



- 1 Cowbridge Road
- 2 Surface Water Attenuation Area
- 3 Secure Area For Access To Pump Station
- 4 Informal Public Open Space
- 5 LAP - 100 Sq.m
- 6 LEAP - 400 Sq.m
- 7 NEAP - 1000 Sq.m
- 8 Archaeological Feature - With 10m Buffer Zone
- 9 Footpath Link
- 10 Existing Residential Development
- 11 Existing Pump Station With Right Of Way Through Development
- 12 Existing Stream
- 13 Road Improvement Works
 - Pedestrian Crossings
 - Speed Limit Transitions Relocated
 - 2.4m x 4.3m Visibility Splays
- 14 Main Access
 - Roundabout Access
 - 3.5m Cycleway Link To Second Access (Matched)
 - 3.5m Gravel Path Link To West Boundary

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.

- 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
 - 3.5m Foot/Cycleway Link
 - 3.5m Gravel Path Link

E	13.06.17	DA	Possible 3.5m extension of footway adjacent to existing Com Centre
D	23.05.17	DA	NEAP & LAP handed, PROW route relocated. 3.5m gravel path from main entrance to West boundary
C	05.05.17	DA	Roundabout To Main Entrance
B	22.11.16	DA	Layout Replanned / NEAP relocated
A	09.11.16	DA	Access to Pump Station revised
			Units added adjacent to PS
			Modular treatment tank replaced with pump station, layout updated
Rev	Date	By	Comment

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

Project Title

**Cowbridge Road
St Athan**

Drawing Title

Illustrative Masterplan

Drawing Status

Drawn By
DA

Scales
1:1000.

A1

Date
September 20

Job No.
1617

Drawing No.
100

Rev.
E

DO NOT SCALE THIS DRAWING. ALL DIMENSIONS AND LEVELS TO BE VERIFIED PRIOR TO BUILDING OPERATIONS OR CONSTRUCTION. THIS DRAWING AND THE BUILDING WORKS DEPICTED 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.

Possible Extension To Footway / Cycleway
Subject To Land Being Formally Dedicated
As Adopted Highway By Vale Of Glamorgan Council