28 HOUSE TYPE 82 882

6 4P 28 HOUSE TYPE 82 882

FLATS - PLOTS 7-14

7 3P 28 FLAT TYPE 64.5 694

8 3P 28 FLAT TYPE 69 742

9 2P 18 FLAT TYPE 53 570

10 2P 18 FLAT TYPE 53 570

11 2P 18 FLAT TYPE 53 570

12 2P 18 FLAT TYPE 55 592

13 3P 28 FLAT TYPE 64.5 694

14 3P 28 FLAT TYPE 69 742

FLATS - PLOTS 15-23

15 3P 28 FLAT TYPE 60.8 654

16 2P 18 FLAT TYPE 54.7 588

17 2P 18 FLAT TYPE 54.7 588

18 2P 18 FLAT TYPE 54.7 588

19 2P 18 FLAT TYPE 54.7 588

20 2P 18 FLAT TYPE 54.1 580

21 3P 28 FLAT TYPE 60.8 654

22 2P 18 FLAT TYPE 54.7 588

23 2P 18 FLAT TYPE 54.7 588

FLATS - PLOTS 24-32

24 2P 18 FLAT TYPE 54.7 588

25 2P 18 FLAT TYPE 54.7 588

26 2P 18 FLAT TYPE 54.1 588

27 3P 28 FLAT TYPE 60.8 654

28 2P 18 FLAT TYPE 54.7 588

29 2P 18 FLAT TYPE 54.7 588

30 2P 18 FLAT TYPE 54.7 588

31 2P 18 FLAT TYPE 54.7 588

32 2P 18 FLAT TYPE 54.1 580

PLOT SCHEDULE

2P 18 FLAT TYPE 19

3P 28 FLAT TYPE 7

4P 28 HOUSE TYPE 6

TOTAL NUMBER OF UNITS 32

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

REFER TO LANDSCAPE ARCHITECTS DRAWINGS FOR DETAILS OF LANDSCAPING PROPOSALS

LTH

DENOTES 2.6M X 4.8M PARKING BAY

LIN DENOTES LITE TIME HOME COMPLIANT PARKING SPACE

PARKING SCHEDULE

UNIT TYPE

No. of

PARKING SPACES

4 PERSON 2 BEDROOM HOUSE TYPE 6 12

3 PERSON 2 BEDROOM FLAT TYPE 7 14

2 PERSON 1 BEDROOM FLAT TYPE 59 19

Sub Total 45

VISITORS (OFF STREET) 3

VISITORS (ON STREET) 2

TOTAL 90

Revisions

Rev. No.

Rev. Date

Rev. Description

Rev. By

REV. 1

24/09/24

REVISED TO ADD TO THE ADJACENT ROAD

REV. 1

REV. 2

24/09/24

REVISED TO ADD TO THE ADJACENT ROAD

REV. 2

REV. 3

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