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- LEGEND
- | | |
|-----------------------------|-------------------------|
| SITE BOUNDARY | POTENTIAL FLAT LOCATION |
| POTENTIAL OPEN SPACE | BUS STOP SHELTER |
| RESIDENTIAL BLOCK | SITE ACCESS |
| 15M LANDSCAPE BUFFER | FOOTPATH CONNECTION |
| TREES | SUDS |
| GREEN VERGE | SWALE |
| PLAY AREA | |
| 1 VEHICULAR ROUTE 6M / 5.5M | |
| 2 6M WIDE SHARED SURFACE | |
| 3 4.3M WIDE SHARED SURFACE | |
| PAVEMENT / FOOTPATH | |

INDICATIVE SCHEDULE OF DEVELOPMENT

	AMOUNT
TOTAL SITE AREA	4.61 HA
FACILITY (CORNER SHOP & EXISTING UTILITY)	0.05 HA
RESIDENTIAL DEVELOPMENT AREA	3.05 HA
SITE DENSITY	50 DPH
NO. OF UNITS	152 NO.
POPULATION	364 NO.
OPEN SPACE PROVISION INCLUDES LANDSCAPE BUFFER	1.51 HA

B	Road layout updated	27/01/23	YT	JS
A	Plan and unit number updated	24/01/23	YT	JS
Rev	Description	Date	Initial	Checked



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Client **Hawkland Estates Ltd**

Project **Land at Elba Crescent,
Crymlyn Burrows**

Title **Illustrative Masterplan**

Status Preliminary	Drawn By YT	PM/Checked by JS
Job Ref JSL4195	Scale @ A3 1/1250	Date Created January 2023
Drawing Number 101		Rev B

NOTE:
2 STOREY BLOCK OF FLATS WITH
GROUND FLOOR RETAIL
- A CORNER SHOP & A RESIDENTIAL
UNIT AT GROUND LEVEL AND 2 NO.
RESIDENTIAL UNITS TO BE PROVIDED
AT 1ST FLOOR LEVEL
- LAYBY AND FRONTAGE TO BE
CONFIRMED AND AGREED WITH THE
HIGHWAYS AUTHORITY