



Possible link to rear grasslands - this to be agreed subject to levels

Indicates proposed grassland habitat for reptiles. (min 450m²)

**Hard & Soft landscaping key**

-  Indicates Road to adoptable standards
  -  Indicates pavement to adoptable standards
  -  Block paving to parking spaces - colour / spec to be agreed
  -  Block paving to paths - colour / spec to be agreed
  -  Indicates grassed areas with planting
  -  Indicates reptile grassland habitat
  -  Indicates proposed street trees; Species to be agreed
- See landscaping layout for detail of all planting / species
- Refer to engineers layout for locations of retaining walls. Fence to sit on top of low level retaining walls where they form part of the boundary
- Refer to engineers layout for SUDs strategy

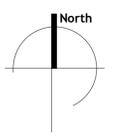
**Schedule of accommodation**

- Plots 1-2 - Type 1**  
Two Storey five bedroom house with integral garage 170m²
  - Plots 3-7 & 17 - Type 2**  
Two storey four bedroom house with integral garage 123m²
  - Plots 8-9 - Type 3**  
Two storey four Bedroom house 120m²
  - Plots 10-11 - Type 4**  
Two storey five bedroom house with detached double garage 230m²
  - Plots 12-16 - Type 5**  
Two storey three bedroom house 89m²
  - Plots 18-21 - Type 6**  
Two storey two bedroom house 67m²
- Total 21 Homes**

**Building parameters (all dimensions TBC)**

- Type 1**  
10.0m width x 12.0m depth (max)  
Height to ridge from FFL approx. 8.7m
- Type 2**  
9.2m width x 10.1m depth (max)  
Height to ridge from FFL approx. 8.3m
- Type 3**  
8.3m width x 9.3m depth (max)  
Height to ridge from FFL approx. 8.3m
- Type 4 (Excluding garage)**  
13.85m width x 11.35m depth (max)  
Height to ridge from FFL approx. 8m
- Type 5**  
5.8m width x 10.3m depth (max)  
Height to ridge from FFL approx. 8.5m
- Type 6**  
4.6m width x 9.0m depth  
Height to ridge from FFL approx. 8.5m

**Concept site layout**  
1 : 500



**Notes**

Do not scale from this drawing. Use figured dimensions only, which are displayed in millimeters unless stated otherwise. The contractor is requested to check all dimensions before work is put in hand. Any discrepancies within the drawing should be reported prior to commencement of works.

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Project	Victoria Street   Pontycymmer
Project number	N261
Client	Kyle Spiller Ltd.
Title	Site layout
Drawing number	A002
Scale	1 : 500 at A1
Revision	B
Status	PLANNING
Drawn	
Date	26.06.2021