



House Type Schedule								
Type	HT Code	HT Name	Number of Bedrooms	HT Area (m ²)	Number of Units	Total Area of Each Unit (m ²)		
Affordable	1B2P	1 Bungalow	1	50	10	500		
	1B2P GF	1 Bed Flat	1	51	3	153		
	1B2P PF	1 Bed Flat	1	55	3	165		
	2B-4PBI	2 Bungalow	2	96	1	96		
	2B-4P	2 Bed House	2	83	20	1660		
	3B-5P	3 Bed House	3	95	10	950		
				4B-6P	4 Bed House	4	110	440
Total Number of Units and Coverage (m²)					51	3964		

SITE KEY

Boundary Treatments

- Site Boundary
- 1.8m High timber hit & miss fence
- 1.8m High close board timber fence
- 1.2m High close board timber fence
- 1.1m High ball top metal railings
- 1.1m High hoop top metal railings
- 0.45m High timber knee rail

Access Points

- Primary door to dwelling (Part M)
- Secondary door(s) to dwelling
- 1.8m High close board personal gate
- 1.1m High metal railing gate
- Parking Space

Hard Surfacing

- Highway - Tarmacadam Finish
- Highway Footpath - Tarmacadam Finish
- Private Driveway - Porous Tarmacadam Finish
- Private Driveway - Tobermore Hydropave Tegula Finish
- Gravel - Mixed Buff
- Local Area of Play
- Private Footpath - Bradstone PCC slabs
- Refuse collection point - PCC Slabs (for plots accessed off shared private drives)

Soft Surfacing

- Front Garden
- Rear Garden
- Amenity Space / Green Infrastructure / POS
- Adoptable Bio-retention System Feature
- Private Bio-retention System Feature
- 1:3 Earth Bank

Site Features

- Proposed Tree Location
- Existing Tree Location
- Existing Tree To Be Removed
- Shed Storage
- Air Source Heat Pump Location - Locations to be agreed by M&E consultant
- Bin Slab Location - Locations to be agreed
- Rotary Line
- Additional Window Location
- Existing Water Easement



REV.	DESCRIPTION	DATE
D.	Tree locations updated.	18.09.24
C.	Fence specifications revised.	15.11.23
B.	Revised patio and shed locations to rear gardens.	20.09.23
A.	Plan updated to accommodate Secured by Design comments.	14.08.23

CLIENT
Wales & West HA

JOB TITLE
New Mill Road
DRAWING TITLE
Site Planning Layout

SCALE @ A1	DATE	DRAWN BY
1:500	July '23	KE
JOB NO.	DRAWING NO.	REVISION
2316	PL-01	D

10 Gold Tops
Newport
NP20 4PH
t. 01633 844970
e. info@hammond-ltd.co.uk
www.hammond-ltd.co.uk

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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.