



LEGEND

- Application Boundary (0.69Ha/ 1.7 Acres)
- Existing Tree
- Proposed Tree
- Proposed Public Open Space
- Proposed Private amenity areas
- Parking Court 2.4 x 4.8m finish TBC Landscape Architect details
- Shared Surface - finish TBC Landscape Architect details
- Bioretention / SUDs area features TBC Landscape Architect details
- Patio - finish TBC Landscape Architect details
- Adopted Highway- finish TBC Landscape Architect details
- Adopted Highway footpath - finish TBC Landscape Architect details
- Footpath to dwelling - finish TBC Landscape Architect details
- Existing Retaining Wall
- Proposed Retaining Wall - TBC Engineering details
- Proposed house Footprint inc. Housetype and plot number
- Proposed Apartment Block
- Substation
- Primary property Entrance
- Secondary Property Entrance

- 1 Existing primary vehicular to be retained and reused for both vehicular and pedestrian access from Court Street to proposed apartment dwellings.
- 2 Proposed substation relocation position. Exact details TBC by M&E engineer consultant
- 3 Proposed shared vehicular and pedestrian space
- 4 Proposed access to refuse storage facilities
- 5 Existing Steps to the western landscaped area are to be retained and repaired as necessary.
- 6 Existing pedestrian access from Berw Road to be retained for pedestrian access to plots 5-8
- 7 Existing pedestrian access from Zion Terrace to be retained with proposed access ramp TBC
- 8 Existing vehicular to be the lower areas of the site to be retained and reused for shared space parking court access for plots 5-8
- 9 Proposed lower roof level south facing roof garden amenity space - TBC Landscape Architects details
- 10 Proposed upper roof space allocation for photovoltaic and plant - TBC engineering details
- 11 Proposed photovoltaic allocation to houses TBC engineering details

NOTES:

NOT FOR SITE PURPOSES: This drawing is a general arrangement plan only and is not intended for site purposes.

SCALE: Do not scale from this drawing.

SETTING OUT: All setting out, levels, dimensions to be agreed on site. Do not use the information on this drawing without checking all dimensions on site. Any discrepancies between drawings, specifications and site works are to be reported to The Urbanists. Order of construction and setting out is to be agreed on site.

CHECK: This drawing must be the latest revision, read in conjunction with all other drawings, details, specifications and schedules. All dimensions are in millimetres unless otherwise stated. Where and contradiction or uncertainty arises between the drawings and/or the schedule of works, it is the contractor's responsibility to seek verification from The Urbanists before proceeding. No claims will be met by The Urbanists, where the contractor continues work in absence of such confirmation.

No.	Date	By	Revision Notes

PROJECT STATUS: INFORMATION

Client	Trivallis
Project	Residential Redevelopment, Mitchell Court, Tonypandy
Title	Proposed Site Masterplan - @ Roof Level
Project ID	2098_URB_XX_XX_DR_UD_201_S0
Organiser	RA
Date	9/24/24
Checked	HM
Scale	1:500 @ A3