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Proposed Material Key:

- 43.19 — Existing Site Levels
- + 42.50 — Approx. proposed levels
- FFL:43.07 — Approx. proposed Finished Floor Levels. To be confirmed by Engineer.
- Indicates approx. area of existing highway to be prepared to receive new shared surface.
- Dashed lines indicates re-routing of unregistered informal footpath. Footpath to be of same material finish as shared surface, but demarcated to distinguish intended use.
- Dashed lines indicates approx. location of existing unregistered informal footpath. Existing route to be connected up to point of new formal footpath.
- Denotes 1800mm hit & miss timber fence.
- Denotes 1350mm high hit & miss timber fence.
- Denotes 1800x1800mm timber close board privacy screen.
- Denotes 900mm high Ball Top railings.
- Denotes 2100mm high face brickwork boundary wall, colour to match proposed units & in accordance with engineers design & specification.
- Denotes 215mm wide brickwork retaining wall at rear of plots hit & miss timber fence, fixed the inner face of the retaining wall, to ensure overall 2600mm high wall, in accordance with engineers design & specification.
- Denotes 450mm high face brickwork dwarf wall, colour to match proposed units & in accordance with engineers design & specification.
- Denotes 450mm high face brickwork dwarf wall, with ball top railing on top, colour to match proposed units & in accordance with engineers design & specification.
- Denotes provision for integral bat boxes. For exact details please refer to Hawkeswood Ecology Report dated July 2018.
- B B B — Approx. Bin Location within curtilage of dwelling
- Denotes areas of tarmacadam to roads & car parking spaces
- Denotes paths within curtilage of dwellings and paved area to rear garden, concrete slip resistant paving slabs
- Denotes areas of turfed grass to front gardens.Selected landscaping, if any, to be confirmed by client.
- Denotes areas of turfed grass to rear gardens.
- Shed — Denotes 2000x2000mm robust treated timber framed shed, providing 2x1500mm space for 2no. bicycles with 2no Sheffield type steel framed bike racks and 1m2 garden storage space. All to be bolted down to concrete base. Door to be fitted with a security lock, in compliance with BS3621.
- Denotes provision for outside drying rotary line in rear gardens.
- Indicates provision for Bin Store Collection Point. Concrete Finish. Store size to be sufficient to accommodate 4no. dwellings refuse, in accordance with local authority collection requirements.
- Indicates finish for proposed informal stone / dust path at rear of plot gardens, to maintain access for Llygad yr Haul
- Denotes 1800mm high close boarded timber gate, to match and marry in with timber fencing.
- Existing Tree / shrub Please see Tree report from David Rice Forestry for further details.
- Denotes approx. area of root protection zone. Please see Tree report from David Rice Forestry for further details.
- Native hedging whips-Crataegous Monogyna (Hawthorn)-Euronymus Europe (European Spindle)-Rosa Canina (Dog Rose)- Corylus Avellana (Hazel)-Lexus Awuifolium (Holly)-Viburnam Opulas (Gueler Rose)

IPLAN ARCHITECTURE

kwic Building Together

Tai Tarian

PLANNING DRAWING

revision
a | red & blue ownership lines removed at the request of Ipa_16.04.2020

project	drawing	date
LLYS WERN II, WAUNCEIRCH, NEATH	PROPOSED SITE LAYOUT	MARCH 2020
client	**drawing no.**	**scale**
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Superseded