

SCALED PARAMETERS

MIXED HOUSE TYPES

Final site layout & Dwelling designs subject to Detailed planning approval

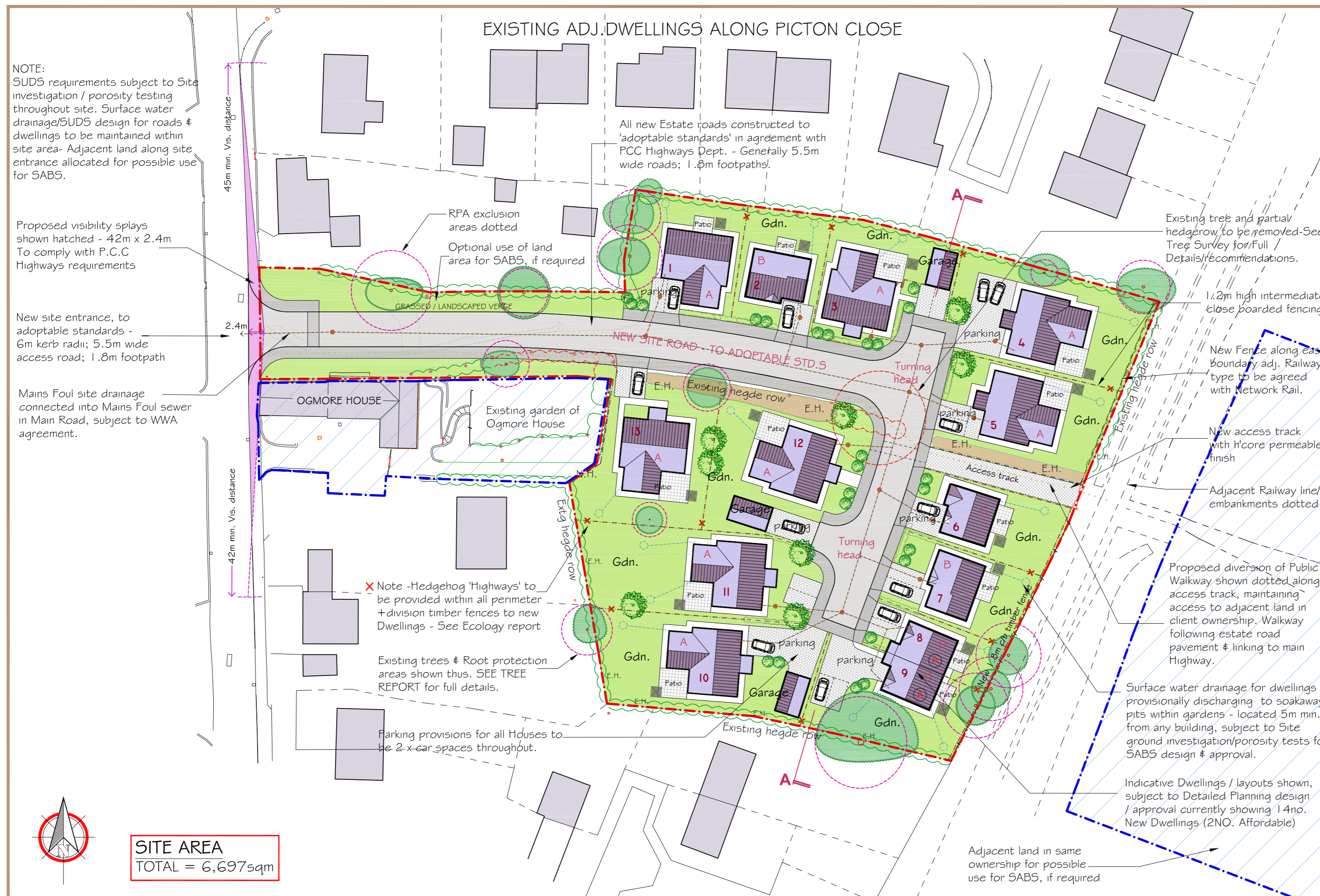
Type A - 1.5 - 2 Storey detached 3-4 Bed Units
Main Dwelling area
Width between - 7.5 - 8.0m max
Length between - 9.5 - 10.5m max
Ridge heights between - 6.5 & 8.5m max
Wings - width=3.4m; Length=4.6m; R=6.7m ht
Roof Pitches - 30deg. min. - 45deg. max.
Porch - width=1.5-2m; Length=2-3m; R=3-4m
Roof Pitches - 30deg. min. - 45deg. max.

Type B - 1.5 - 2 Storey detached 3-4 Bed Units
Main Dwelling area
Width between - 7 - 8m max
Length between - 8 - 9.5m max
Ridge heights between - 6.5 & 8.5m max
Wings - width=2-2.5m; Length=5-5.5m; R=6.5 - 7.5m ht

Type C - 1.5 - 2 Storey detached 2-3 Bed Unit
Main Dwelling area
Width between (span) - 7 - 8.5m max
Length between - 6 - 8m max
Ridge heights between - 6.5 & 8.5m max
Wings - width=1.2m; Length=3.4m; R=6.5 - 7.5m ht (note-optional detached unit or terraced with all affordable units.)

Type D - (Affordable units)
1.5 - 2 Storey 'Semi-D' 2 - 3bed Units
Width between 6 - 6.5m max
Length (span) between 7.5 - 8.5m max
Ridge height between - 6.7 & 8.7m max
Roof Pitches - 30deg. min. - 45deg. max.
Porch - width=1.5-2m; Length=2-3m; R=3-4m
Roof Pitches - 30deg. min. - 45deg. max.

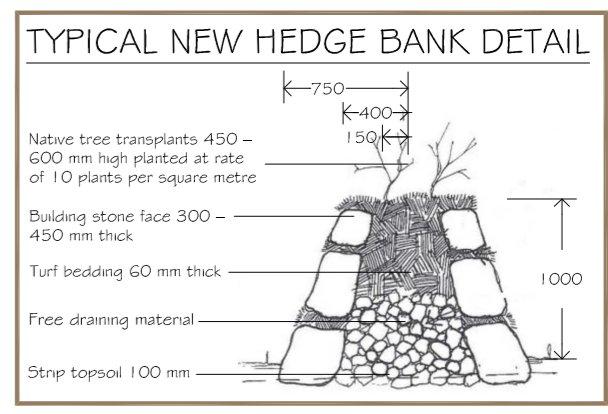
Detached Garage - (indicated to Plots 3, 10 & 13)
Length = 5.5-6.0m; width = 3.5-4m; Ridge = 3.5-4.5m



- ### LANDSCAPING
- Drives paved with permeable brick or block pavours
 - Patio areas - paviour or paving slab finish
 - Tarmac finish to Estate road
 - Grassed garden areas to front and rear of dwellings.
 - 1.2-1.8m close boarded timber fences, where indicated. (East boundary to be agreed with Network-Rail)
 - Suggested new tree planting
 - E.H. Existing retained / protected hedgerows
 - N.H. New landscaped earth bank / hedgerows with mixed native species Planting
 - Various ornamental planting
- Comprehensive landscaping scheme to be carried out at Detailed planning stage.
- All existing hedgerows to be supplemented with additional native shrubs / plants to increase density where necessary.

- ### ECOLOGY ENHANCEMENTS
- Bird nest boxes provided to 20% of all new Dwellings throughout site
 - Schweglar 1 FR bat tubes or similar approved, provided to 20% of all new Dwellings throughout site - (Separate to Bird box provisions)
 - All existing tree-lines along site boundaries retained, with some isolated pruning and tree removal as per recommendations.
 - All / any pruning to be checked for potential bat roost features as required & carried out under ecological supervision if required.
 - All external lighting to be downward illuminating & PIR sensors, + LED type.
 - Hedgerow highways to be provided in all new boundary + division timber fences.
 - All to be read in conjunction with Ecology Report/recommendations.

- ### KEY
- COMPOSTING BIN
 - GENERAL WASTE BIN
 - RECYCLING WASTE BIN
 - WATER BUTT
 - ROTARY DRYING LINE
 - FOWL GRAVITY DRAIN TO MAINS FOUL SEWER
 - SUDS - SURFACE WATER DRAIN / SOAKAWAYS (subject to SABS Design / application)
- NOTE: Service positions are suggested only and subject to Engineers / services providers design / details & W.W.A. for assistance only.



(A) - AFFORDABLE HOUSING
Affordable housing to be provided throughout Development at a provision of 15% of the unit total OR alternatively affordable contributions to be agreed

PROPOSED ILLUSTRATIVE SITE LAYOUT Scale - 1:500

0 20 40 60 70
1:1 A2 ORIGINAL DRAWING SIZE

Rev A	Red line amended	13.5.21
Revision	Description	Date
PROPOSED SITE LAYOUT		
Client: Mr Elwyn Morse		
Project / Title: Proposed Outline Planning application for Residential Development including Affordable to land adj. to Ogmore House, Templeton, Narberth Pembrokeshire.		
Dwg No. 1805	Paper A3	Scale 1:2500
Rev. A	Drawn PNW	Date: MAR 2021

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SITE AREA
TOTAL = 6,697sqm