EXTERNAL WORKS LEGEND

- 1.8m BRICK SCREEN WALL
- CB 1.8m EXTENAL CLOSE BOARDED FENCE
- 1.2m PALISADE FENCE
- 1.2m STOCK PROOF WITH HEDGE PLANTING
- 1.1m VERTICAL RAILINGS
- 1.1m HORIZONTAL TIMBER FENCE
- TRO - DOUBLE YELLOW LINES
- TRIPLE TIMBER CARPORT
- FRONT/REAR DOOR POSITION
- SIDE WINDOW DETAIL (REFER TO HOUSE TYPE DRAWINGS)
- PERSONNEL GATE POSITION
- GARAGE/CAR PORT LOCATION
- PATIO DOOR LOCATION
- 64 PLOT NUMBERS
- 64 CAR PARKING ALLOCATION
- SEWER EASEMENT
- GROUND BATTER MARKINGS
- BLOCK PAVING
- # SOCIAL HOUSING
- PROPOSED PUBLIC FOOTPATH FROM POS
- BCP BIN COLLECTION POINT - AREA TBA
- COMPOST BIN LOCATION
- 1500MM WHEEL CHAIR TURNING CIRCLE
- WATER BUTT WITH AUTOMATIC OVERFLOW TO RWP (Refer To Engineering Layout for Position)
- GENERAL WASTE / RECCYLE SACK
- FOOD WASTE CADDY
- TIMBER SHED (2x2m)
- CYCLE STORAGE LOCATION
- TAP IN BIN STORAGE AREA
- DRYING LINE
- EQUIPPED PLAY AREA
- EXISTING HEDGES / TREES TO BE REMOVED
- PROPOSED HEDGE
- EXISTING TREES TO BE RETAINED
- EXISTING ROOT PROTECTION ZONE

NOTE: REFER TO FULL LANDSCAPING DETAILS FOR PROPOSED TREE LOCATIONS

- MASONRY RETAINING WALL
- BANKING
- UNDERBUILD
- TANKING

ECOLOGY LEGEND

- Wienerberger bat boxes (min 5m from ground level)
- Pole Mounted American style Bat Box (min 3.5m above gr

Bird Boxes (All nest boxes will be erected at a height of no and no more than 6m above ground level) All Boxes will be manner appropriate to the house material i.e. either a brick finish

- Schwegler 17A swift nest boxes
- Schwegler 9A house martin nest boxes
- Schwegler starling boxes
- Schwegler 1SP sparrow terrace boxes

SUGGESTED LOCATION OF BAT BRICK AND BIRD BOXES

TYPICAL GABLE ELEVATION - NTS

THE CONTRACTOR IS TO COMPLY IN ALL RESPECTS WITH CURRENT BUILDING BUILDING LEGISLATION, N.H.B.C. AND BUILDING REGULATIONS WHETHER OR NOT SPECIFICALLY STATED ON THIS DRAWING.

THIS DRAWING MUST BE READ & CHECKED AGAINST ANY STRUCTURAL GEOTECHNICAL OR OTHER SPECLIST DOCUMENTATION OR PLANS PROVIDED.

THIS DRAWING IS NOT INTENDED TO SHOW DETAILS OF FOUNDATIONS, GROUND CONDITIONS OR GROUND CONTAMINANTS. EACH AREA OF GROUND RELIED UPONTO SUPPORT ANY STRUCTURE DEPICTED (INCL. DRAINAGE) MUST BE INVESTIGATED BY THE CONTRACTOR. A SUITABLE METHOD OF FOUNDATION SHOULD BE PROVIDED ALLOWING FOR EXISTING GROUND CONDITIONS. ANY EARTHWORK CONSTRUCTIONS SHOWN INDICATE TYPICAL SLOPES FOR GUIDANCE ONLY AND SHOULD BE FURTHER INVESTIGATED BY A SUITABLE EXPERT.

WHERE EXISTING TREES ARE SHOWN TO BE RETAINED THEY SHOULD BE SUBJECT TO A FULL ARBORICULTURAL INSPECTION FOR SAFETY. A SUITABLE METHOD OF FOUNDATION IS TO BE PROVIDED TO ACCOMMODATE PROPOSED TREE PLANTING.

General Notes

HOUSE TYPE ACCOMMODATION SCHEDULE

House Name	Ref.	Beds	Size	Number
Farnham	Fa	05	1515	05no
Bovisiton	Bo	04	1321	07no
Tenbury	Te	04	1320	06no
Bamford	Ba	04	1215	03no
Carcroft	Ca	04	1075	03no
Broughton	Br	03	1008	05no
Burlington	Bu	03	1008	01no
1 Bed Apartment	1B	01	460	06no
Ogmore	Og	02	936	11no
Wye	Wy	03	1083	02no
Ishte	Id	04	1179	01no
Site Total				56 no

Rev	Date	By	Comment
E	16.11.17	DA	Updated to layout 100 Rev E
D	08.11.17	DA	Bat & Bird Box's Added
C	16.10.17	DA	Updated to layout 100 Rev D
B	04.10.17	DA	Updated to layout 100 Rev C
A	24.07.17	DA	Updated to layout 100 Rev A

RESIDENTIAL DESIGN
PLANNING
CIVIL ENGINEERING DESIGN
Hammonds Yates
HAMMONDS YATES LIMITED
Kestrel Court : Harbour Road : Portishead : BS20 7AN
T: 01275 844744 E Mail:info@hammondsyates.com

Client
Edenstone Homes Ltd
Dinas Powys

Project Title
Planning Layout

Drawing Title
External Works

Drawing Status

Drawn By	Scales		Date
	1:200	A0	May 2017

Job No.	Drawing No.	Rev.
1628	108-2	E

DO NOT SCALE THIS DRAWING. ALL DIMENSIONS AND LEVELS TO BE VERIFIED PRIOR TO BUILDING OPERATIONS OR CONSTRUCTION. ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT OF HAMMONDS YATES LTD AND MAY NOT BE REPRODUCED OR AMENDED EXCEPT BY WRITTEN PERMISSION. NO LIABILITY WILL BE ACCEPTED FOR AMENDMENTS MADE BY OTHER PERSONS.