

10 0 10 20 30 40 50 m



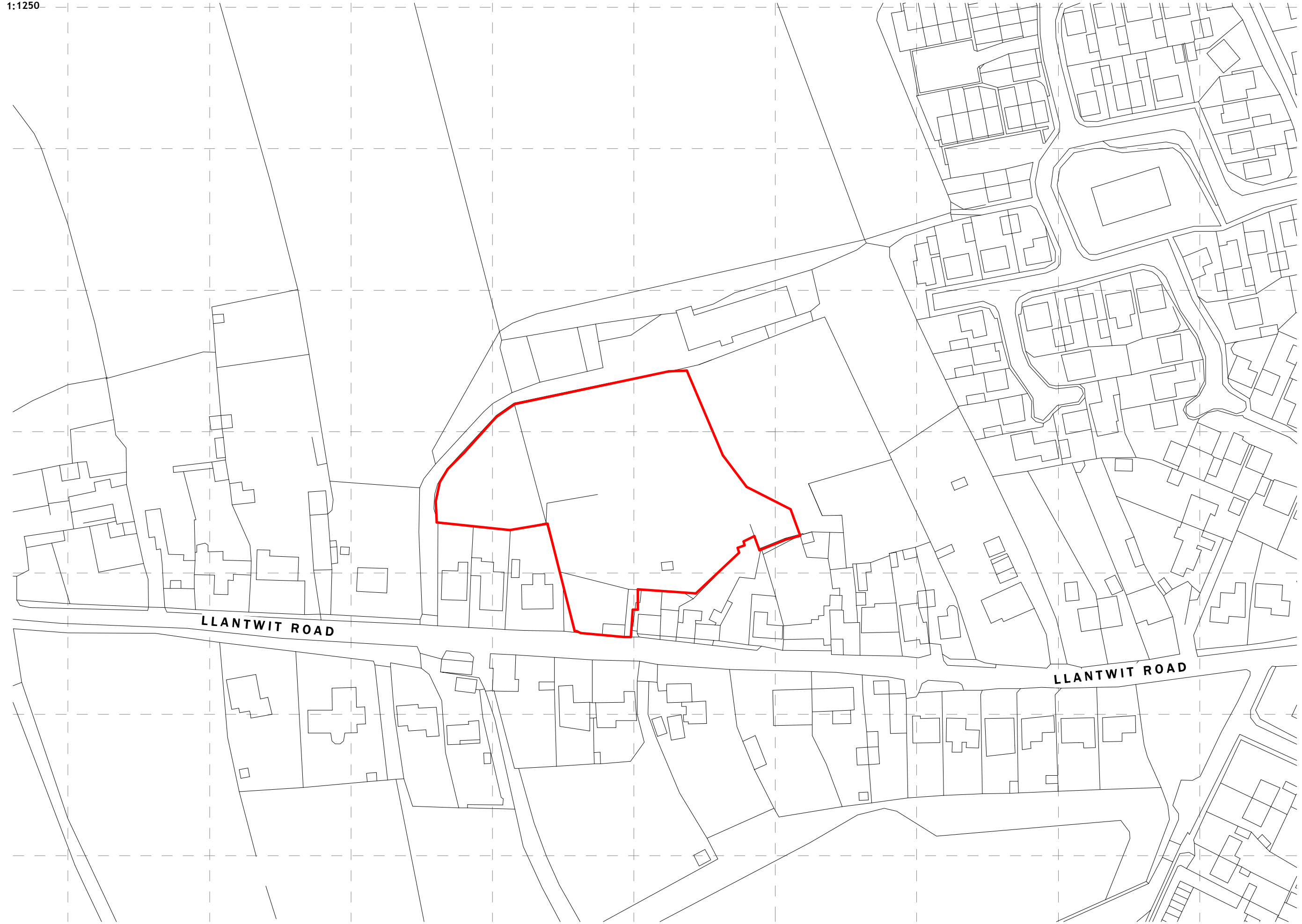
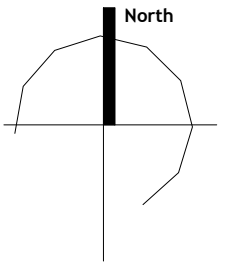
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2022/00266/FUL

Revisions

A	Layout amendments following design review meetings	PC	16.11.21
B	Minor amendment	PC	19.11.21
C	Amendments following boundary review	PC	08.02.22
D	Redline amended	PC	09.02.22
E	Redline adjusted	PC	09.02.22
F	Red line boundary amended to suit land registry plan	PC	04.10.23
G	Drawing updated to suit on going planning comments	PC	03.11.23

North



SITE AREA

6555M SQ
1.62ACRE

Notes

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Project LAND AT HIGH END,
ST ATHAN

Project number N187

Client NEWYDD HOUSING ASSOCIATION
LTD

Title SITE LOCATION PLAN

Drawing number A110

Scale 1 : 1250 at A3

Revision G

Status **PLANNING**

Drawn PC

Date 06.03.24

5 0 5 10 15 20 25 m

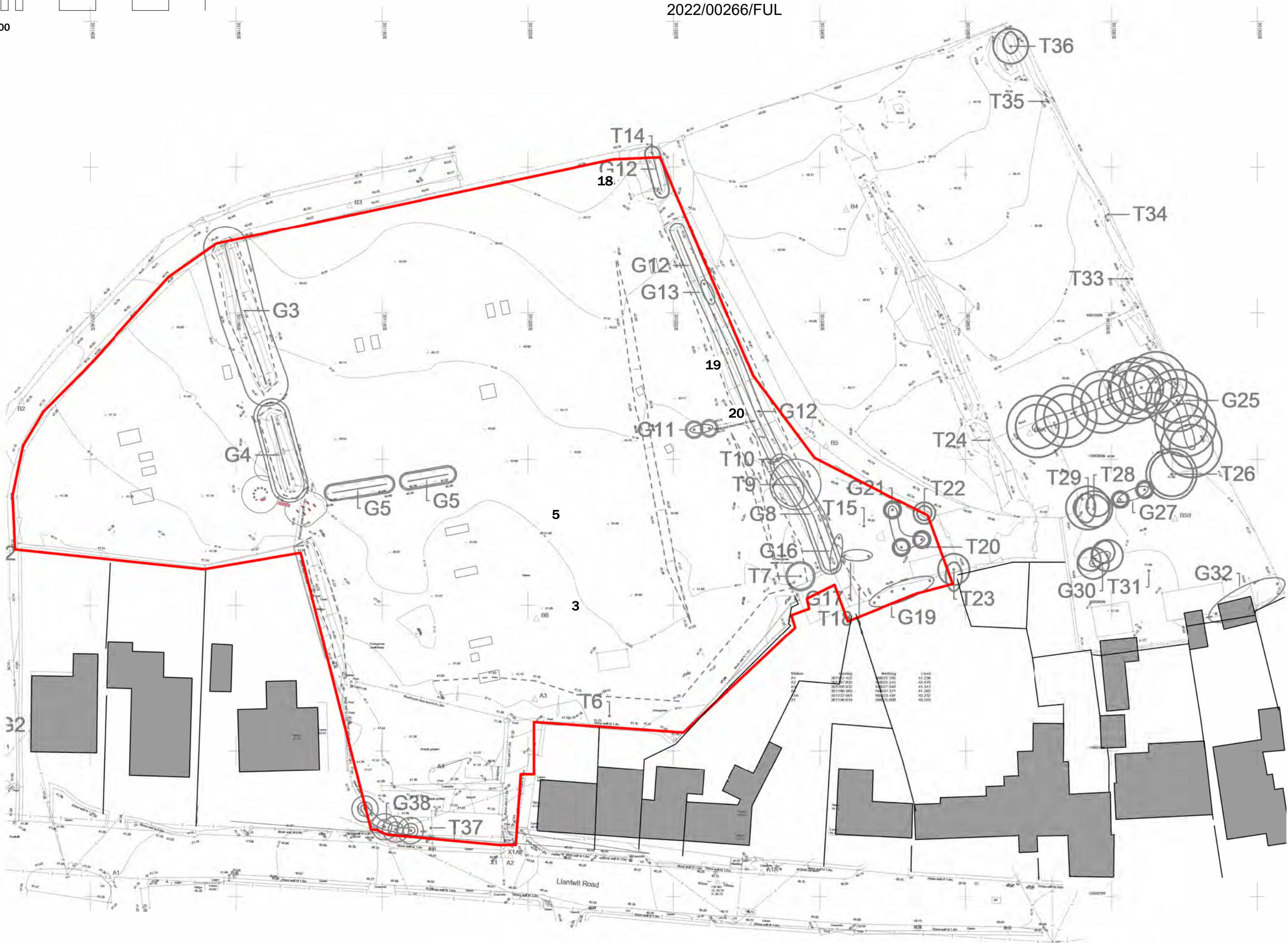
1:500

2022/00266/FUL

Revisions

A	Layout amendments following design review meetings	PC	16.11.21
B	Minor amendment	PC	19.11.21
C	Amendments following boundary review	PC	08.02.22
D	Redline amended	PC	09.02.22
E	Drawing updated to suit on going planning comments	PC	03.11.23

North



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Project LAND AT HIGH END,
ST ATHAN

Project number N187

Client NEWYDD HOUSING ASSOCIATION
LTD

Title EXISTING SITE LAYOUT

Drawing number A111

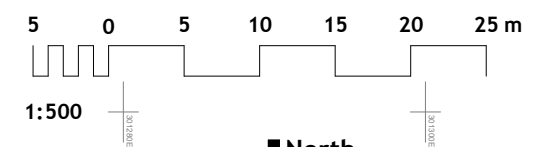
Scale 1 : 500 at A3

Revision E

Status **PLANNING**

Drawn PC

Date 06.03.24



Revisions

A	Unit mix and layout amended	PC	13.10.21
B	Parking layout updated	PC	20.10.21
C	Layout amendments following design review meetings	PC	16.11.21
D	Minor amendments	PC	19.11.21
E	Hedgerow added to Eastern & Southern boundaries	PC	16.12.21
F	Plots 21-24 amended	PC	11.01.22
G	Layout amended to suit redline boundary plans	PC	28.01.22
H	Amendments following boundary review	PC	08.02.22
I	Redline amended	PC	09.02.22
J	Minor amendments	PC	24.02.22
K	Layout updated to suit landscape layout	PC	24.02.23
L	Garden lines to existing properties added	PC	31.03.23
M	Drawing updated to suit on-going planning comments	PC	03.11.23
N	Drawing updated to suit on-going planning comments	PC	06.03.24

SCHEDULE OF ACCOMMODATION

REF	TYPE	AREA (M2)	AREA (SQ FT)	NO. OF UNITS	TOTAL AREA (M2)	TOTAL AREA (M2)
2B 4P	2 Bed House	83m ³	893sq ft	4	332m ³	3,572sq ft
3B 5P	3 Bed House	94m ³	1011sq ft	6	564m ³	6,066sq ft
4B 6P	4 Bed House	110m ³	1184sq ft	2	220m ³	2,368sq ft
1B 2P	1 Bed Flat	51m ³	548sq ft	12	1071m ²	6,576sq ft
2B 3P (B)	2 Bed Bungalow	80m ³	624sq ft	1	80m ²	851sq ft
				25	2267m ²	19,433sq ft

PARKING - 1 SPACE PER BEDROOM - MAX 3 SPACES

SITE AREA - 6605m²



SITE KEY

- PUBLIC OPEN SPACE
- PARKING SPACE - BLOCK PAVING
- PRIVATE DRIVE - BLOCK PAVING
- PATIO & PRIVATE PATHS
- FOOTPATHS - TARMAC
- ROAD - TARMAC
- PRIVATE REAR GARDENS
- SHEDS
- STREET TREES
- DENOTES KEY GABLE ELEVATION WITH SIDE WINDOWS
- PHOTOVOLTAIC PANELS

SOFT LANDSCAPING
REFER TO LANDSCAPE ARCHITECTS DRAWINGS FOR SOFT LANDSCAPING DETAILS.

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Project	LAND AT HIGH END, ST ATHAN
Project number	N187
Client	NEWYDD HOUSING ASSOCIATION LTD
Title	PROPOSED SITE LAYOUT
Drawing number	A112
Scale	As indicated at A3
Revision	N
Status	PLANNING
Drawn	PC
Date	06.03.24

Revisions		
A	Layout amendments following design review meetings	PC 16.11.21
B	Minor amendments	PC 19.11.21
C	Minor amendments	PC 25.11.21
D	Hedge row added to Eastern & Southern boundaries	PC 16.12.21
E	Plots 21-24 amended	PC 11.01.22
F	Amendments following boundary review	PC 08.02.22
G	Redline amended	PC 09.02.22
H	Minor amendments	PC 24.02.22
I	Plots 16-25 and parking courtyard re-configured	PC 22.07.22
J	Minor layout amendments	PC 10.01.23
K	Minor amendments	PC 03.02.23
L	Adopted footpaths amended to 2m wide, hedge to rear gardens & plots 8-16 added	PC 09.02.23
M	Layout updated to suit landscape layout	PC 24.02.23
N	Garden lines to existing properties added	PC 31.03.23
O	Minor layout amendments	PC 28.06.23
P	Layout amendments following planning meeting	PC 14.09.23
Q	Footpath amended around LAP	PC 19.09.23
R	Parking courtyard amended to flats	PC 20.09.23
S	Red line boundary amended to suit land registry plan	PC 04.10.23
T	Side access provide to flats 2-3 & 4-5 & 19-20 & 21-22	PC 12.10.23
U	Visibility splay added	PC 18.10.23
V	Vis splay adjusted	PC 25.10.23
W	Drawing updated to suit on-going planning comments	PC 03.11.23
X	Layout amended following meeting with case officer	PC 15.01.24
Y	Turning area indicated between plots 17, 18. Plots 1-3 handed, private courtyard width reduced by 1m.	PC 16.02.24
Z	Drawing updated to suit on-going planning comments	PC 06.03.24

SCHEDULE OF ACCOMMODATION						
REF	TYPE	AREA (M2)	AREA (SQ FT)	NO. OF UNITS	TOTAL AREA (M2)	TOTAL AREA (M2)
2B 4P	2 Bed House	83m3	893sq ft	4	332m3	3,572sq ft
3B 5P	3 Bed House	94m3	1011sq ft	6	564m3	6,066sq ft
4B 6P	4 Bed House	110m3	1184sq ft	2	220m3	2,368sq ft
1B 2P	1 Bed Flat	51m3	548sq ft	12	1071m2	6,576sq ft
2B 3P (B)	2 Bed Bungalow	80m3	624sq ft	1	80m2	851sq ft
				25	2267m2	19,433sq ft

PARKING - 1 SPACE PER BEDROOM - MAX 3 SPACES

SITE AREA - 6605m2



SITE KEY

- PUBLIC OPEN SPACE
- PARKING SPACE - BLOCK PAVING
- PRIVATE DRIVE - BLOCK PAVING
- PATIO & PRIVATE PATHS
- FOOTPATHS - TARMAC
- ROAD - TARMAC
- PRIVATE REAR GARDENS
- SHEDS
- STREET TREES
- DENOTES KEY GABLE ELEVATION WITH SIDE WINDOWS
- PHOTOVOLTAIC PANELS
- SOFT LANDSCAPING REFER TO LANDSCAPE ARCHITECTS DRAWINGS FOR SOFT LANDSCAPING DETAILS.**

Notes

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Project LAND AT HIGH END, ST ATHAN

Project number N187

Client NEWYDD HOUSING ASSOCIATION LTD

Title EXTERNAL FINISHES LAYOUT

Drawing number A113

Scale As indicated at A3

Revision Z

Status **PLANNING**

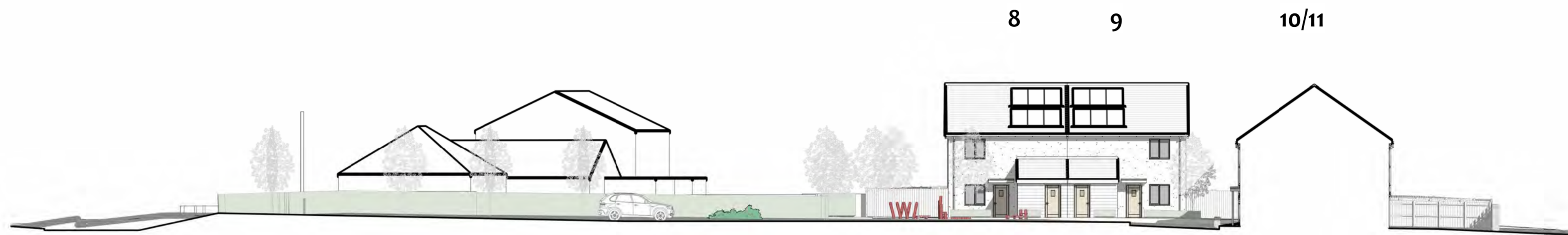
Drawn PC

Date 06.03.24

A	16.11.21	Layout amendments following design review meetings
B	11.01.22	Plots 21-24 amended
C	08.02.22	Amendments following boundary review
D	03.11.23	Drawing updated to suit on-going planning comments
E	06.03.24	Drawing updated to suit on-going planning comments



01 STREET ELEVATION 1
1:200



02 STREET ELEVATION 2
1:200



03 STREET ELEVATION 3
1:200



04 STREET ELEVATION 4
1:200

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Project	LAND AT HIGH END, ST ATHAN
Project number	N187
Client	NEWYDD HOUSING ASSOCIATION LTD
Title	STREET ELEVATIONS SHEET 1
Drawing number	A114
Scale	1 : 200 at A1
Revision	E
Status	PLANNING
Drawn	PC
Date	06.03.24

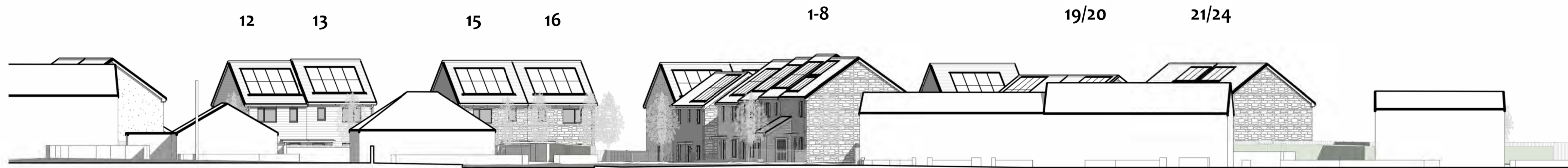
Revisions		
A	16.11.21	Layout amendments following design review meetings
B	11.01.22	Plots 21-24 amended
C	08.02.22	Amendments following boundary review
D	03.11.23	Drawing updated to suit on-going planning comments
E	06.03.24	Drawing updated to suit on-going planning comments



01 STREET ELEVATION 5
1 : 200



02 STREET ELEVATION 6
1 : 200



03 STREET ELEVATION 7
1 : 200



05 STREET ELEVATION 8
1 : 200

Notes

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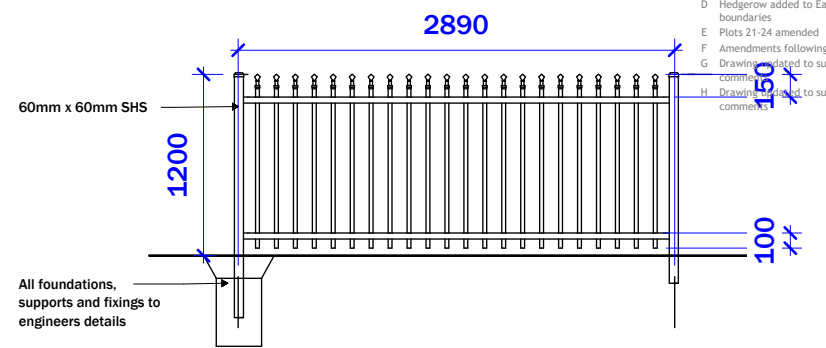
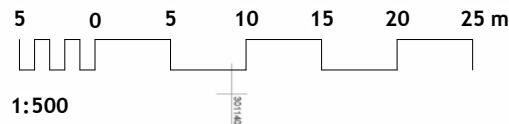
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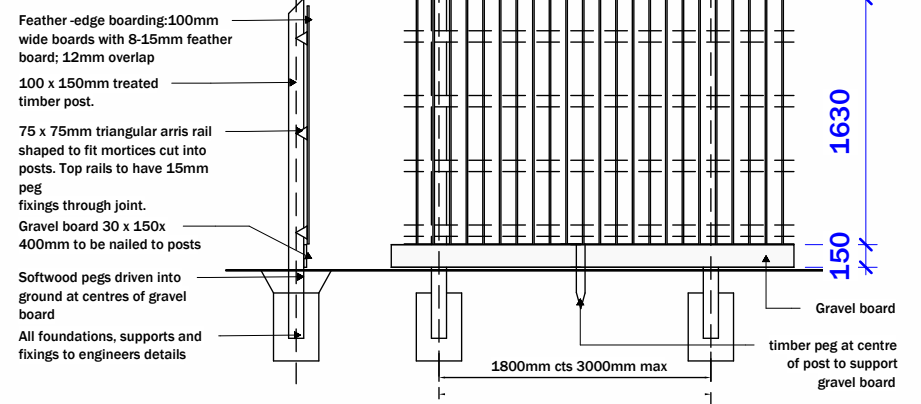
Project	LAND AT HIGH END, ST ATHAN
Project number	N187
Client	NEWYDD HOUSING ASSOCIATION LTD
Title	STREET ELEVATIONS SHEET 2
Drawing number	A115
Scale	1 : 200 at A1
Revision	E
Status	PLANNING
Drawn	PC
Date	06.03.24

A	Layout amendments following design review meetings	PC 16.11.21
B	Minor amendments	PC 19.11.21
C	Minor amendments	PC 25.11.21
D	Hedgerow added to Eastern & Southern boundaries	PC 16.12.21
E	Plots 21-24 amended	PC 11.01.22
F	Amendments following boundary review	PC 08.02.22
G	Drawings dated to suit on-going planning	PC 03.11.23
H	Comments dated to suit on-going planning	PC 06.03.24



BALL TOP RAILING

Gate to be 1.8m high x 0.9m wide to match with fence, (close-boarded, feathered edge)



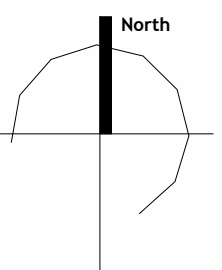
STANDARD 1800MM CLOSE BOARDED FENCE

Close board fence and all components to comply With BS 1722-5:2006. All timber to be preserved in accordance with BS 8417:2011

SITE BOUNDARIES

- 1.650mm timber fence with 150mm high horizontal timber kickboard - total height 1.8m with ledged and braced gates as indicated on drawings
- 1.2m high painted ball top metal railings.
- 1.800mm stone boundary wall
- Hedgerow - refer to landscape layout

NB/ Refer to engineers layout for locations of retaining walls. Fence/railings to sit on top of low level retaining walls where they form part of the boundary



Notes

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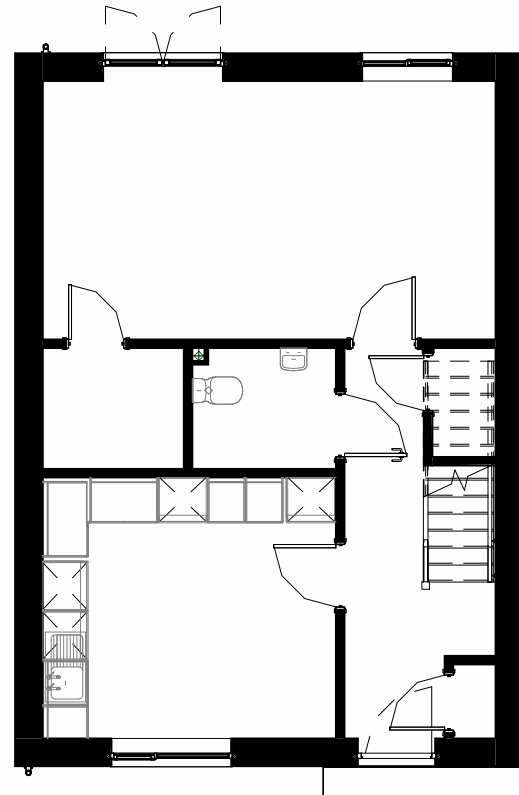
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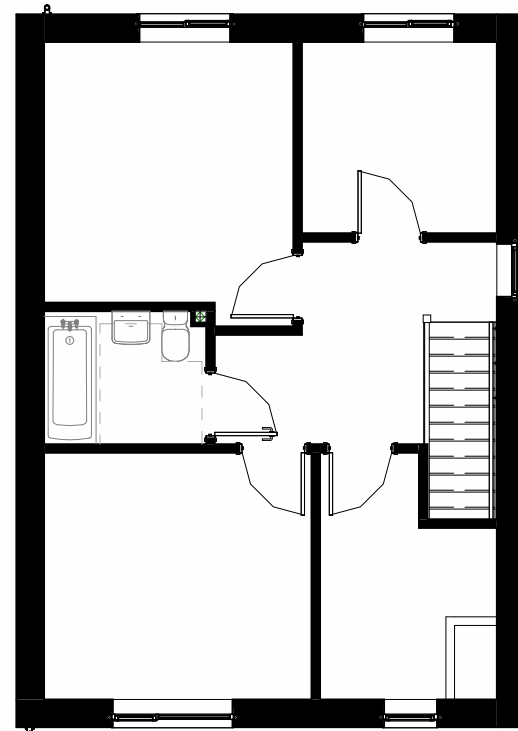
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Project	LAND AT HIGH END, ST ATHAN
Project number	N187
Client	NEWYDD HOUSING ASSOCIATION LTD
Title	BOUNDARY LAYOUT
Drawing number	A116
Scale	As indicated at A3
Revision	H
Status	PLANNING
Drawn	PC
Date	06.03.24

A	Layout amendments following design review meetings	PC	16.11.21
B	Minor amendments	PC	25.11.21
C	Amendments following boundary review	PC	08.02.22
D	Drawing updated to suit on-going planning comments	PC	03.11.23
E	Drawing updated to suit on-going planning comments	PC	06.03.24



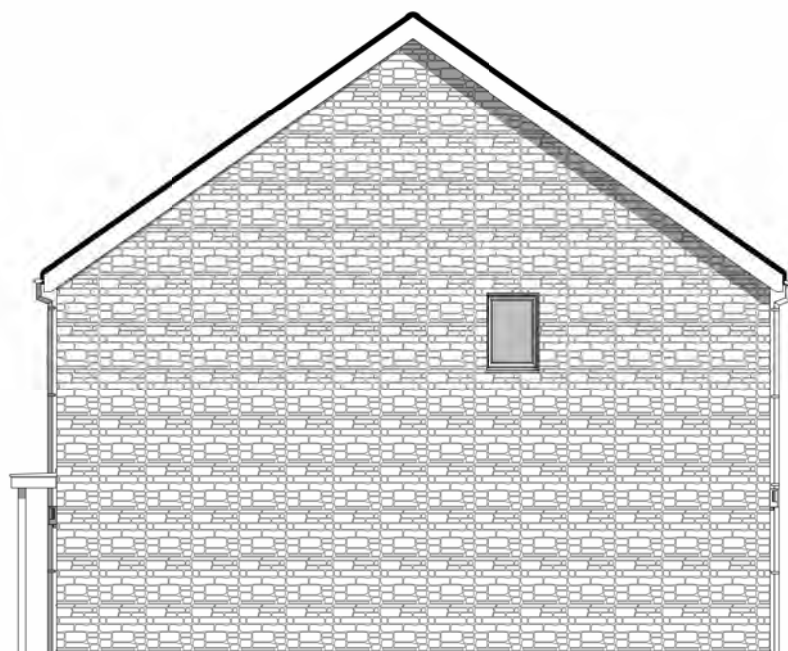
01 4B 6P - GROUND FLOOR TYPE A
1 : 100



02 4B 6P - FIRST FLOOR TYPE A
1 : 100



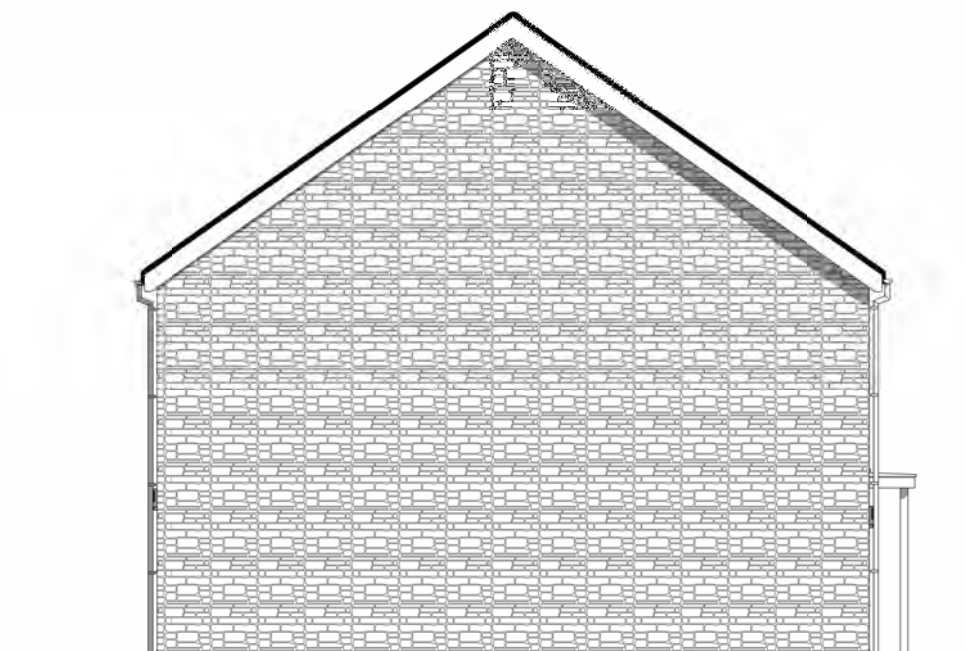
03 4B 6P - FRONT ELEVATION (STONE)
1 : 100



04 4B 6P - SIDE ELEVATION (STONE)
1 : 100



05 4B 6P - REAR ELEVATION (STONE)
1 : 100



06 4B 6P - SIDE ELEVATION (STONE)
1 : 100

**4 BED 6 PERSON TYPE A
PLOT 18**

Notes

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Project LAND AT HIGH END,
ST ATHAN

Project number N187

Client NEWYDD HOUSING ASSOCIATION
LTD

Title 4 BED 6 PERSON TYPE A

Drawing number A117

Scale 1 : 100 at A3

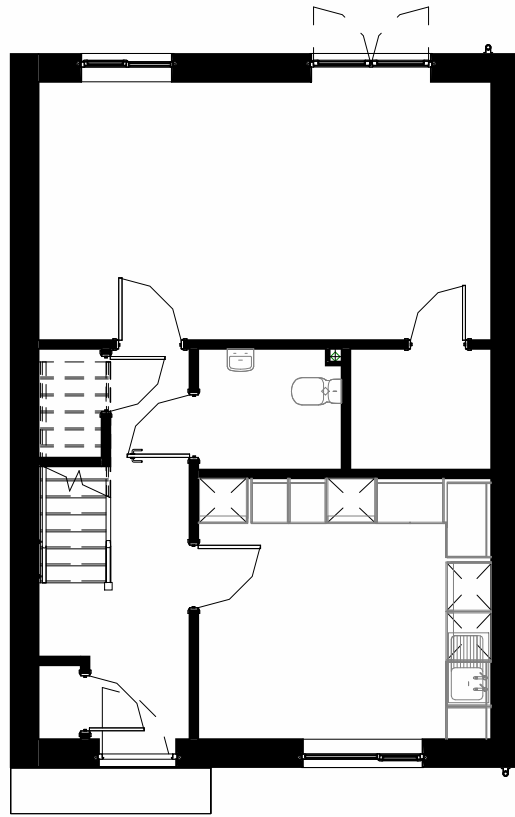
Revision E

Status **PLANNING**

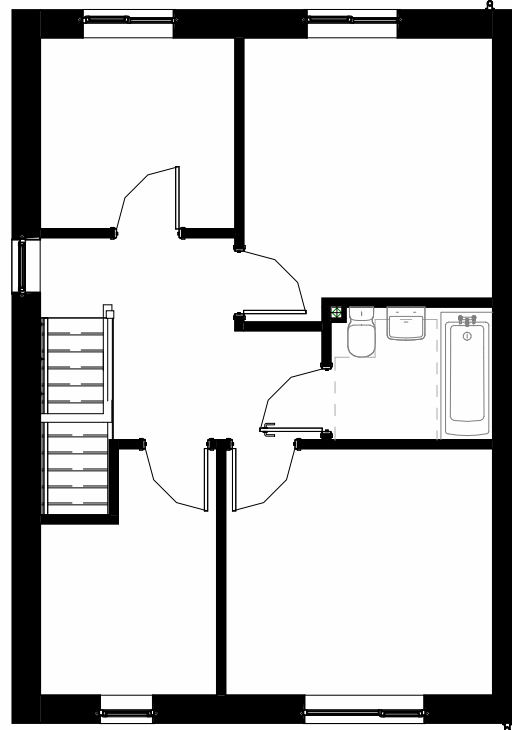
Drawn PC

Date 06.03.24

A	Layout amendments following design review meetings	PC	16.11.21
B	Minor amendments	PC	25.11.21
C	Amendments following boundary review	PC	08.02.22
D	Drawing updated to suit on-going planning comments	PC	03.11.23
E	Drawing updated to suit on-going planning comments	PC	06.03.24



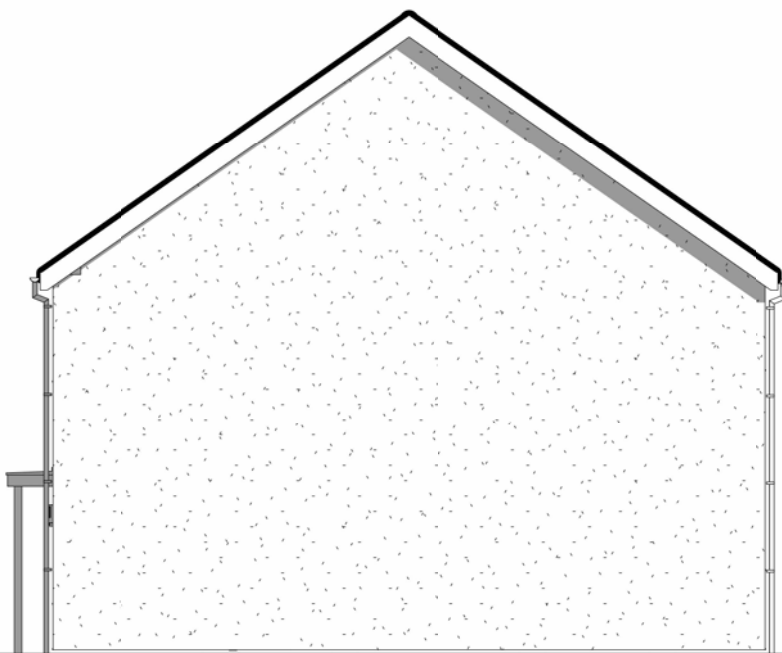
01 4B 6P - GROUND FLOOR TYPE B
1 : 100



02 4B 6P - FIRST FLOOR TYPE B
1 : 100



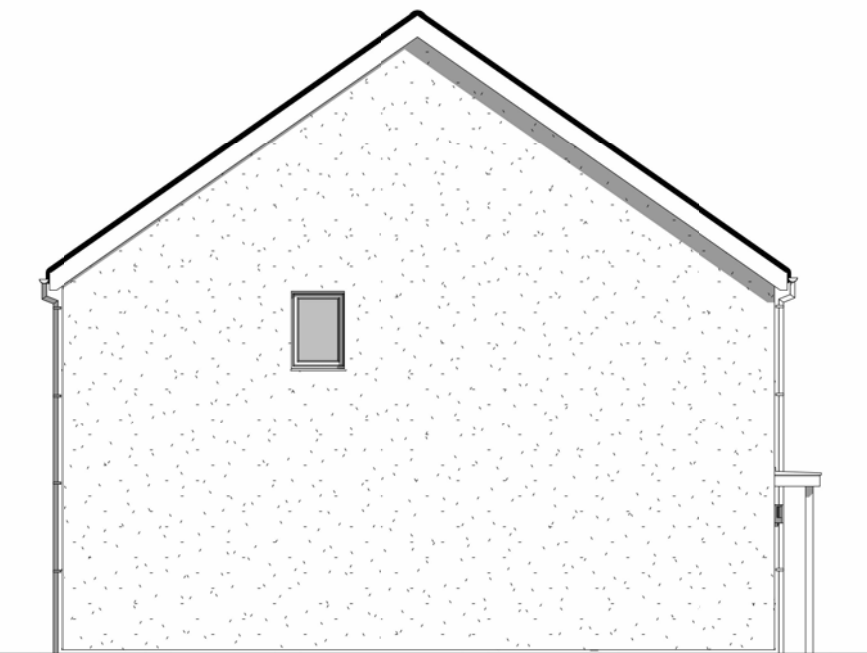
03 4B 6P - FRONT ELEVATION (RENDER)
1 : 100



04 4B 6P - SIDE ELEVATION (RENDER)
1 : 100



05 4B 6P - REAR ELEVATION (RENDER)
1 : 100



06 4B 6P - SIDE ELEVATION (RENDER)
1 : 100

4 BED 6 PERSON TYPE A
PLOT 5

Notes

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Project **LAND AT HIGH END,
ST ATHAN**

Project number **N187**

Client **NEWYDD HOUSING ASSOCIATION
LTD**

Title **4 BED 6 PERSON TYPE B**

Drawing number **A118**

Scale **1 : 100 at A3**

Revision **E**

Status **PLANNING**

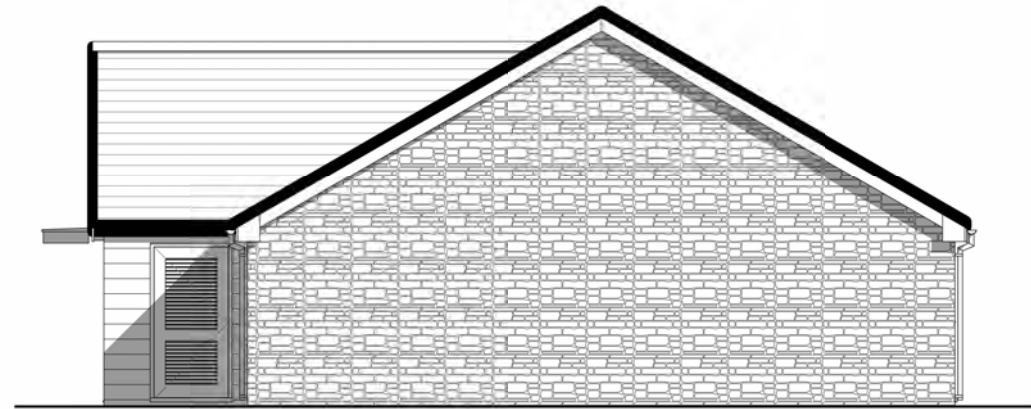
Drawn **PC**

Date **06.03.24**

Revisions		
A	Layout amendments following design review meetings	PC 16.11.21
B	Minor amendments	PC 25.11.21
C	Amendments following boundary review	PC 08.02.22
D	Drawing updated to suit on-going planning comments	PC 03.11.23
E	Drawing updated to suit on-going planning comments	PC 06.03.24



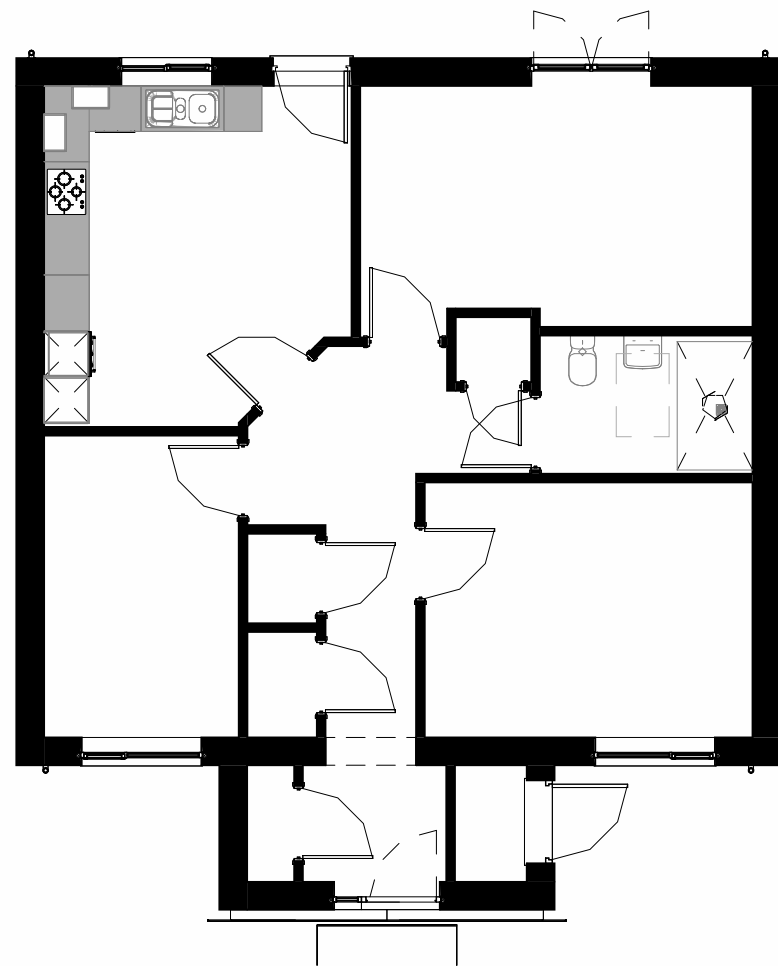
02 2B 3P - FRONT ELEVATION (STONE)
1 : 100



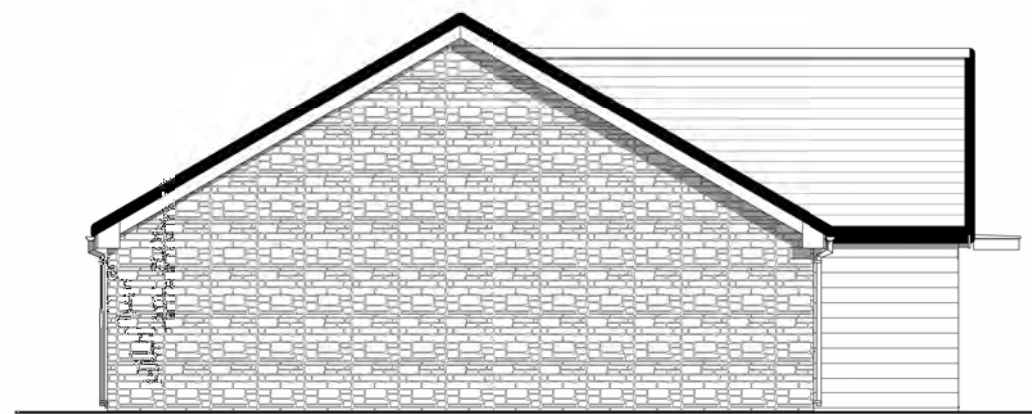
03 2B 3P - SIDE ELEVATION (STONE)
1 : 100



04 2B 3P - REAR ELEVATION (STONE)
1 : 100



01 2B 3P - ADAPTED BUNGALOW - GROUND FLOOR
1 : 100



05 2B 3P - SIDE ELEVATION (STONE)
1 : 100

**3 BED 3 PERSON
ADAPTED BUNGALOW
PLOT 25**

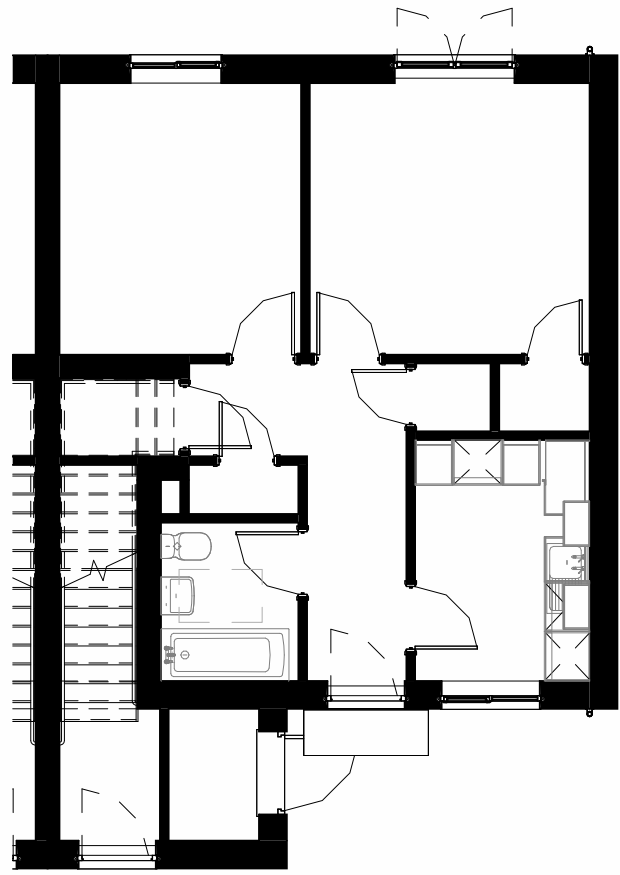
Notes
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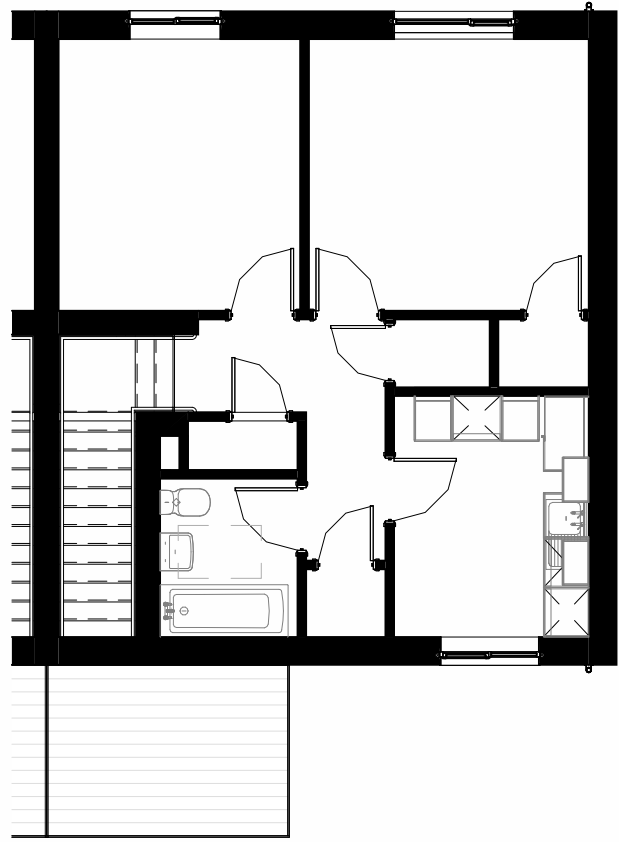
Project	LAND AT HIGH END, ST ATHAN
Project number	N187
Client	NEWYDD HOUSING ASSOCIATION LTD
Title	2 BED 3PERSON ADAPTED BUNGALOW
Drawing number	A123
Scale	1 : 100 at A3
Revision	E
Status	PLANNING
Drawn	PC
Date	06.03.24

Revisions

A	Layout amendments following design review meetings	PC	16.11.21
B	Minor amendments	PC	25.11.21
C	Amendments following boundary review	PC	08.02.22
D	Drawing updated to suit on going planning comments	PC	03.11.23
E	Drawing updated to suit on-going planning comments	PC	06.03.24



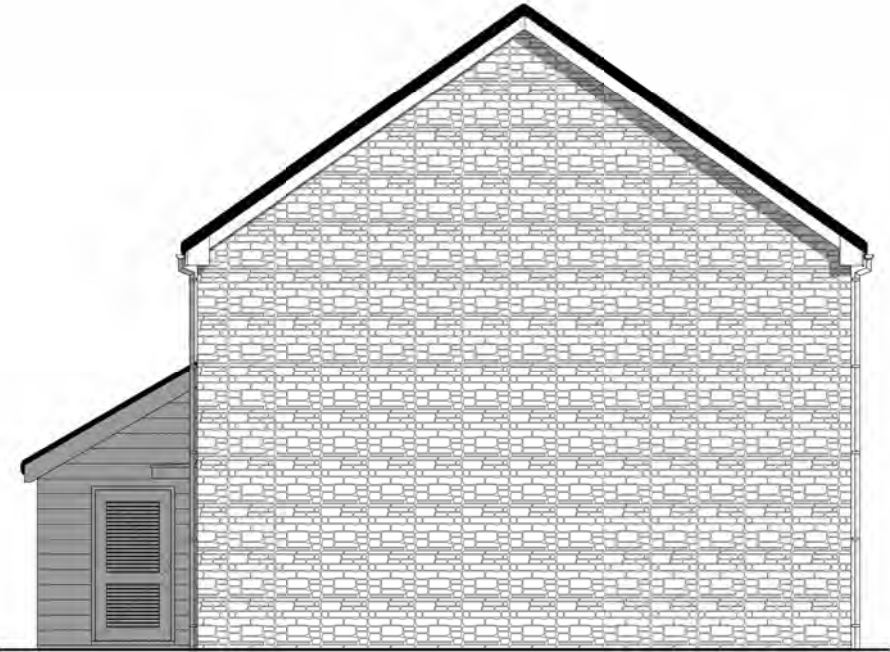
01 1B 2P WALK UP FLAT - GROUND FLOOR - TYPE A
1 : 100



02 1B 2P WALK UP FLAT - FIRST FLOOR - TYPE A
1 : 100



03 1B 2P - FRONT ELEVATION (STONE)
1 : 100



04 1B 2P - SIDE ELEVATION (STONE)
1 : 100



05 1B 2P - REAR ELEVATION (STONE)
1 : 100

1 BED 2 PERSON WALK UP FLAT - TYPE A
PLOT 1 & 2
PLOT 21 & 22 HANDED
PLOT 23 & 24

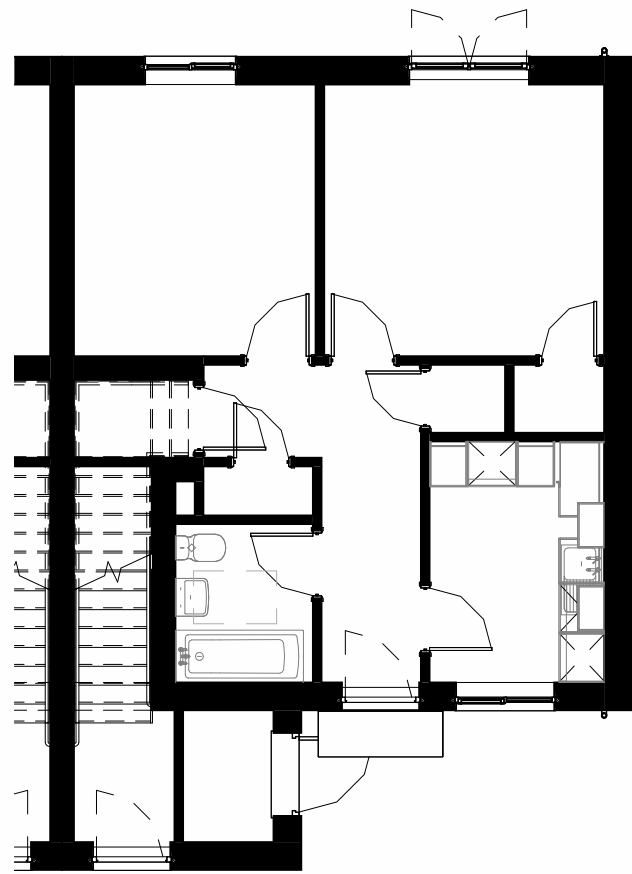
Notes
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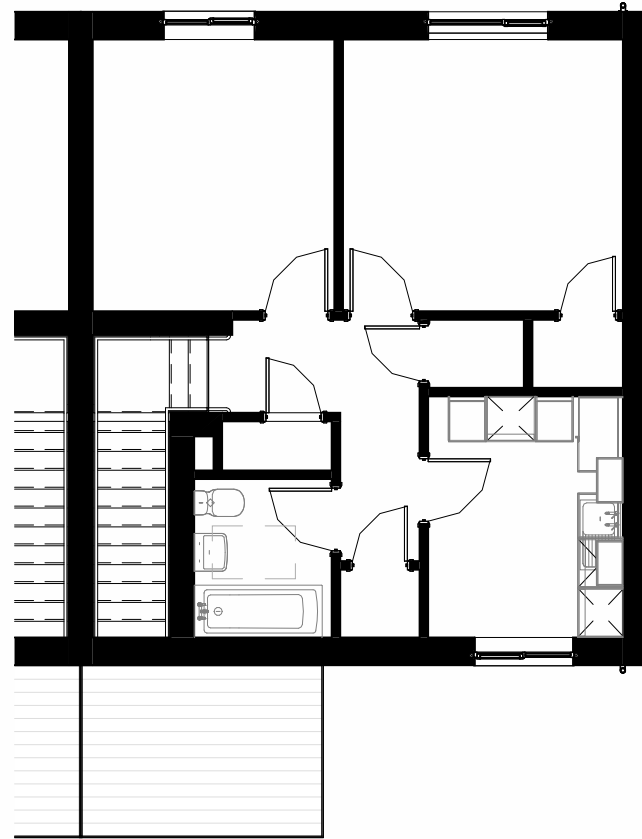
Project	LAND AT HIGH END, ST ATHAN
Project number	N187
Client	NEWYDD HOUSING ASSOCIATION LTD
Title	1 BED WALK UP FLATS - TYPE A
Drawing number	A124
Scale	1 : 100 at A3
Revision	E
Status	PLANNING
Drawn	PC
Date	06.03.24

Revisions

A	Layout amendments following design review meetings	PC	16.11.21
B	Minor amendments	PC	25.11.21
C	Amendments following boundary review	PC	08.02.22
D	Drawing updated to suit on going planning comments	PC	03.11.23
E	Drawing updated to suit on-going planning comments	PC	06.03.24



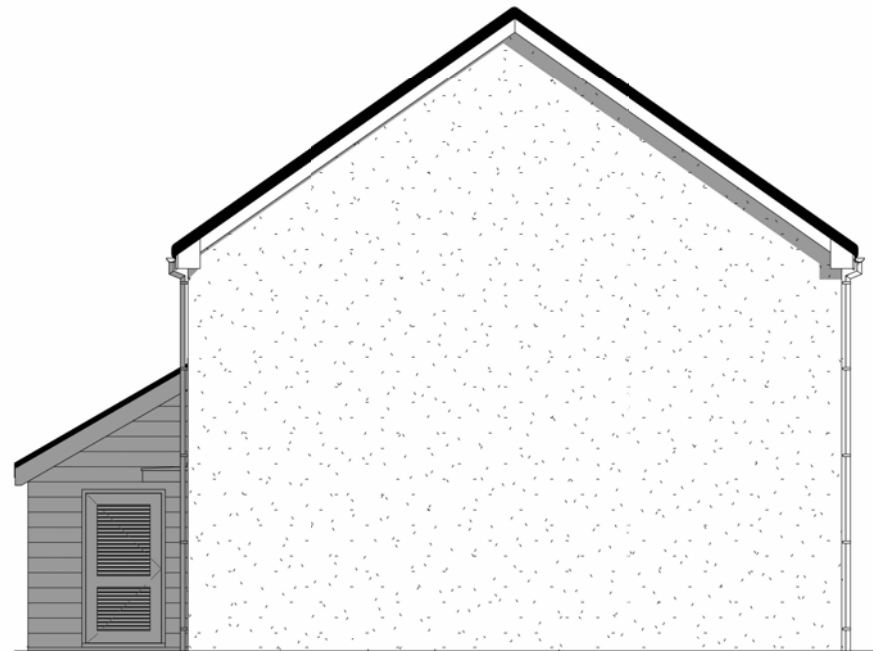
01 1B 2P WALK UP FLAT - GROUND FLOOR TYPE B
1 : 100



02 1B 2P WALK UP FLAT - FIRST FLOOR TYPE B
1 : 100



03 1B 2P TYPE B - FRONT ELEVATION (STONE)
1 : 100



04 1B 2P TYPE B - SIDE ELEVATION (STONE)
1 : 100



05 1B 2P TYPE B - REAR ELEVATION (STONE)
1 : 100

1 BED 2 PERSON WALK UP FLAT - TYPE B
PLOT 8 & 9 HANDED
PLOT 10 & 11

Notes

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Project LAND AT HIGH END, ST ATHAN

Project number N187

Client NEWYDD HOUSING ASSOCIATION LTD

Title 1 BED WALK UP FLATS - TYPE B

Drawing number A125

Scale 1 : 100 at A3

Revision E

Status **PLANNING**

Drawn PC

Date 06.03.24

2022/00266/FUL

Revisions

A	Layout amendments following design review meetings	PC	16.11.21
B	Minor amendment	PC	19.11.21
C	Drawing updated to suit on-going planning comments	PC	03.11.23
D	Drawing updated to suit on-going planning comments	PC	06.03.24



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Project	LAND AT HIGH END, ST ATHAN
Project number	N187
Client	NEWYDD HOUSING ASSOCIATION LTD
Title	AERIAL PERSPECTIVE
Drawing number	A128
Scale	at A3
Revision	D
Status	PLANNING
Drawn	PC
Date	06.03.24

2022/00266/FUL

Revisions

A	Layout amendments following design review meetings	PC	16.11.21
B	Minor amendment	PC	19.11.21
C	Drawing updated to suit on-going planning comments	PC	03.11.23
D	Drawing updated to suit on-going planning comments	PC	05.03.24



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Project	LAND AT HIGH END, ST ATHAN
Project number	N187
Client	NEWYDD HOUSING ASSOCIATION LTD
Title	PERSPECTIVE VIEW 1
Drawing number	A129
Scale	at A3
Revision	D
Status	PLANNING
Drawn	PC
Date	06.03.24

A	Layout amendments following design review meetings	PC	16.11.21
B	Minor amendments	PC	19.11.21
C	Drawing updated to suit on going planning comments	PC	03.11.23
D	Drawing updated to suit on going planning comments	PC	05.03.24

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Project	LAND AT HIGH END, ST ATHAN
Project number	N187
Client	NEWYDD HOUSING ASSOCIATION LTD
Title	PERSPECTIVE VIEW 2
Drawing number	A130
Scale	at A3
Revision	D
Status	PLANNING
Drawn	PC
Date	06.03.24

Revisions

A	Layout amendments following design review meetings	PC	16.11.21
B	Minor amendment	PC	17.11.21
C	Drawing updated to suit on going planning comments	PC	18.11.23
D	Drawing updated to suit on going planning comments	PC	05.03.24

2022/00266/FUL



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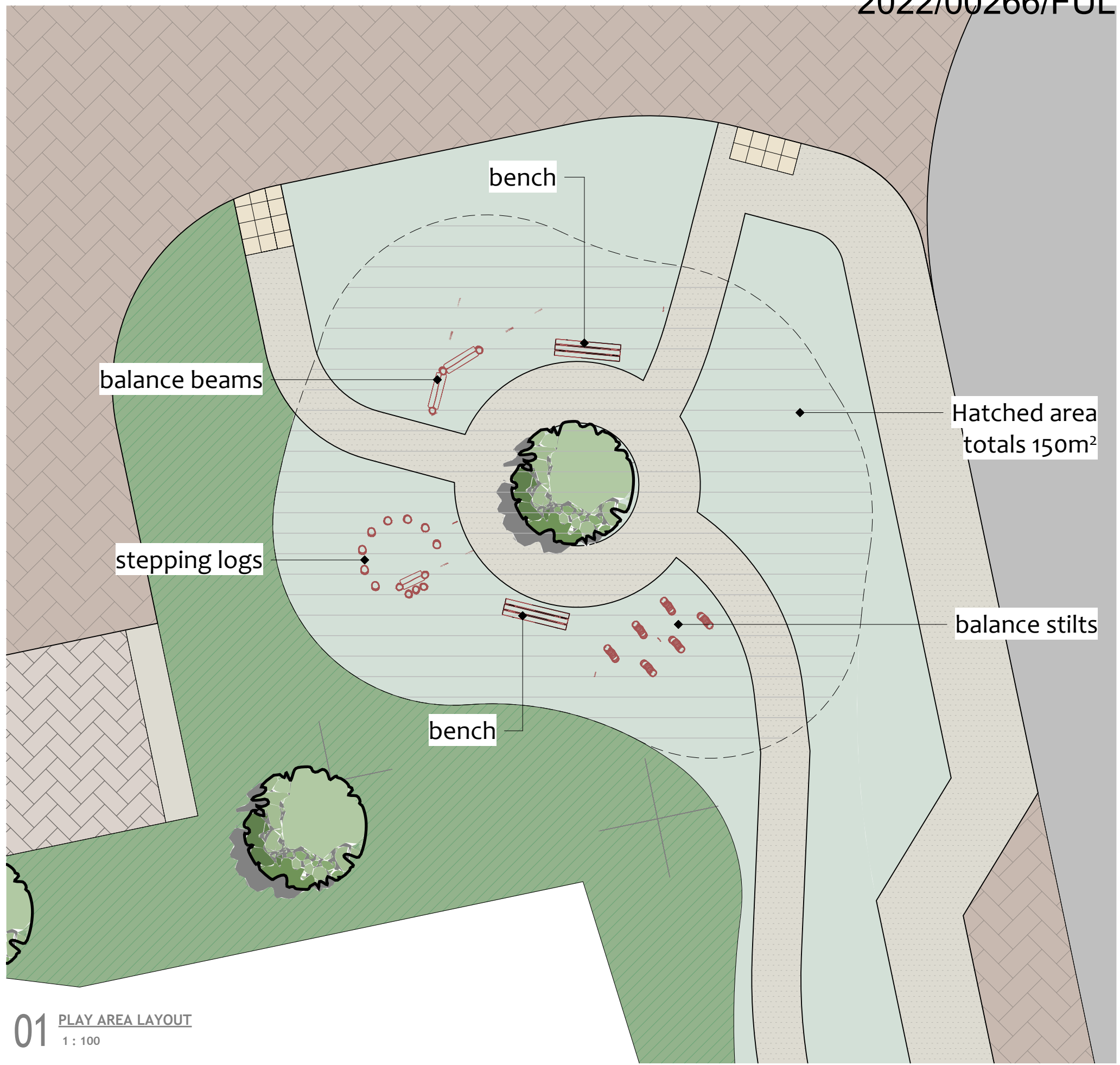
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Project	LAND AT HIGH END, ST ATHAN
Project number	N187
Client	NEWYDD HOUSING ASSOCIATION LTD
Title	PERSPECTIVE VIEW 3
Drawing number	A131
Scale	at A3
Revision	D
Status	PLANNING
Drawn	PC
Date	06.03.24



balance stilts



stepping logs



balance logs



bench

Notes

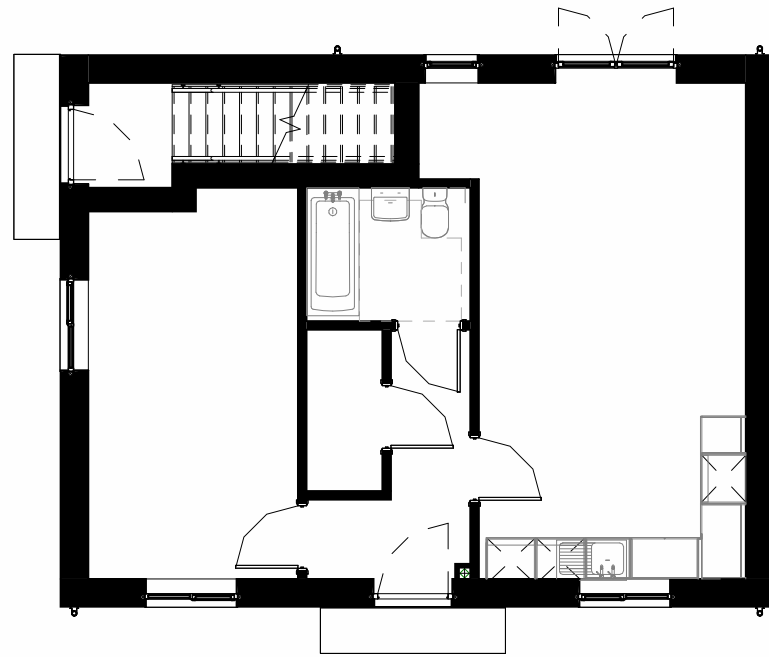
Do not scale from this drawing. Use figured dimensions only, which are displayed in millimeters unless stated otherwise. The contractor is requested to check all dimensions before work is put in hand. Any discrepancies within the drawing should be reported prior to commencement of works.

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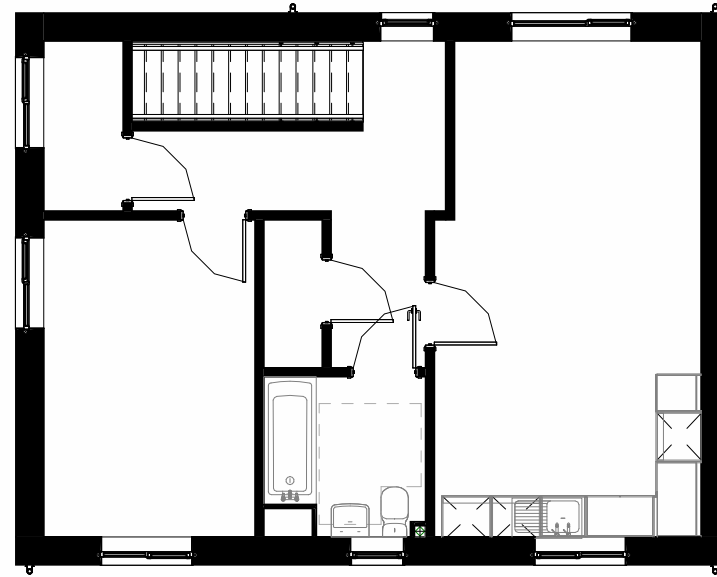
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Project	LAND AT HIGH END, ST ATHAN
Project number	N187
Client	NEWYDD HOUSING ASSOCIATION LTD
Title	PLAY AREA LAYOUT
Drawing number	A134
Scale	1 : 100 at A3
Revision	
Status	PLANNING
Drawn	PC
Date	06.03.24



01 1B 2P WALK UP FLAT - GROUND FLOOR TYPE C
1 : 100



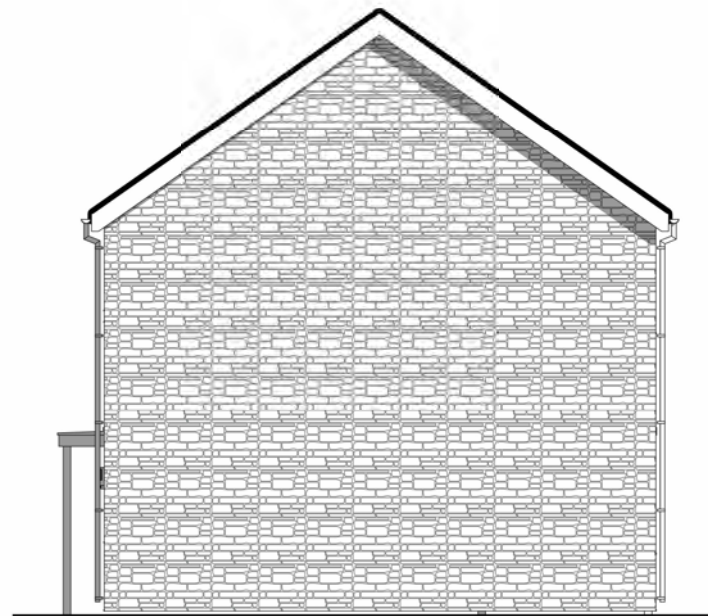
02 1B 2P WALK UP FLAT - FIRST FLOOR TYPE C
1 : 100



03 1B 2P TYPE C - FRONT/SIDE ELEVATION (STONE)
1 : 100



04 1B 2P TYPE C - FRONT ELEVATION (STONE)
1 : 100



05 1B 2P TYPE C - SIDE ELEVATION (STONE)
1 : 100



06 1B 2P TYPE C - REAR ELEVATION (STONE)
1 : 100

1 BED 2 PERSON WALK UP FLAT - TYPE C
PLOT 6 & 7

Notes

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Project	LAND AT HIGH END, ST ATHAN
Project number	N187
Client	NEWYDD HOUSING ASSOCIATION LTD
Title	1 BED WALK UP FLATS - TYPE C
Drawing number	A135
Scale	1 : 100 at A3
Revision	
Status	PLANNING
Drawn	PC
Date	03.04.24