



**Site key**

- Site Boundary
- 1.8m High close boarded timber fence
- SW 1.8m High brick screen wall with brick piers
- Indicates potential locations for tree planting
- Sheffield stands
- Timber lockable cycle stores
- Rotary Lines

**Schedule of Accommodation**

| Affordable          |        |  |
|---------------------|--------|--|
| 211 1b Walk Up Flat | 10 No. |  |
| 212 1b Bungalow     | 04 No. |  |
| 213 1b Flats        | 01 No. |  |
| 421 2b House        | 01 No. |  |
| 422 2b House        | 01 No. |  |
| Total               | 25 No. |  |

**213 - Apartment Schedule Apartment Accessibility Type**

| Type     | Total | Apartment Accessibility Type       |
|----------|-------|------------------------------------|
| 1 Bed A1 | 1     | A1 - Visitable Home                |
| 1 Bed A2 | 4     | A2 - Accessible and adaptable home |
| 1 Bed A3 | 3     | A3 - Wheelchair user home          |
| 2 Bed    | 1     |                                    |
| Total    | 9     |                                    |

**Notes**  
This drawings is a high level appraisal of the site based on limited desk top information and should only be used as a guide of development potential. Developed scheme will be subject to usual suite of detailed assessments and pre application discussions with the relevant approving authorities.

**Tree key**

- Crown Spread. Measured in North, South, East and West side of tree.
- Tree number. (T - Individual Tree, G - Group, A - Tree area, W - Woodland, H - Hedgerow)
- Root Protection Area (RPA) A layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of the roots and soil structure is treated as a priority.

**A2**  
Original sheet size

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| Rev | Date     | By | CHK | Description                       |
|-----|----------|----|-----|-----------------------------------|
| A   | 24.07.26 | CC |     | Visitor Parking amended           |
| B   | 28.07.26 | CC |     | Plots 10-13 cycle storage amended |

|                                |                |                                            |             |                            |                                                                                                                 |
|--------------------------------|----------------|--------------------------------------------|-------------|----------------------------|-----------------------------------------------------------------------------------------------------------------|
| Client: Tai Tarian             |                | Project: Menai Ave & Pen-Y-Bryn Site 2 & 3 |             | Drawing Title: Site Layout |                                                                                                                 |
| Drawing Status: PAC SUBMISSION | Date: April 24 | Drawn By: cc                               | Checked: cc | Director: cc               | Scale: 1:500 @ A3                                                                                               |
| Job No: 2754                   |                | Drawing No. (03)102                        |             | Rev. B                     | Unit 2 Chapel Barns   Merthyr Mawr   Bridgend   CF32 0LS<br>t: 01656 656267<br>e: mail@spring-consultancy.co.uk |

