

SITE KEY

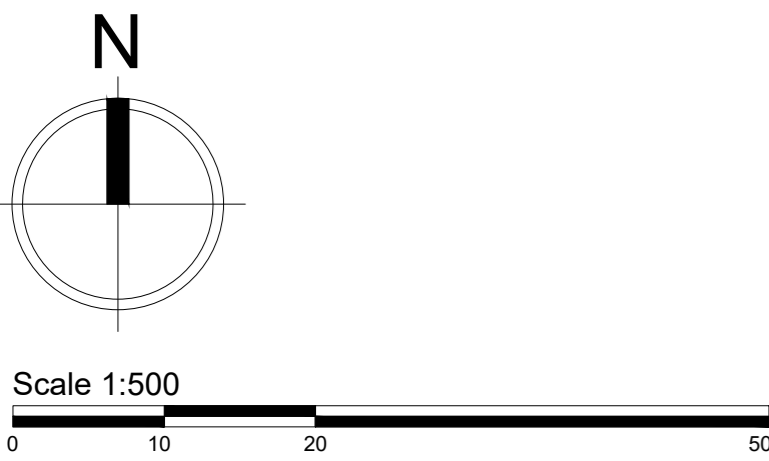
- Boundary Treatments**
- 1.8m High close board fence
 - 1.8m High screen wall
 - 0.45m High Timber Knee Rail
 - Existing fence boundary
- Access Points**
- Primary door to dwelling (Part M)
 - Secondary door(s) to dwelling
 - Garage door
 - 1.8m High close board personnel gate
 - Maintenance access gate
- Hard Surfacing**
- Highway - Tarmacadam Finish
 - Highway - Porous Block Paving Finish
 - Highway Footpath - Tarmacadam Finish
 - Private Driveway - Asphalt Finish
 - Private Driveway - Porous Block Paving Finish
 - Private Footpath - PCC Slab Finish
 - Patio Area - PCC Slab Finish
 - Bin Collection Point - PCC Slab Finish (For Plots accessed off a shared private drive)
 - Local Area of Play
- Soft Surfacing**
- Front Garden
 - Rear Garden
 - Amenity Space / POS
 - Bio-retention System Feature
- Site Features**
- Existing or Proposed Tree / Landscaping
 - Existing or Proposed Hedgerow
 - Affordable Unit - Social Rented
 - Shed Storage
 - Air Source Heat Pump Location
 - Bin Store Slab - PCC Slab Finish
 - Rotary Line
 - Rain Water Butt
 - Drainage Easement
 - Entrance Feature Pier



Accommodation Schedule					
House Name	Code	Beds	(NIA) ft ²	No of Units	Total Area
Open Market Units					
Pembroke	PEM	3	1169	2	2338
Pembroke+	PEM+	3	1169	1	1169
Penrhos	PEN	4	1472	1	1472
Penrhos+	PEN+	4	1472	1	1472
Cennen	CEN	4	1545	2	3090
Harlech	HAR	4	1428	2	2856
Caernarfon V1	CAEV1	4	1954	1	1954
Caernarfon	CAE	4	1943	3	5829
Sub Total				13	14351
Affordable Units					
1 Bed WDQR [GF]	2P1B	1	534	2	1068
1 Bed WDQR [FF]	2P1B	1	584	2	1168
2 Bed WDQR	4P2B	2	872	2	1744
3 Bed WDQR	5P3B	3	1013	8	8104
Sub Total				14	12084
Total				27	26435

- 11 Electric Sub Station location added to layout. 02.09.24
- 10 Existing fence boundaries added to layout. 14.06.24
- 9 Latest Engineering works, drainage and landscaping information added to layout. 10.06.24
- 8 Plots 6-12, 15 & 21 revised locations to improve their relationship with 10a Gowerton Road. 10a Gowerton Road rear boundary walls added to layout. 17.05.24
- 7 Plots 2 & 3 pulled forward to improve the back to back distance from no.4 Gowerton road. no.4 Gowerton Road extension drawn onto site plan. Plots 16-17 adjusted location to improve relationship with Plots 14, 15 & 18. ASHP locations added to all plots and footpath adjusted to accommodate the ASHPs. 07.05.24
- 6 Plot 1 revised to a CAE and revised orientation. Plots 16-18 revised orientation to improve unit outlooks. Highway turning head revised in length and introduced a private drive to serve Plots 14-15. Proposed native hedgerow to be planted along Eastern boundary. Plots 2-5 & 10-12 revised locations. Maintenance gate added near water tower. Drainage strategy revised. Attenuation basins revised in size and shape. Private rain gardens revised. Plots 13-15 revised to include an additional window following Planners comments. Small gables added to the 4P2B & 5P3B units. 03.04.24
- 5 Site Boundary adjusted near Site Access point. Plots 19 & 20 revised position/layout. 12.02.24
- 4 Plots 1, 19, 20, 26 & 27 orientation revised. L.A.P added to layout. Site access design revised. Water Tower access also revised. Additional window symbols added. 19.01.24
- 3 Private rain gardens, rain water butts and locations of proposed permeable block paving added to layout. 15.09.23
- 2 Plots 26-27 revised to 4P2Bs. 29.08.23
- 1 House Type mix revised. Drainage easements illustrated. Site entrance piers added. Attenuation basins revised. 24.08.23

REV.	DESCRIPTION	DATE
CLIENT		
Westacres		
JOB TITLE		
Three Crosses, Swansea.		
DRAWING TITLE		
Planning Layout		
SCALE @ A2	DATE	DRAWN BY
1:500	Aug '23	KE
JOB NO.	DRAWING NO.	REVISION
2218	PL-01	11



hammond
Architectural Ltd

10 Gold Tops
Newport NP20 4PH

t. 01633 844970
e. info@hammond-ltd.co.uk

www.hammond-ltd.co.uk

© Hammond Architectural Limited 2024
Figured dimensions must be taken in preference to scaled dimensions and any discrepancies are to be referred to Hammond Architectural Ltd. Contractors, subcontractors and suppliers must verify all dimensions on site before commencing any work or making any workshop drawings.