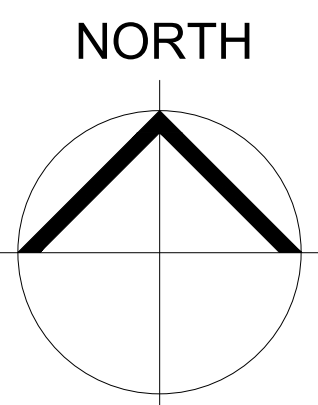
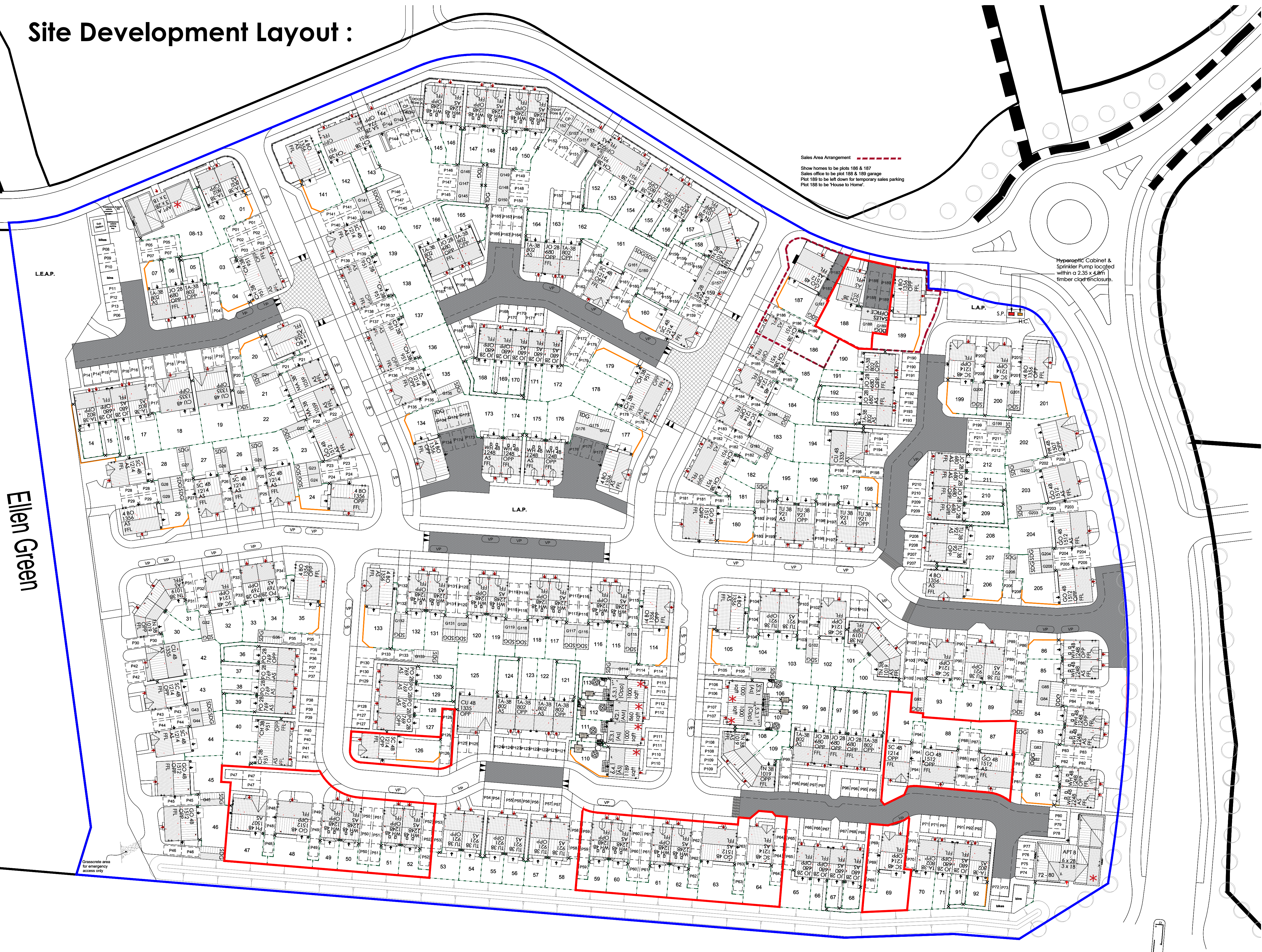


Site Development Layout :

Llanwern Phase 4H
Bellway Homes



	No. of Units	No. of Beds	Area (sqft)	Total net coverage (sqft)
Open Market	191			199,212
Joiner	25	2	680	17,000
Potter	10	2	769	7,690
Saddler	3	2	774	2,322
Tailor	23	3	802	18,446
Turner	16	3	921	14,736
Chandler	19	3	951	18,069
Tanner	8	3	1,019	8,152
Mason	2	3	1,059	2,118
Scrivener	21	4	1,214	25,494
Wheelwright	32	4	1,241	39,712
Bowyer	13	4	1,356	17,628
Cutler	5	4	1,335	6,675
Goldsmith	12	4	1,513	18,156
Philosopher	2	4	1,507	3,014
* Affordable Rent	21			15,369
1b2p Flat (type 1)				
Apartment Block A	3	1	545	1,635
2b3p Flat (type 1)				
Apartment Block A	3	2	652	1,956
1b2p Flat (type 2)				
Apartment Block B	3	1	550	1,650
2b3p Flat (type 2)				
Apartment Block B	6	2	652	3,912
2b4p	1	2	911	911
3b5p	4	3	1,041	4,164
4b6p	1	4	1,141	1,141
Grand Total	212			214,581
Net Developable Area				
Hectares			4.84	
Acres			11.95	
Units per Hectare			44	
Sq. ft per acre			17,957	

Figured dimensions and levels to be used.
Any inaccuracies must be notified to the architect.
Detail drawings and large scale drawings take precedence over smaller drawings.

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Rev: 19.10.21 Updated for client comments
21.10.21 Plot revisions to plots 27,88 & 158 as per client instructions.
25.10.21 sales area updated to clients request C.L.
26.10.21 sales area updated to clients request C.L.
11.11.21. Bund added fronting site. C.L.
18.01.22. Revised to suit Client/Planners comments. C.L.
21.01.22. Additional Client comments, visitor parking, build-outs & water butts added. C.L.
26.01.22. Plots 5 - 13 revised to suit Engineer's & Landscaping comments.
01.02.22. Site wide revisions to suit Clients & Engineer's comments.
17.02.22. Site wide revisions after review by St Modwen.
23.02.22. Bowyers updated to Plots 20, 35, 105, 141 & 206 - and landscaping added.
25.02.22. Bin and Bikes stores to Apartment Blocks updated and parking areas amended to suit.
01.03.22. Apartment Block B parking and bin/bike store updated.
15.03.22. Parking to Plots 112/113 & 151/152 amended and Hyperoptic & Sprinkler cabinet options added.

Chk'd: Rev: 25.03.22 Parking to Plots 145/146, 149/150, 168 & 172 amended. Hyperoptic & Sprinkler cabinet locations finalized and updated.
27.07.22 Site wide amendments to parking, build-outs, front paths & boundaries. Bowyer Bay version added & Plots 63, 64, 70, 71, 87, 84, 151-159, 161 & 206 moved.
17.08.22 Block paving added to raised platforms to LAP area and fronting Plots 52-57 incl. and rumble strips replaced with ramps. Ramps also added to platforms fronting Plots 139 & 183. Block paving added to private drives serving 173 - 176 incl.
21.10.22 Plots 64 amended to Scrivener Plots 65, 66, 168, 172, 209, 212 amended to Joiners. Plots 136, 139, 178, 179 amended to Chandlers. 6 no additional parking spaces added. Boundary fencing adjusted to suit. Estate railings added. MB
24.10.22 Paths added to plots 145 & 150. MB
26.10.22 Substation added & Landscape information added.

Chk'd: Rev: X1 Garage to Plots 47 - 52, 59 - 64, 69, 87, 88, 94 & 126 omitted & enclosures amended to suit. Front garden to Plot 48 amended. Plot 188 changed from Mason to Chandler. C.L. 05.06.26
X2 Driveway increased in length to provide additional parking spaces to plots 47 - 52, 59 - 64, 69, 87, 88, 94 & 126 and enclosures amended to suit. I.S. 17.08.26

Chk'd: Rev: PRELIMINARY
PLANNING
DESIGN
TENDER
CONSTRUCTION

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ARCHITECTS

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Contract: Llanwern Phase 4H for
Bellway Homes
Title: Site Development Layout

Drawing No. 21059 (05) 100
Rev. X2

Scale: 1:500 @ A1
Date: 14/10/21
Drawn: C.L.
Checked: B.K.