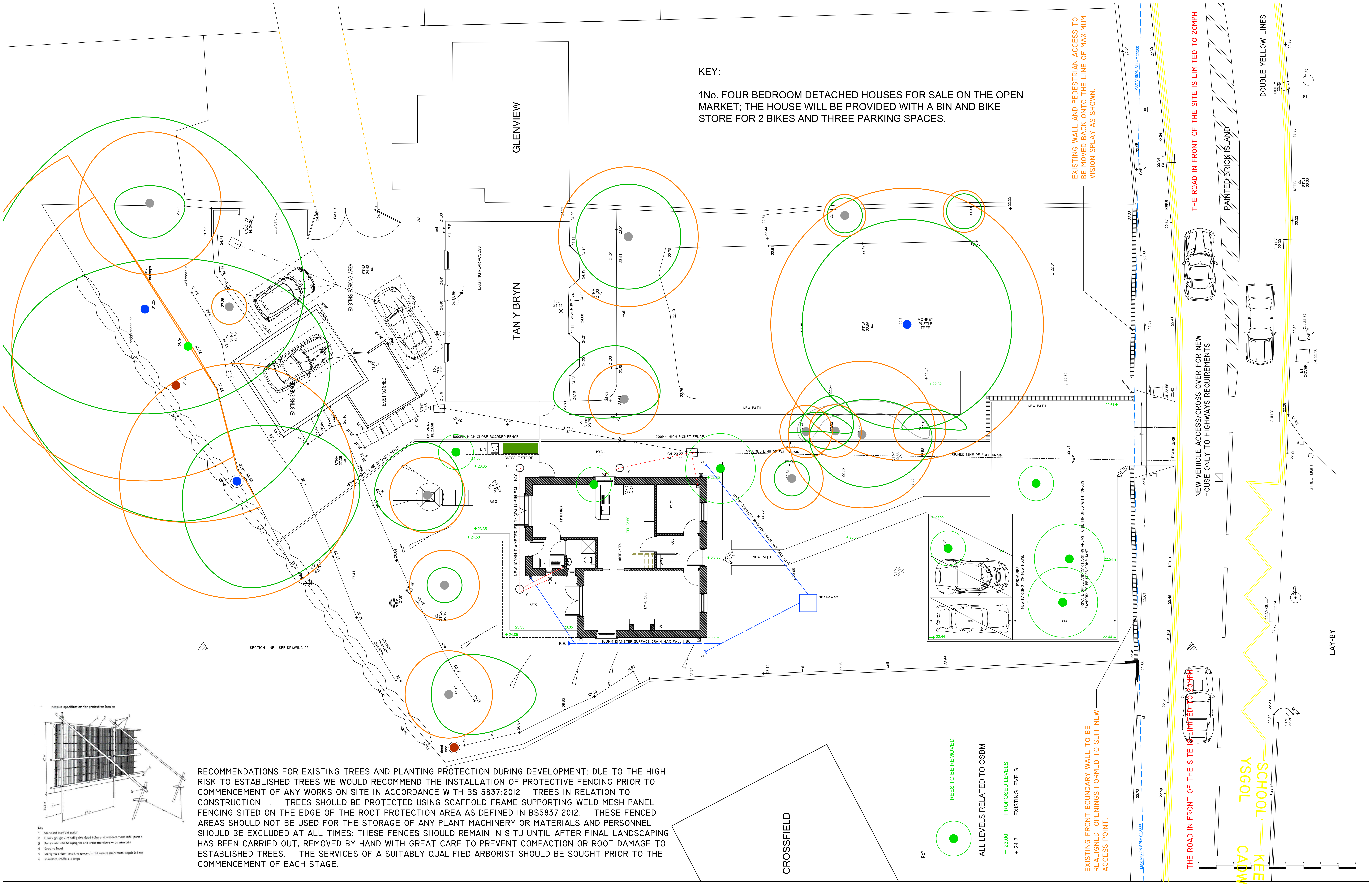
GLENVIEW
TAN Y BRYN
EXISTING PARKING AREA
EXISTING GARAGE
EXISTING SHED
EXISTING REAR ACCESS
LOG STORE
GATES
WALL
SOIL VENT PIPE
1800MM HIGH CLOSE BOARDED FENCE
1200MM HIGH PICKET FENCE
BIN
BICYCLE STORE
PATIO
DINING AREA
KITCHEN AREA
STUDY
HALL
LIVING ROOM
FFL 23.50
B.I.G
I.C.
R.E.
NEW 100MM DIAMETER FOUL DRAIN MIN FALL 1:40
100MM DIAMETER SURFACE DRAIN MAX FALL 1:80
SOAKAWAY
ASSUMED LINE OF FOUL DRAIN
NEW PATH
MONKEY PUZZLE TREE
SECTION LINE - SEE DRAWING 03
stone wall and rocky outcrops
PARKING AREA NEW PARKING FOR NEW HOUSE
PRIVATE DRIVE AND CAR PARKING AREAS TO BE FINISHED WITH POROUS PAVIORS. TO BE SUDS COMPLIANT
DROP KERB
EXISTING WALL AND PEDESTRIAN ACCESS TO BE MOVED BACK ONTO THE LINE OF MAXIMUM VISION SPLAY AS SHOWN.
EXISTING FRONT BOUNDARY WALL TO BE REALIGNED OPENINGS FORMED TO SUIT NEW ACCESS POINT.
MAX VISION SPLAY 29200
MAX VISION SPLAY 43000
THE ROAD IN FRONT OF THE SITE IS LIMITED TO 20MPH
PAINTED BRICK ISLAND
DOUBLE YELLOW LINES
NEW VEHICLE ACCESS/CROSS OVER FOR NEW HOUSE ONLY TO HIGHWAYS REQUIREMENTS
KERB
GULLY
CABLE TV
BT COVER
STREET LIGHT
LAY-BY
YSGOL
SCHOOL
KEEP CLEAR
CROSSFIELD
KEY
TREES TO BE REMOVED
ALL LEVELS RELATED TO OSBM
+ 23.00 PROPOSED LEVELS
+ 24.21 EXISTING LEVELS
0 1 2 3 4 5 6 7 8 9

KEY:

1No. FOUR BEDROOM DETACHED HOUSES FOR SALE ON THE OPEN MARKET; THE HOUSE WILL BE PROVIDED WITH A BIN AND BIKE STORE FOR 2 BIKES AND THREE PARKING SPACES.

RECOMMENDATIONS FOR EXISTING TREES AND PLANTING PROTECTION DURING DEVELOPMENT: DUE TO THE HIGH RISK TO ESTABLISHED TREES WE WOULD RECOMMEND THE INSTALLATION OF PROTECTIVE FENCING PRIOR TO COMMENCEMENT OF ANY WORKS ON SITE IN ACCORDANCE WITH BS 5837:2012 TREES IN RELATION TO CONSTRUCTION . TREES SHOULD BE PROTECTED USING SCAFFOLD FRAME SUPPORTING WELD MESH PANEL FENCING SITED ON THE EDGE OF THE ROOT PROTECTION AREA AS DEFINED IN BS5837:2012. THESE FENCED AREAS SHOULD NOT BE USED FOR THE STORAGE OF ANY PLANT MACHINERY OR MATERIALS AND PERSONNEL SHOULD BE EXCLUDED AT ALL TIMES; THESE FENCES SHOULD REMAIN IN SITU UNTIL AFTER FINAL LANDSCAPING HAS BEEN CARRIED OUT, REMOVED BY HAND WITH GREAT CARE TO PREVENT COMPACTION OR ROOT DAMAGE TO ESTABLISHED TREES. THE SERVICES OF A SUITABLY QUALIFIED ARBORIST SHOULD BE SOUGHT PRIOR TO THE COMMENCEMENT OF EACH STAGE.

Default specification for protective barrier

Key
1 Standard scaffold poles
2 Heavy gauge 2 m tall galvanized tube and welded mesh infill panels
3 Panels secured to uprights and cross-members with wire ties
4 Ground level
5 Uprights driven into the ground until secure (minimum depth 0.6 m)
6 Standard scaffold clamps

Do not scale this drawing.
Report discrepancies in figured dimensions
Contractors must check all dimensions on site
This drawing is copyright

Revisions:

Rev No.	Date:	Revision:	Chk:

Project:
PROPOSED DETACHED HOUSE
TAN Y BRYN, MAIN ROAD.
CADOXTON.
NEATH. SA10 8BL.

Title:
Proposed Site Layout

Scale: 1:100
Drawn: RWJ
Date: 082021
Checked: RWJ
Project No. 4389
Drawing No. (PO)02
Rev.

BAS
BEACON ARCHITECTURAL SERVICES

Chartered Institute of Architectural Technologists
Registered Practice

BEACON ARCHITECTURAL SERVICES - TY MONDAS TRECASTLE BRECON LD3 8UH - TEL: 01874 638082 - MOB: 07792695996