

KEY TO SYMBOLS & HATCHING:

GENERAL:

- 5 Plot number
- TYPE D House type code
- D.G. Double garage
- S.D. Shared driveway
- P.D. Private driveway
- A.H. Estate Road (for adoption by local authority)
- Service strip - min. 600mm wide
- B. 3no. 'park' benches
- 5 Allocated car parking space (plot number indicated)
- VP Visitor car parking space
- R Refuse & recycling bin storage
- R.C.P. Refuse collection area (shared)
- Proposed spot level
- Ground level grading

☑ Potential location for roof mounted solar collectors (where deemed necessary to comply with Building Regulations - exact requirements to be determined by SAP calculation - solar collectors may not be necessary). Located on south facing roof slopes as far as reasonably possible. Size and location of solar collectors shown on this drawing are indicative only.

gs Garden shed with secure bicycle store (min. internal dimensions 2.1 x 2.1m)

FENCING & WALLING:

- Close-boarded fence, treated timber. 1.80m high
- Close-boarded gate, treated timber. 1.80m high
- 1.2m high stock proof fence comprising timber posts and square wire mesh. Fence to be installed and maintained for min. 5 year establishment period of strategic hedgerow.
- 1.2m high treated timber post and rail fence. Square wire mesh fixed to one side of fence.
- Retaining wall as part of landscaping.

SURFACING & PAVING:

- Tarmacadam (black).
- Tarmacadam surface (black). Carriageway/footway constructed to County Highways Authority standards.
- Pre-cast concrete block paving.
- Precast concrete paving flags.
- Grass/garden areas

PLANTING:

- Existing/proposed hedge planting (refer to 'Landscape Proposals' drawing)
- Proposed new tree planting (refer to 'Landscape Proposals' drawing)

Groes Faens

Holly Tree House

Proposed new site access.



HOUSE TYPE SCHEDULE:

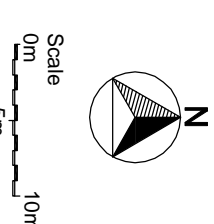
- TYPE A1: Affordable Housing (rental). 5 person, 3 bedroom, 2-storey house. Min. 90.0m² g.f.a. per dwelling.
- TYPE A2: Affordable Housing (shared equity). 5 person, 3 bedroom, 2-storey house. Min. 87.5m² g.f.a. per dwelling.
- TYPE B: Affordable Housing. 4 person, 2 bedroom, 2-storey house. Min. 79m² g.f.a. per dwelling.
- TYPE C: 5 bedroom, 2-storey house. Private ownership. Approx. 188m² g.f.a. per dwelling.
- TYPE D: 4 bedroom, 2-storey house. Private ownership. Approx. 163m² g.f.a. per dwelling.

DRAINAGE:

- Refer to Drainage Layout drawing for full details
- S.T. Septic Tank (serving single dwelling). Treated effluent to discharge to new below ground drainage field located within adjacent field (location and size to be determined)
- S.T.P. Package sewage treatment plant (shared). Treated effluent to discharge to new below ground drainage field located within adjacent field (location and size to be determined)
- S.W.A.L.E. Surface water swale, as part of public highway (approximate size and location indicated only - exact details to be agreed under S38 agreement with Highways Authority).

TYPICAL SECTION THROUGH STRATEGIC HEDGEROW TO SOUTH AND WEST BOUNDARIES (not to scale):

- Proposed boundary fence to gardens as described above. Fence positioned 500mm from hedge
- Proposed stock fence to field as described above. Stock fence positioned 500mm from hedge
- Planting in accordance with 'Hedgerow Management Statement.'



PAUL THORNTON BUILDING DESIGN LTD

85 Park Road Berry Hill Coleford Gloucestershire GL16 7AG
Tel/Fax: 01594 832300 E-Mail: info@pbuildingdesign.co.uk

Revisions

- A (12/26/15) Dimensions added
- B. With of highway reduced (pavement removed & service strips surfaced with grass; layout of Plot 1 revised; Garage roofs amended; chimney design amended. Additional tree and hedge planting added.
- C (21/07/2015) Plot 4, garage reduced in size & re-positioned; benches added; canopy removed from plots 5-10; additional parking spaces added; visibility splay amended in accordance with highway officers
- D (29/10/2015) Plot 4, garage and adjacent areas amended; visibility splay amended in accordance with highway officers
- E (28/11/15) Details of Fencing to S & W boundaries added; Chimney to Plot 10 re-positioned.
- F (15/06/16) Art units reduced in floor area; communal seating area revised; footway and pedestrian site entrance added; type A2 amended
- G (27/04/2015) Sealing area and parking arrangements revised; footpath link to road removed; scale removed

NOTES: do not scale from this drawing - check dimensions before use & notify the designer of any discrepancies immediately - © copyright belongs to the designer

Job Title

**LAND AT SW PENALLT, MONMOUTH
LAND ALLOCATION SAH11 (xii)
Proposed Residential Development**

Drawing Number

PG/03

Drawing Title

Site Layout Plan as Proposed

Date

27/04/2015

Scale

1:500@A3

Rev.

G