

Full Plans Approved

Proposed Material Key:

Existing Site Levels

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 high close boarded timber fence. 2100mm high on rear boundaries of Llygod-yr-Haul.

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 close boarded timber fence, fixed the outer face of the retaining wall, to ensure overall 2100mm 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.

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.

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 Llygod 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.

M 13.11.18
Informal path re-routed around new road surface. Tandem Parking bays increased in length to 6.0m & 5.0m. Parking bays to plot 1 lengthened to 5.8m.

L 14.09.18
Gate removed, Passageway layout amended & rear boundary of plots increased to 2100mm overall as per client comments on 13.09.18

K 11.09.18
Gate note changed to metal design & 1800 mm timber fence added to rear of adjacent Llygod yr Haul dwellings

J 11.09.18
Retaining wall noted updated & lockable gate added to entrance of access passageway

H 06.09.18
Retaining wall & 1200mm wide path added to rear of gardens to maintain access for no. 7 & 11 Llygod yr Haul

G 09.08.18
Proposed footpath amended to indicate formal extent as requested by client.

F 03.08.18
Proposed footpath amended as per engineers suggestion to maintain existing watercourse

E 25.07.18
Boundary detail around plot 4 amended

D 23.07.18
Turning head added to shared surface in line with Roger Casey Associates Ltd tracking report

C 13.07.18
Boundary wall detail added between plots

B 12.07.18
General amendments made to proposed site levels plot no. added & provision for bat box indicated.

A 29.06.18
General amendments made following comments from client on 19.06.18

REVISION	DATE	COMMENTS	AUTHOR / CHECKED
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EXPEDITE

LLYS WERN II
FOR TAI TARIAN LTD

PROPOSED SITE PLAN

DATE NOV 18 SCALE 1:200 @A1

DRAWING No. AS.18.74 _3250 (04) 002 REV M AUTHOR / CHECKED EXP

DRAWING - STATUS PLANNING

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