



NOTE - ALL EXISTING DRAINAGE TAKEN FROM WELSH WATER SEWER MAPS. EXACT POSITIONS, AND ALL LIVE DRAINS TO BE FURTHER CONFIRMED

NOTE : NOTIONAL LAYOUT SHOWN, INDICATING MIXED HOUSING WITH 30% AFFORDABLE HOUSING ELEMENT, FOR ILLUSTRATIVE PURPOSES ONLY

SITE LAYOUT

SITE AREA = 0.66Ha

KEY

- 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
- WM - WATER MAINS

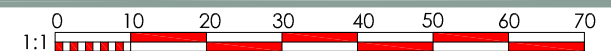
NOTE : SERVICE POSITIONS ARE SUGGESTED ONLY AND ARE SUBJECT TO ENGINEERS / SERVICE PROVIDER DESIGN / DETAILS, AND ARE FOR ASSISTANCE ONLY.

LANDSCAPING

- DRIVES PAVED WITH PERMEABLE BRICK OR BLOCK PAVEMENTS
 - PATIO AREAS - PAVEMENT 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 -
Lengths to be between 5m and 10m max; Widths to be between 6.5m 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
1	Initial Design	15/01/2020
2	Revised Design	20/02/2020
3	Final Design	10/03/2020

Drawing	SITE LAYOUT	
Clients	Mrs. R. Evans	
Project / title	Proposed Outline planning approval to land (land allocation T2/5/h6) at Gardde Fields, High Street, St. Clears, Carmarthenshire.	
Drawing Number	Revision	Scale
P02		1:500
	Date	JAN 2019

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