

SITE AREA = 2.239 Ha

NOTE :
Notional layout shown, indicating mixed housing Development, for illustrative purposes only. All details reserved.
30% affordable housing allocation for development.

KEY - PROVISIONS PER UNIT

- COMPOSTING BIN
- GENERAL WASTE BIN
- RECYCLING WASTE BINS -
- WATER BUTT
- ROTARY DRYING LINE

GENERAL SERVICES KEY

- FOUL GRAVITY DRAINS-TO MAINS SEWER
- SUDS - SURFACE WATER DRAIN/SOAKAWAYS- (subject to SABS Design / application)
- WM - WATER MAINS

NOTE : SERVICE POSITIONS ARE SUGGESTED ONLY AND ARE SUBJECT TO ENGINEERS / SERVICE PROVIDER DESIGN / DETAILS, AND ARE FOR ASSISTANCE ONLY.

LANDSCAPING

- DRIVES PAVED WITH PERMEABLE BRICK OR BLOCK PAVING
- PATIO AREAS - PAVOUR OR PAVING SLAB FINISH
- TARMACADAM FINISH ROAD & PAVEMENTS TO ADOPTABLE STANDARDS.
- GRASSED GARDEN AREAS TO FRONT AND REAR OF DWELLINGS.
- 1.8m HIGH CLOSE BOARDED FENCES / GATES
- VARIOUS ORNAMENTAL PLANT SPECIES
- INDICATIVE POSITIONS FOR NEW SEMI-MATURE TREES - POSITIONS TO BE AGREED
- NEW GRASSED EARTH BANK 600-1200MM HIGH WITH NATIVE PLANTING ON TOPS

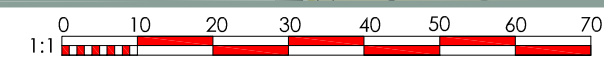
NOTE - ALL EXISTING HEDGES SUPPLEMENTED WITH ADDITIONAL NATIVE SHRUBS/PLANTS TO INCREASE DENSITY WHERE NECESSARY.

SCALED PARAMETERS

Main Dwellings - (3 - 5 Bed units)
Lengths to be between 10 and 13m max, Widths to be between 7.0m and 8.5m max.
Ridge heights to be between 5.5 and 8.5m max., Roof Pitches to be 35deg. min. - 45deg. max.
Front / rear / side extensions - (with integral garages where applic.)
Lengths to be between 4.0 and 7m max ; Widths to be between 4.0m and 6.5m max.
Ridge heights to be between 5.5 and 8m max.; Roof Pitches to be 35deg. min. - 45deg. max.

Conservatories / sun rooms -
Length 4 - 6m; width 2.5 - 3.5m; height 2.5-4m
Typical porches generally -
Length=2-3m; width= 1.5-2.5m; Ridge=3-4m

Affordable Units - (sizes per unit)
Lengths to be between 7.0m and 8.5 m ; Widths to be between 5m and 7.5m max.
Ridge heights to be between 7.5 and 8.5m max.; Roof Pitches to be 35deg. min. - 45deg. max.
Typical porches generally - Length=2-3m; width= 1.5-2.5m; Ridge=3-4m
Detached garages - Length=6-6.5m; width= 5.5-6m; Ridge=4-4.5m



Revision	Description	Date
Drawing PROPOSED SITE LAYOUT		
Clients ANSELLTON LTD.		
Project / title Proposed Outline planning approval to land (Part of land allocation T2/5/h5) adjacent Brynheulog, Lon Fair, St. Clears, Carmarthenshire.		
Drawing Number 02	Revision	Scale 1:1000
		Date JAN 2019

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PROPOSED SITE LAYOUT