



Proposed site layout

1 : 200

Hard & Soft landscpaing key

- Block paving to mews court road / parking - exact colour to be agreed
- Block paving to internal paths (exact colour to be agreed)
- Indicates grassed areas - Provide topsoil and turfing as section Q30 and D20



Proposed trees;
Various species - to be agreed with landscape architect

NB. Refer to 'Urbanist layouts' for detailed landscape proposals

Ecological enhancements

- Indicates proposed locations of integrated bat tubes

Boundary treatments

- 1.8m High Timber fence
- 1.1m High metal railings

Refer to engineers layout for locations of retaining walls. Fence to sit on top of retaining walls where they form part of the boundary

Retaining walls to be formed using facing brickwork with brick on edge coping (subject to wall thickness)

AREA SCHEDULE

UNIT TYPE & NUMBER	AREA
A1 - 1B 2P	46 m ²
A2 - 1B 2P	48 m ²
A3 - 1B 2P	46 m ²
A4 - 2B 3P (duplex)	77 m ²
A5 - 2B 3P (duplex)	74 m ²
A6 - 2B 3P	59 m ²
A7 - 1B 2P	46 m ²
A8 - 1B 2P	47 m ²
A9 - 1B 2P	46 m ²
A10 - 2B 3P	59 m ²
A11 - 1B 2P	46 m ²
A12 - 1B 2P	46 m ²
A13 - 1B 2P	46 m ²
A14 - 2B 3P	76 m ²
A15 - 2B 3P (duplex)	75 m ²
A16 - 2B 3P	58 m ²
A17 - 1B 2P	46 m ²
A18 - 1B 2P	46 m ²
A19 - 1B 2P	46 m ²
A20 - 2B 3P	59 m ²
A21 - 1B 2P	46 m ²
A22 - 1B 2P	46 m ²
A23 - 1B 2P	46 m ²
B1 - 1B 2P	46 m ²
B2 - 1B 2P	47 m ²
B3 - 1B 2P	46 m ²
B4 - 2B 3P	62 m ²
B5 - 1B 2P	46 m ²
B6 - 1B 2P	47 m ²
B7 - 1B 2P	46 m ²
B8 - 2B 3P	62 m ²
B9 - 1B 2P	46 m ²
B10 - 1B 2P	47 m ²
B11 - 1B 2P	46 m ²
B12 - 2B 3P	62 m ²
B13 - 1B 2P	57 m ²
B14 - 1B 2P	46 m ²

Accommodation schedule

Block A
15 x 1 bed 2 person flats
8 x 2 bed 3 person flats

Block B
11 x 1 bed 2 person flats
3 x 2 bed 3 person flats

Total 37 plots

13no. Parking spaces
27no. Cycle spaces

Site area - 1865m2 (0.46 acre)

North

Revisions

A	03.04.2020	Parking strategy updated
B	17.12.2020	Drawings updated to planning stage
C	10.02.2021	Block B Adjusted & Parking layout updated following comments from transport consultants
D	26.03.2021	Site entrance / cycle store updated
E	30.09.2021	Boundary key updated. Bin store roof updated. EV Charging point indicated
F	10.02.2022	Scheme updated following comments from planning
G	10.03.2022	Area schedule updated
H	17.03.2022	Landscape buffer indicated in front of plot A1
I	31.03.2022	Boundary to Bethel Church updated
J	14.11.2022	Parking layout adjusted
K	03.05.2023	Updated to SAB comments
L	02.11.2023	Ecology info added

Notes

Do not scale from this drawing. Use figured dimensions only, which are displayed in millimeters unless stated otherwise. The contractor is requested to check all dimensions before work is put in hand. Any discrepancies within the drawing should be reported prior to commencement of works.

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CHAMBERLAIN MOSS KING
architecture

97a Glebe Street | Penarth
Vale of Glamorgan | CF64 1EE

T. 02920 306400
chamberlainkingmoss.co.uk

Project Former Zanzibar Nighclub, Newport

Project number N125

Client LINC

Title Proposed site layout

Drawing number A109

Scale 1 : 200 at A1

Revision L

Status PLANNING

Drawn

Date 10.12.2020