

Social Housing (\$106)					
2.1.1	1B Apartment	574	4	2296	
3.2.1	2B Semi/Terrace	721	8	5768	
4.2.1	2B Semi/Terrace	882	7	6174	
5.3.1	3B Semi/Terrace	989	6	5934	
TOTAL				25	20172
Shared Ownership Homes					
Gainsborough	2B Semi/Terrace	663	23	15249	
Lambourne	3B Det/Semi	859	30	25770	
Lansdown	3B Det/Semi	897	16	14352	
Leaside	3B Detached	912	10	9120	
TOTAL				79	64491

SHG (Additional Grant Funded Homes)				
3.2.1	2B Semi/Terrace	721	2	1442
4.2.1	2B Semi/Terrace	882	5	4410
5.3.1	3B Semi/Terrace	989	9	8901
6.4.1	4B Det/Semi	1264	2	2528
TOTAL		18		17281
TOTAL		266		244493

KEY for AREA 4A

	All private drives to be Tarmacadam finish
	All highway footpaths to be Tarmacadam finish to adaptable standards
	All roads to be Tarmacadam finish to adaptable standards
	Marshall's Block paving or similar approved - Colour Charcoal
	Marshall's Block paving or similar approved - Colour Brindle
	Marshall's Block paving or similar approved - Colour Natural
	Marshall's Block paving or similar approved - Colour Charcoal
	0.65m High Timber Knee Roll
	1.0m High Bowfencing, Galvanised and Powder Coated Black
	1.8m High Closeboard Timber Fence
	1.8m High Black Screen wall (to match main house block)
	2.5m High Closeboard Timber Fence (Acoustic Fence)
	1.8m High Closeboard Gate
	Treated Timber Ballards
	Highway Ballards (Refer to Engineers Details)
	Plot Number
	Parking Space Number
	House Type Reference
	Unit Door Position
	Unit service positions
	Unit drainage
	Side Aspect House Type
	Side windows added - Refer to working drawings
	S106 - Affordable Homes
	Affordable Homes - Shared Ownership Homes
	Affordable Homes - SHG
	Additional Grant Funded Affordable Housing
	Bin Collection Point
	Denotes Timber Frame Construction
	Free Sprinkler Risk
	Upper floor locations to habitable rooms requiring sealed glazing and/or acoustic ventilation. Refer to Noise Attenuation report
	Hunter Acoustics - 20,549, ENS_1 for specific glazing and window vent specifications. Reactive icons represent different levels of sound reduction.
	24 Hour Refuse Facility
	Visibility Splay
	Traffic Paving (Refer to engineers plans for details)
	Existing contours
	Drainage Easement
	Existing Utility Corridor Easement
	Grassland Landscape areas. Refer to landscape drawings for details
	Stone Chippings
	600 x 600mm x 450 x 450mm concrete slabs as per specification
	Garden sheds to be located adjacent to boundary fence and away from visible patio area. Garden sheds are to be constructed in accordance with Secured By Design and bolted down to concrete base.
	240L Refuse Wheelie Bin - This bin is for all your household waste that cannot be recycled or composted. Recycling Container for Cardboard, Plastic and Glass
	300mm diameter rotary line to rear gardens / communal gardens, each having minimum length of 50m. Type - Trabontali Ultra-matic rotary line

Please refer to the St Modwen Landscape plans for details and responsibility of the Reen Boundary Fencing, Landscaping, Cycle Routes and design of the Reen areas.

East Lake Greenway

**FUTURE
PHASE 5A
RESIDENTIAL
DEVELOPMENT**

C	12.12.24	New sub-station added to layout opposite plots 40-43.	SJ
B	27.11.24	Drawing and key updated to show finishes amendments to the shared surfaces, Virtual footways and the Awareness strips following discussions with Newport CC.	SJ
A	05.11.24	Drawing updated to show current Highway layout information. Rear garden shed positions updated. Sub-station removed from the layout.	SJ

Revision	Date	Amendment	Initials



project title
**PHASE 4A, LLANWERN,
NEWPORT.**

drawing title	date
COMPOSITE LAYOUT	29.02.24
scale	drawn by
1:500 @ A1	SJ

status	drawing number	revision
	GL4A-15-04-00	C.

Do NOT scale off this drawing. Check dimensions before use and notify Think Urban Design Ltd. of any discrepancies immediately. Contractors, subcontractors and suppliers must verify all dimensions supplied on the drawings and on site before commencing works. Check the contents of this drawing and any tabular information before ordering materials.

**LOVELL
HOMES**

Lovell Homes, Unit 5, Cae Gwyrdd,
Greenmeadow Business Park, Tongwynlais,
Cardiff CF15 7AB Telephone: 02920 811888

**FUTURE
PHASE 4B
RESIDENTIAL
DEVELOPMENT**

Please refer to the St
Madwen Landscape
plans for details and
responsibility of the
Reen Boundary
Fencing, Landscaping
Cycle Routes and
design of the Reen
areas

