



PHASE 1

- SITE KEY**
- Boundary Treatments**
- Site Boundary
 - 1.8m High Close Board fence
 - 1.8m High Brick screen wall
 - 0.45m High Timber Knee Rail
 - Proposed retaining wall location (refer to Engineering drawing for further details)
 - Proposed retaining timber sleeper location (refer to Engineering drawing for further details)
- Access Points**
- Primary door to dwelling (Part M)
 - Secondary door(s) to dwelling
 - Garage door
 - 1.8m High close board personnel gate
 - Parking Space
- Hard Surfacing**
- Highway
 - Highway Footpath
 - Private Driveway - Tarmac Finish
 - Private Driveway - Permeable Tarmac Finish
 - Private Footpath - PCC slabs
 - Patio Area - PCC slabs
 - Bin Collection Point - PCC Slabs
- Soft Surfacing**
- Front Garden
 - Rear Garden
 - Amenity Space / Green Infrastructure / POS
 - Bio-retention System Feature / Attenuation System
 - Proposed Landscaped Area
 - Proposed Tree Location
 - Existing/Proposed Hedgerow
- Site Features**
- Affordable Unit - LCHO
 - Affordable Unit - Social Rented

02	Engineering drainage works updated. Bio-retention areas amended.	08.08.24
01	Landscaping Architect & Engineering works information added to layout.	26.07.24

REV.	DESCRIPTION	DATE
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CLIENT
Obsidian Developments

JOB TITLE
Heol Goi, St Clears.

DRAWING TITLE
Site Layout Plan

SCALE @ A2	DATE	DRAWN BY
1:500	May '24	KE
JOB NO.	DRAWING NO.	REVISION
2409	SP-01	02



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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.

Accommodation Schedule					
House Name	Code	Beds	(NIA) ft ²	No of Units	Total Area
Open Market Units					
House type A1	HT-A1	4	1376	4	5504
House type B	HT-B	4	1284	1	1284
House type B1	HT-B	4	1284	2	2568
House type H	HT-H	4	1235	3	3705
House type F	HT-F	2	817	1	817
Sub Total				11	13878
Affordable Units					
House type F	HT-F	2	817	1	817
Sub Total				1	817
Total				12	14695

