



Accommodation Schedule					
House Name	Code	Beds	(N/A) ft²	No of Units	Total Area
Open Market Units					
House type E	HT-E	3	904	14	12656
House type K	HT-K	3	1120	4	4480
House type B	HT-B	4	1284	4	5136
House type J	HT-J	4	1411	2	2822
House type A	HT-A	4	1369	5	6845
House type AV1	HT-A1	4	1414	5	7070
Sub Total				34	39009
Affordable Units					
House type F	HT-F	2	817	4	3268
Sub Total				4	3268
Total				38	42277

SITE KEY

Boundary Treatments

- Site Boundary
- 1.8m High Stone Screen wall
- 0.6m Low Stone Screen wall
- 1.8m High Close Board Fence

Access Points

- Primary door to dwelling (Part M)
- Secondary door(s) to dwelling
- Garage entrance
- 1.8m High close board personnel gate
- Parking Space

Hard Surfacing

(Refer to Engineering drainage Strategy drawing for porous hard surfacing locations)

- Highway - Tarmacadam Finish
- Highway Footpath - Tarmacadam Finish
- Private Driveway - Tarmacadam Finish
- Bin Collection Point - PCC Slab Finish (For Plots accessed off of a shared private drive)
- Private Footpath - PCC slabs

Soft Surfacing

- Front Garden
- Rear Garden
- Amenity Space / Green Infrastructure / POS
- Bio-retention System Feature / Attenuation System
- Private Rain Garden
- Proposed Tree / Landscaping
- Existing Tree / Vegetation (Indicatively drawn canopies)
- Existing Tree to be removed / cut back

Site Features

- Affordable Unit - Social Rented
- Shed Storage - 1.35m x 2.1m
- Bin Store Slab - 1.8x0.9m PCC Slab Finish
- Rotary Line - Social Rented units only
- Air Source Heat Pump (Locations to be confirmed by site contractor)
- Attenuation Tank

01	Latest engineering drainage information added to layout. Plots 36-38 pulled forward slightly.	09.09.26
REV.	DESCRIPTION	DATE

CLIENT
Obsidian Developments

JOB TITLE
Nantgaredig Carmarthen
DRAWING TITLE
Planning Layout

SCALE @ A2	DATE	DRAWN BY
1:500	July '26	KE
JOB NO.	DRAWING NO.	REVISION
2586	PL-01	01



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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.

