



THE CONTRACTOR IS TO COMPLY IN ALL RESPECTS WITH CURRENT 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 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 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.

- ① Cowbridge Road
- ② Surface Water Attenuation Area
- ③ Secure Area For Access To Pump Station
- ④ Informal Public Open Space
- ⑤ LAP
- ⑥ LEAP
- ⑦ NEAP
- ⑧ Archaeological Feature - With 10m Buffer Zone
- ⑨ New Footway To Join Accesses
- ⑩ Existing Residential Development
- ⑪ Existing Pump Station With Right Of Way Through Development
- ⑫ Existing Stream
- ⑬ Road Improvement Works
- Widened Footways
- Pedestrian Crossings
- Speed Limit Transitions Relocated
- 2.4m x 4.3m Visibility Splays

General Notes

LEGEND

- Development Boundary
- Indicative Residential Proposed Built Form
- Dual Aspect
- Focal Building
- Vehicular Access Point
- Proposed / Diverted Public Right Of Way
- Primary Vehicular & Pedestrian Movement
- Secondary Vehicular & Pedestrian Movement
- Existing Buildings
- Flood Zone
- Existing & Proposed Hedge Buffer
- Proposed Trees
- Existing Trees To Be Retained
- Existing Trees To Be Removed



Rev	Date	By	Comment
B	22.11.16	DA	Access to Pump Station revised Units added adjacent to PS
A	09.11.16	DA	Modular treatment tank replaced with pump station, layout updated

RESIDENTIAL DESIGN PLANNING

CIVIL ENGINEERING DESIGN

Hammonds Yates

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Client:
Edenstone Homes

Project Title:
Cowbridge Road St Athan

Drawing Title:
Illustrative Masterplan

Drawing Status:

Drawn By DA	Scales 1:1000	A1	Date September 20
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