

Coed Darcy, Llandarcy.

KEY

- Site Boundary
- Marshall's Tegula - Pennant Grey colour or similar approved
- Marshall's Tegula - Traditional colour or similar approved
- Concrete Granite Setts - Charcoal colour.
- 600 x 600mm & 450 x 450mm concrete slabs as per specification
- 0.45m High Brick Wall with 0.6m High Metal Railings
- 1.1m High Metal Railings
- 1.8m High Closeboard Timber Fence
- 1.8m High Brick Screen wall (to match main house brick)
- 49 Plot Number
- 49 Parking Space Number
- OAKD House Type Reference
- (opp) House Type Handing
- (ss) House Type Handing
- sales Sales Complex
- Side Aspect House Type
- Affordable Homes
- BCP Bin Collection Point
- Drainage Easement
- Proposed Tree Planting
- Existing contours
- Fire Sprinkler Kiosk
- 2.4 x 56m Visibility Splay
- Visibility Splay
- Garden sheds to be located adjacent to boundary fence and away from useable patio area. Garden sheds are to be constructed in accordance with Secured By Design and bolted down to concrete base.
- 240ltr Refuse Wheelie Bin - This bin is for all your household waste that cannot be recycled or composted. Recycling Container for Cardboard, Plastic and Glass
- 3.00m diameter rotary line to rear gardens / communal gardens, each having minimum length of 50m. Type - Brabantia Lift-o-matic rotary dryer or similar approved

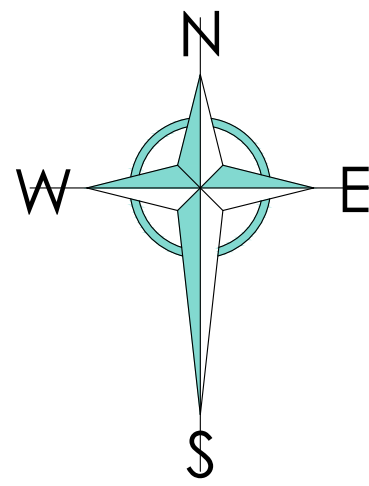
| SCHEDULE OF ACCOMMODATION                |                        |       |     |             |
|------------------------------------------|------------------------|-------|-----|-------------|
| House Type                               | Description            | Sq/Ft | No. | Total Sq/ft |
| Open Market                              |                        |       |     |             |
| Redbourne                                | 4 Bed Detached         | 1243  | 16  | 19888       |
| Locke                                    | 4 Bed Detached         | 1163  | 5   | 5815        |
| Walker                                   | 3 Bed Semi/End Terrace | 870   | 47  | 40890       |
| White                                    | 3 Bed Detached         | 874   | 2   | 1748        |
| Warhol                                   | 3 Bed Semi/End Terrace | 847   | 30  | 25410       |
| Keifer                                   | 2 Bed Mid Terrace      | 684   | 35  | 23940       |
| 2.1.1                                    | 1 Bed Apartment        | 574   | 4   | 2296        |
| TOTAL OPEN MARKET                        |                        |       | 139 | 119987      |
| S.106 (Social Rent - DQR) ▲              |                        |       |     |             |
| 5.3.1                                    | 3 Bed Terrace          | 989   | 2   | 1978        |
| 4.2.1                                    | 2 Bed Terrace          | 882   | 4   | 3528        |
| 2.1.1                                    | 1 Bed Apartment        | 574   | 2   | 1148        |
| Bowie                                    | 1 Bed Apartment        | 459   | 6   | 2754        |
| TOTAL S.106 (Social Rent - DQR)          |                        |       | 14  | 9408        |
| S.106 Intermediate / Shared Equity ▲     |                        |       |     |             |
| Warhol                                   | 3 Bed Semi/End Terrace | 847   | 4   | 3388        |
| Keifer                                   | 2 Bed Mid Terrace      | 684   | 6   | 4104        |
| TOTAL S.106 Intermediate / Shared Equity |                        |       | 10  | 7492        |
| Total                                    |                        |       | 163 | 136887      |

FUTURE RESIDENTIAL DEVELOPMENT

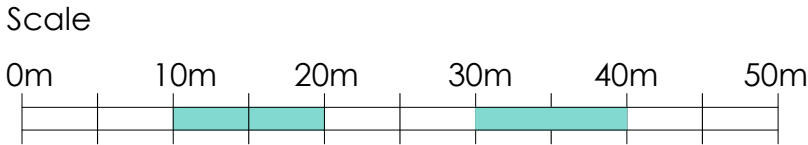
FUTURE RESIDENTIAL DEVELOPMENT

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This area of road is subject to a redesign to accommodate the proposed cross over positions.



|          |          |                                                                         |          |
|----------|----------|-------------------------------------------------------------------------|----------|
| A        | 18.12.19 | Red line amended & Plots 65-68 BCP updated & Parking for 3 Beds amended | KE       |
| Revision | Date     | Amendment                                                               | Initials |

thinkurban

Guest House  
St Mellons Business Park,  
Fortran Road  
Cardiff CF3 0EY

Architecture & Civil Engineering

COED DARCY, LLANDARCY.

|               |                          |          |          |
|---------------|--------------------------|----------|----------|
| drawing title | PROPOSED PLANNING LAYOUT | date     | 18.12.19 |
| scale         | 1:500 @ A1               | revision | PT       |

|       |          |                |               |          |   |
|-------|----------|----------------|---------------|----------|---|
| value | PLANNING | drawing number | COED-15-04-02 | revision | A |
|-------|----------|----------------|---------------|----------|---|

On 18.12.19 of this drawing. Check dimensions before use and notify ThinkUrban Design Ltd. All any dimensions are approximate. Contractors, subcontractors and suppliers must verify all dimensions against the ground and site before commencing work. Check the contents of this drawing and any verbal information before ordering materials. © Think Urban Design Ltd

LOVELL PARTNERSHIPS

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