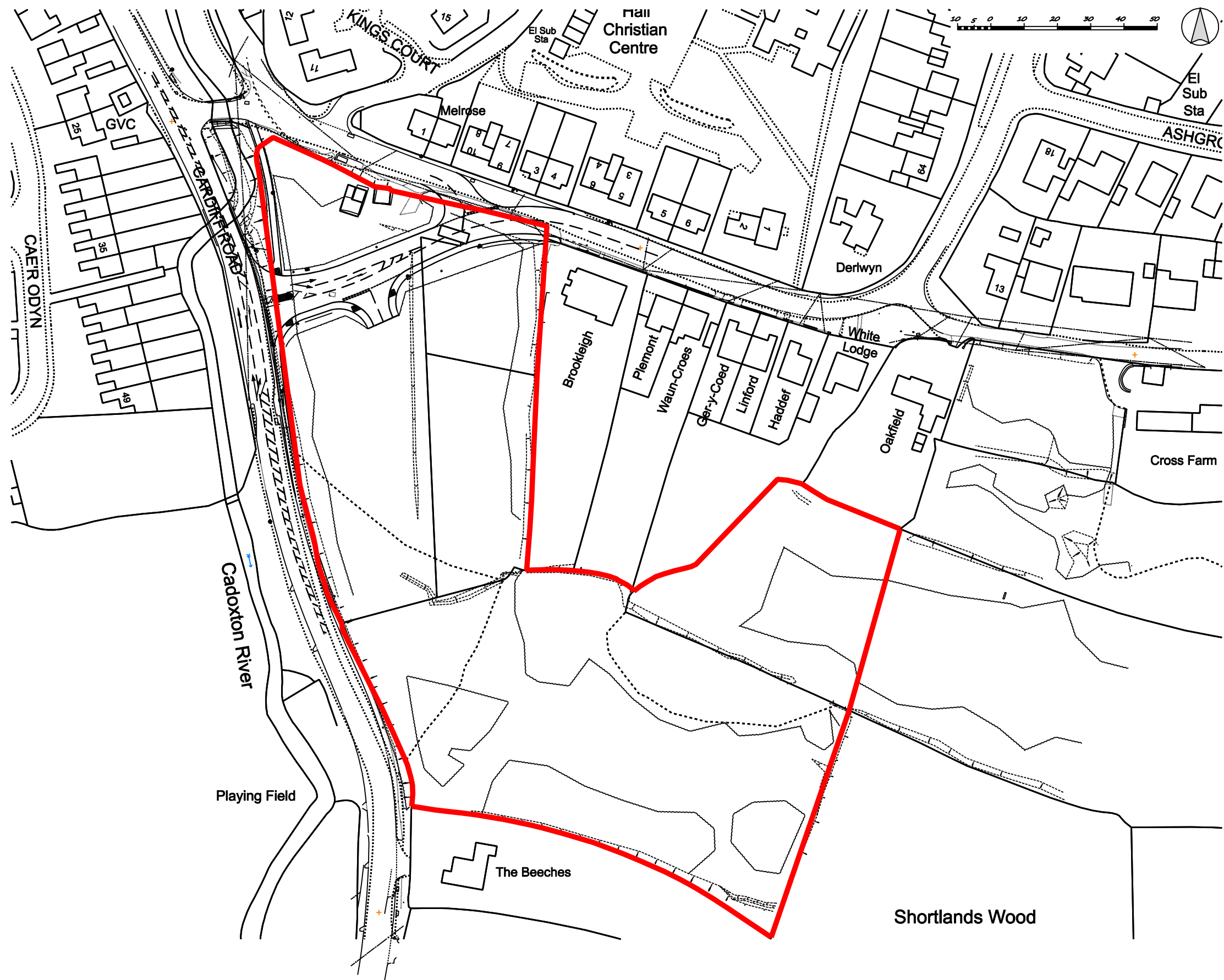




## APPENDIX 1 – SITE LOCATION PLAN



The Contractor is to comply in all respects with the current Building Legislation, N.H.B.C. and Building Regulations whether or not specifically stated on this drawing.

This drawing must be read and checked against any Structural, Geotechnical or other specialist documentation or Plans provided.

This Drawing is not intended to show details of Foundations, Ground conditions or Ground Contaminants. Each area of ground relied upon to 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 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**

Rev	Date	By	Comment

**RESIDENTIAL DESIGN**  
**PLANNING**  
**CIVIL ENGINEERING DESIGN**

**Hammonds Yates**

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Client  
**Edenstone Homes Ltd**

Project Title  
**Land Off Cardiff Road  
 Dinas Powys**

Drawing Title  
**Red Line Plan**

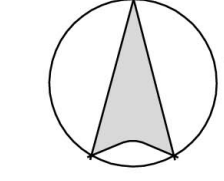
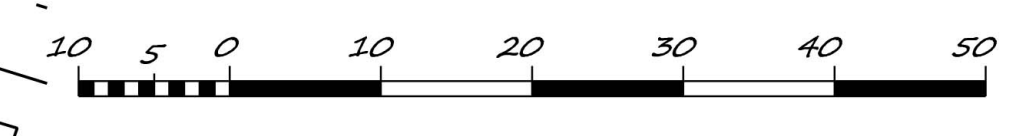
Drawing Status

Drawn By DA	Scales 1:1250	A3	Date Feb 2017
Job No. <b>1628</b>	Drawing No. <b>101</b>	Rev.	

DO NOT SCALE THIS DRAWING  
 All Dimensions and Levels to be verified prior to Building operations or Construction.  
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## APPENDIX 2 – SITE LAYOUT



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

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

THIS DRAWING IS NOT INTENDED TO SHOW DETAILS OF FOUNDATIONS, GROUND CONDITIONS OR GROUND CONTAMINANTS. EACH AREA OF GROUND RELIED UPON TO SUPPORT ANY STRUCTURE DEPICTED (INCL. DRAINAGES) 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

EXTERNAL WORKS LEGEND	
	PLANNING APPLICATION BOUNDARY
19	PLOT NUMBERS
#	CAR PARKING ALLOCATION
#	AFFORDABLE UNITS
D	GATE POSITION
	DUEL ASPECT / FOCAL WINDOW
	TIMBER FENCE - REFER TO ENCLOSURE PLAN 104
	1.1m VERTICAL RAILINGS
	1.1m HORIZONTAL TIMBER FENCE
	1.8m BRICK SCREEN WALL
	BIN COLLECTION POINT
	PUBLIC FOOTPATH LINK FROM POS
	BLOCK PAVING / ALTERNATE ROAD SURFACE TBA
	INDICATIVE ON STREET PARKING
	EQUIPPED PLAY AREAS
LANDSCAPING LEGEND REFER TO LANDSCAPING DETAILS	
	INDICATIVE PROPOSED TREES
	PROPOSED HEDGE
	EXISTING TREES TO BE RETAINED
	EXISTING ROOT PROTECTION ZONE

HOUSE TYPE ACCOMMODATION SCHEDULE				
House Name	Ref.	Beds	Size	Number
Farnham	Fa	05	1515	05no
Bonvilston	Bo	04	1321	08no
Tenbury	Te	04	1320	04no
Barnford	Ba	04	1215	05no
Carcroft	Ca	04	1075	04no
Broughton	Br	03	1008	04no
1 Bed Apartment	1B	01	460	06no
Ogmore	Og	02	936	11no
Wye	Wy	03	1063	02no
4 bed	4B	04	1167	01no
<b>Site Total</b>				<b>50 no</b>

Rev	Date	By	Comment

RESIDENTIAL DESIGN  
PLANNING  
CIVIL ENGINEERING DESIGN

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Client  
**Edenstone Homes Ltd**

Project Title  
**Land Off Cardiff Road  
Dinas Powys**

Drawing Title  
**Planning Layout**

Drawing Status

Drawn By	Scales	A1	Date
DA	1:500		Feb 2017
Job No.	Drawing No.	Rev.	
1628	100		

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