

# PROPOSED SITE/ROOF PLAN - Eastern Land



THIS SCHEME IS SUBJECT TO LOCAL PLANNING AND ALL OTHER NECESSARY CONSENTS. ALL DIMENSIONS, SITE LEVELS AND AREAS WHERE GIVEN ARE APPROXIMATE AND SUBJECT TO SITE SURVEY UNLESS STATED OTHERWISE. ALL DIMENSIONS MUST BE CHECKED ON SITE. DO NOT SCALE OFF THIS DRAWING. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONSULTANTS' AND/OR SPECIALISTS DRAWINGS OR DOCUMENTS. SAURO ARCHITECTURAL DESIGN MUST BE NOTIFIED OF ANY VARIATIONS OR DISCREPANCIES BEFORE THE AFFECTED WORK COMMENCES. ALL QUERIES RELATING TO DESIGN OF FOUNDATIONS, FLOOR SLABS AND ANY OTHER STRUCTURAL ELEMENTS ARE TO BE REFERRED TO THE STRUCTURAL ENGINEER FOR CLARIFICATION.

### Keys

- 5.5m wide estate road with 2.0m footway
- Car park space (2.6 x 4.8m)
- Visitor car park space (4 spaces provided)
- 1.8m high timber close boarded fence
- 1.8m high Brick wall
- 1.2m high timber post & rail fence
- Footpath
- 3m wide Active Footpath
- 3 x 3m Patio area
- Rotary washing line
- Wheelie bin
- Garden shed
- Air Source Heat Pump (AHSP)\*
- Existing tree
- 1m Grass highway verge
- Front Lawn/Landscape Area
- Rear garden

### General Note:

- Please refer to drainage design for site drainage details.
- Please refer to Landscape Plan for proposed landscape scheme/details



Llanfihangel-Abercowin  
CP School

Parcel of land to be transferred to No. 6

Create vehicle access to Rose Cottage

Create vehicle access to Post Office

### House Type Keys (EAST)

- 4 No of 2P1B Flat (Walk up)
- 8 No of 4P2B House (Semi-Detached)
- 4 No of 5P3B House (Semi-Detached)

**Total = 16 Units**

Rev.	Description	By	Date
D	SuDS rain garden omitted to SAB scheme	003	06/9/24
C	Soakaway omitted to GI report & Key updated	003	04/9/24
B	9m <sup>2</sup> Patio added to Flat gardens & landscape element omitted	003	19/8/24
A	Site plan revised to house type update & added accesses to adjoining existing properties	003	16/8/24

**PAC**



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Client  
**Wales & West Housing**

Project Title  
**Residential Development**  
Land to the rear of Ger y Nant,  
Bancyfelin, Carmarthen SA33 5ND

Drawing Title  
**Eastern Land**  
**Proposed Site/Roof Plan**

Scale	Sheet Size
<b>1:500</b>	<b>A2</b>
Date <b>05/08/2024</b>	Drawn by <b>003</b>
Job No. <b>1088</b>	Checked by <b>001</b>
Drawing No. <b>P02</b>	Revision <b>D</b>