

Revisions

A	02.07.2021	Mix updated
B	29.07.2021	Parameters added
C	20.10.2021	Position of new road junction updated
D	03.09.2025	Layout updated for Bascon
E	23.09.2025	Parking layout updated & SUDs feature added
F	20.10.2025	Layout updated to accommodate grassland habitat
G	27.10.2025	Private drive updated



Hard & Soft landscpaing key

- Indicates Road to adoptable standards
- Indicates pavement to adoptable standards
- Permeable 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 SUDs raingarden
- Indicates geo-cellular storage tank 1in100 year event with access points. Exact size & position to be agreed

- Indicates proposed street trees; Species to be agreed

See landscaping layout for detail of all planting / species

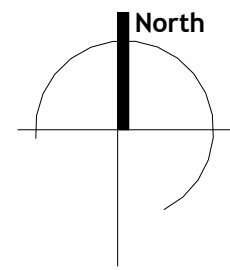
Refer to engineers layout for locations of retaining walls. Fence to sit on top of low level retaining walls where they form part of the boundary

Refer to engineers layout for SUDs strategy

Schedule of accommodation - Parameters

- 2no. 4b7p Houses  
Max ridge 7.9m  
Max eaves 5.2m
- 9no. 2b4p Houses (Type 1 & 2)  
Max ridge 7.5m  
Max eaves 5.2m
- 8no. 3b5p Houses (Type 1 & 2)  
Max ridge 8.6m  
Max eaves 5.2m
- 8no. 1b2p Walk up flats  
Max ridge 8.4m  
Max eaves 5.2m
- 2no. 2b3p Walk up flats  
Max ridge 8.2m  
Max eaves 5.2m
- 1no. 2b3p Bungalow  
Max ridge 5.4m  
Max eaves 2.6m
- 1no. 2b3p WC Bungalows  
Max ridge 6m  
Max eaves 2.6m

Total 31 Homes



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.

Copyright of this drawing belongs solely to CMKA Ltd. This drawing must only be used for the purpose for which it is supplied and its contents must not be reproduced for any purpose without written permission.

**CHAMBERLAIN MOSS KING**  
architecture

97a Glebe Street | Penarth  
Vale of Glamorgan | CF64 1EE

T. 02920 306400  
chamberlainkingmoss.co.uk

Project	Victoria Street   Pontycymmer
Project number	N261
Client	
Title	Site layout
Drawing number	A002
Scale	1 : 500 at A1
Revision	G
Status	INFO
Drawn	
Date	03.09.2025

Concept site layout

1 : 500