EXISTING ESTABLISHED NATIVE WOODLAND AREA MANAGED BY LOCAL AUTHORITY

FOR LANDSCAPING DETAILS
RAIN GARDEN AREAS
AND DESCRIPTIONS SEE SEP
DRAWING BY LANDSCAPE
ARCHITECT

0 1 2 3 4 5

native species hedge
and close boarded fence

T37

T35

existing stone wall repaired
and made good

existing stone wall repaired
and made good

30,004

30,134

30,134

LP

LP

basement stories of plots 04, 05, 06
to be structural retaining wall construction
with all necessary tanking and water-
-proofing

existing stone wall repaired
and made good

existing car park

5M minimum

41.170 ground floor
38.170 basement garage

timber
gate

timber
gate

timber
gate

39.007

Existing levels and boundary wall to
remain undisturbed and a new close
Boarded timber fence to be erected
along the edge of the development
site. New fence posts to be installed
in accordance with method described
in method statement by Tree Care
Consulting

entrance
level 39.970

EV charging
point

38.17

Ramped access
to house entrance

41.170 ground floor
38.170 basement garage

No windows to these
elevations

indicative vehicle
maneuvering space
outside garage

38.17

EV charging
point

41.170 ground floor
38.170 basement garage

entrance
level 39.970

indicative vehicle
maneuvering space
outside garage

2M minimum

Ramped access
to house entrance

38.17

EV charging
point

indicative vehicle
maneuvering space
outside garage

new retaining wall
varies in height

new retaining wall
varies in height

9.595

1.665 3.382 1.318
4.261

Phoenix 2-18W (with Elite 2 6x2ML chassis)
Overall Length
Overall Width
Overall Body Height
Min Body Ground Clearance
Track Width
Lock to lock time
Kerb to Kerb Turning Radius

existing grass verge

new footpath

Phoenix 2-18W (with Elite 2 6x2ML chassis)

34.13

continuous footpath

EV charging
point

vehicle
parking

38.880

timber
gate

timber
gate

new retaining wall
varies in height

ACCESS TO
LOWER SITE FOR
MAINTAINENANCE

vehicle
parking

37.706

New Criblock retaining wall
of varying heights Installed in accordance
with manufacturersinstructions See typical
sectional detail of wall.

EV charging
point

vehicle
parking

37.706

1,500

No windows to these
elevations

12,776

new retaining wall
varies in height

timber
gate

EV charging
point

37.706

timber
gate

38.167

existing stone wall repaired
and made good

Quintus

existing building to
be demolished

T4

useable garden area
0.867 m²

14,739

14,093

new retaining wall
varies in height

1500 high wrought iron railings
SEE SEP DETAIL

T10

T9

T3

Key Plan



Construction Risks | Maintenance/cleaning Risks | Demolition/adaptation Risks

In addition to the hazard/risks normally associated with the types of work detailed on this drawing take note of the above. It is assumed that all works on this drawing will be carried out by a competent contractor working, where appropriate, to an appropriate method statement.

Safety Health and Environmental Information Box

Notes

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N

RevID	Transmittal Set	Transmittal Set Name	Issue Date	Issuer-Initls	Status	Approved by
W		Site entrance clarified and turning area adjusted to give more space for large vehicles to turn. 29/06/26				
V		Layout of Retaining Wall Clarified and Garden hatching Layer turned off 22/04/2026				
U		Plot 01 repositioned moved backwards T4 canopy corrected 11/06/2025				
T		Plot 01 repositioned now detatched 06/06/2025				
S		Plan updated to revised layout 13/02/2025				
R		Plan updated to revised layout 28/11/2024				
P		Plan updated to revised sections S-11, 14, 36 07/08/2023				
N		Rear access to Plot 2 added and notes added 19/07/2023				
L		Rear access to Plot 2 added 22/04/2023				

Scales @ "A0" 1:100

Issuing Office: SPLOTT STUDIO

Project No.: 2208

Client Approval

A - Approved
B - Approved with Comments
C - Do Not Use

Status: Purpose of Issue: PLANNING

Originator: DWE ARCHITECTURE

Project: KENSINGTON COURT
MAINDEE
NEWPORT

Layout Title: SITE LAYOUT 300626

Client: TOWNSCAPE HOMES

Drawing Number

project	originator	zone	level	type	role	number	rev
PRJ -	ORG -	-	-	-	A	4	K,L,M,N P,Q,R,S,T, U,V,W