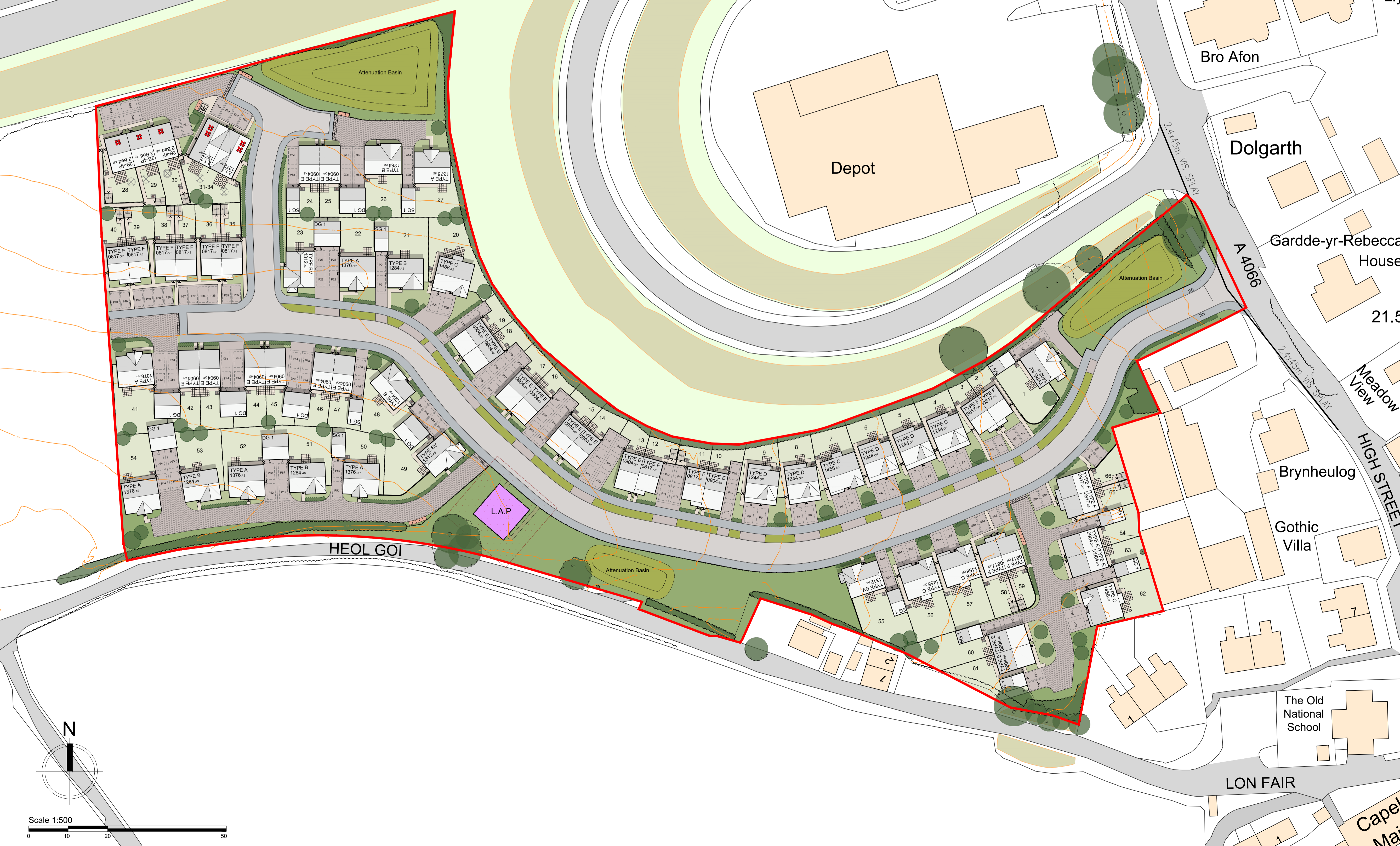


Open Market House Type Schedule					
Type	HT Code	No. of Bedrooms	HT Area [ft2]	Number of Units	Total Area [ft2]
TERRACED/SEMI	F	2	817	14	11438
SEMI DET	E	3	904	20	18080
DETACHED	D	3	1244	5	6220
DETACHED	B	4	1284	5	6420
DETACHED	BV	4	1312	3	3936
DETACHED	A	4	1376	6	8256
DETACHED	AV	4	1403	1	1403
DETACHED	C	4	1458	5	7290
TOTAL				59	63043

Affordable House Type Schedule					
Type	HT Code	No. of Bedrooms	HT Area [ft2]	Number of Units	Total Area [ft2]
TERRACED/SEMI	2B-4P	2	817	3	2451
SEMI DET [GF]	2.1.1	1	546	2	1092
SEMI DET [FF]	2.1.1	1	614	2	1228
TOTAL				7	4771
OVERALL TOTAL				66	67814

Total Housing Plot Areas [ft ²]	67814
Total Net Development Area [Acres]	5.61
Total Gross Development Area [Acres]	5.70
Total Coverage [ft ²]	12088



- KEY**
- Site Boundary (5.64 Acres)
 - 1.8m High close board fence
 - 1.8m High brick screen wall
 - 1.8m High close board personnel gate
 - 0.45m High Timber Knee Rail
 - 0.60m High Ball Top Railing
 - Parking Space
 - Highway
 - Highway Footpath
 - Raised Table / Traffic Calming
 - Block Paving
 - Private Driveway
 - Front Garden
 - Rear Garden
 - Amenity Space / Green Infrastructure / POS
 - Swale / SUDs
 - Local Area of Play
 - Exclusion Zone
 - Private Footpath - PCC slabs
 - Hogging Footpath
 - Proposed Hedgerow
 - Proposed Tree Planting
 - Patio - Concrete Pre-cast Slabs
 - Bin Collection - Poured Concrete Slab (for plots not directly accessed off adopted highway)
 - Rotary washing line
 - Rear Garden Bin Storage - Concrete Pre-cast Slabs
 - 2.45 x 1.85 Garden Shed - Set on Poured Concrete Slab
 - 2.16 x 1.7 Bike Shelter - Set on Poured Concrete Slab
 - Social Rented Symbol

2. Minor revision to Plots 28-35. Garages removed from Plots 10, 13-19 Type E house types. Plot 1 garage changed from a double to a single. Turning area added near Plots 23-24. Bike shelter added for Plots 31-34. Updated Highways following engineering comments.

REV.	DESCRIPTION	DATE

CLIENT
Obsidian Developments

JOB TITLE
St Clears, Camarthen.
DRAWING TITLE
Site Layout Plan

SCALE @ A1	DATE	DRAWN BY
1:500	October '21	KE
JOB NO.	DRAWING NO.	REVISION
2128	SP-01	2



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Figured dimensions must be taken in preference to scaled dimensions and any discrepancies are to be referred to Hammond Architectural Ltd. Contractors, subcontractors and suppliers must verify all dimensions on site before commencing any work or making any workshop drawings.