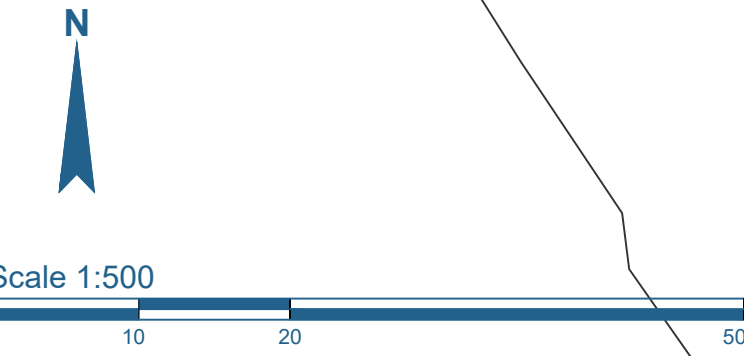


Accomodation Schedule					
House Name	Code	Beds	(NIA) ft ²	No of Units	Total Area
Open Market Units					
2 Bed Detached Bungalow	2B-3P	2	724	9	6516
3 Bed Detached Bungalow	3B-5PV2	3	928	4	3712
3 Bed Semi-Detached House	3B-4P	3	861	20	17220
3 Bed Detached House	3B-5P	3	968	8	7744
3 Bed Detached House	3B-5P	3	1008	3	3024
4 Bed Detached House	4B-6P	4	1371	6	8226
Sub Total				50	46442
Affordable Units					
House/Flat Name	Code	Beds	(NIA) ft ²	No of Units	Total Area
Discounted Sale Units +					
3 Bed Semi-Detached House	3B-5P	3	1030	5	5150
Sub Total				5	5150
Social Rented Units +					
Flats					
1 Bed Ground Floor Flat	1B-2P	1	549	5	2745
1 Bed First Floor Flat	1B-2P	1	594	5	2970
Houses					
2 Bed Semi-Detached House	2B-3P	2	898	38	34124
3 Bed Semi-Detached House	3B-5P	3	1030	12	12360
Sub Total				60	52199
Total				115	103791



- SITE KEY**
- Boundary Treatments**
- Site Boundary
 - 1.8m High timber hit & miss fence
 - 1.8m High Screen wall
 - 1.8m High Close Board Fence
 - 1m High hoop top metal railings
 - 1.1m High ball top metal railings
 - 0.45m High Timber Knee Rail

- Access Points**
- Primary door to dwelling (Part 1P)
 - Secondary door(s) to dwelling
 - Garage door
 - 1.8m high gate
(Approximate gate location - gates to be located behind meter box locations)
 - Parking Space

- Hard Surfacing**
- Highway - Tarmacadam Finish
 - Highway Footpath - Tarmacadam Finish
 - Permeable Block Paving Type A
 - Local Area of Play
 - Bin Collection Point - PCC Slab Finish
(For Pits 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
 - Ecology Buffer
 - Attenuation Basins
 - Existing Tree / Vegetation
(Indicatively drawn canopies)

- Site Features**
- Affordable Unit - Social Rented Units
 - Affordable Unit - Discounted Sale Units
 - Shed Storage
 - Bin Store Slab - PCC Slab Finish
 - Rotary Line
 - Air Source Heat Pump
(Locations to be confirmed by site contractor)
 - 1-2m Maintenance Corridor to Existing Hedgerows

REV.	DESCRIPTION	DATE
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CLIENT
Draycott Group

JOB TITLE
Bryncaerau, St Clears.
DRAWING TITLE
Planning Layout

SCALE @ A1	DATE	DRAWN BY
1:500	July '24	KE
JOB NO.	DRAWING NO.	REVISION
2404	PL-01	4



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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.