



### Site key

- Site Boundary
- 1.8 m High close boarded timber fence
- 1.8m High brick screen wall with brick piers
- 0.6m High timber knee rail
- Existing vegetation
- Indicates potential locations for mature tree planting
- Dual aspect buildings
- Timber storage sheds
- Bin stores
- Rotary Lines
- Cycle storage units
- Integral Bat Tube
- House Sparrow Terrace
- Swift Nest Box

### Tree key

- Crown Spread. Measured in North, South, East and West side of tree.
- Tree number. (T - Individual Tree, G - Group, A - Tree area, W - Woodland, H - Hedgerow)
- Root Protection Area (RPA) A layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of the roots and soil structure is treated as a priority.

### Schedule of Accommodation

Affordable

| Ref                     | Description     | M <sup>2</sup> | No.    |
|-------------------------|-----------------|----------------|--------|
| 211                     | 1 Bed Apartment | 51             | 2 No.  |
| 212                     | 1 Bed Apartment | 51             | 20 No. |
| 213                     | 1 Bed Bungalow  | 53             | 16 No. |
| 321                     | 2 Bed Bungalow  | 61             | 4 No.  |
| 322                     | 2 Bed Bungalow  | 83             | 1 No.  |
| Total Affordable 43 No. |                 |                |        |

### Surface Treatments

- Private Parking spaces finished in tarmacadam
- Private drives to be finished in porous tarmacadam
- Private footpaths & patios to be finished in concrete paving slabs

A1  
Original sheet size

| Rev | Date     | By | CHK | Description                               |
|-----|----------|----|-----|-------------------------------------------|
| A   | 20.10.22 | CC | JD  | HT 212 reinstated on Heol Jiwbill.        |
| B   | 15.12.22 | CC |     | Sheds, bin & cycle stores added           |
| C   | 19.01.23 | CC |     | Layout amended to highways comments       |
| D   | 30.05.23 | CC |     | Plot 28-29 amended                        |
| E   | 15.08.23 | CC |     | Bin slabs adjacent to plots 16-21 amended |

|                                                          |             |                                           |
|----------------------------------------------------------|-------------|-------------------------------------------|
| Client:                                                  | Project:    | Drawing Title:                            |
| Tai Tarian                                               | Heol Crwys  | Site Layout                               |
| Drawing Status:                                          | Date:       | Drawn By:   Checked:   Director:   Scale: |
| PLANNING SUBMISSION                                      | 17.10.22    | cc   JD   cw   1:500 @ A1                 |
| Job No:                                                  | Drawing No. | Rev.                                      |
| 2575                                                     | 00(03)100   | E                                         |
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