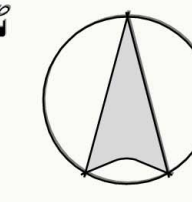


TOTAL AREA = 8.44 HECTARES

10 20 30 40 50



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

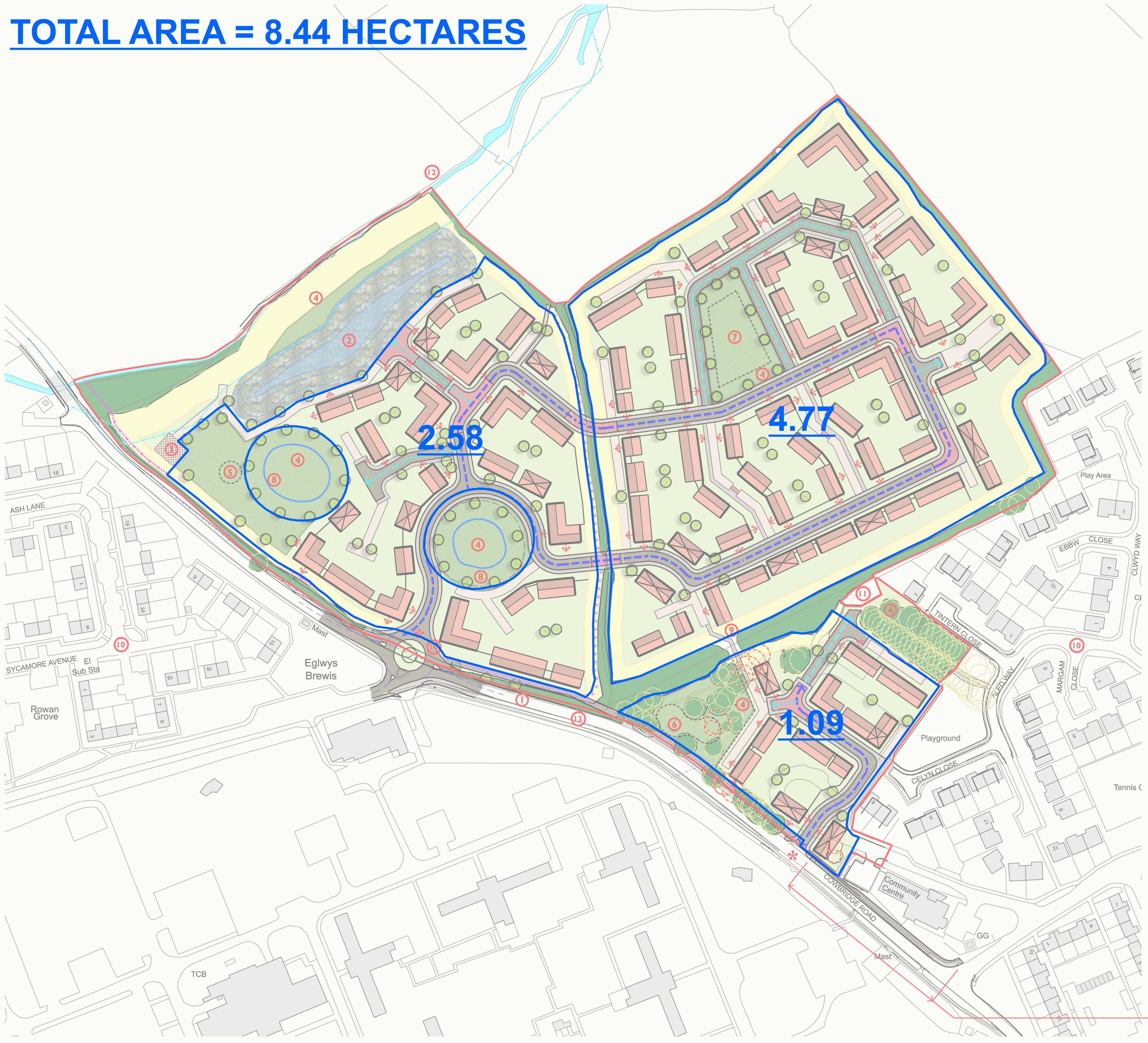
THIS DRAWING MUST BE READ & CHECKED AGAINST ANY STRUCTURAL, GEOTECHNICAL OR OTHER SPECIALIST DOCUMENTATION OR PLANS PROVIDED.

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 UNLESS OTHERWISE SPECIFIED 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

- 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



A	19.07.17	DA	Net Area adjusted (including POS)
Rev	Date	By	Comment

RESIDENTIAL DESIGN PLANNING

CIVIL ENGINEERING DESIGN

Hammonds Yates

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Client
Edenstone Homes

Project Title
Cowbridge Road St Athan

Drawing Title
Net Developable Area

Drawn By	Scales	A1	Date
DA	1:1000		July 2017
Job No.	Drawing No.	Rev.	
1617	102	A	

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

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