A0 DRAWING SHEET



SITE LAYOUT 1:200

0 2 4 6 8 10 m

SCALE 1:200

SWOT ANALISYS

STRENGTHS

- CLOSE PROXIMITY TO MAIN ROADS OFFERING SUSTAINABLE PUBLIC TRANSPORT LINKS , INCLUDING THE TRAIN STATION INTO PONTYPRIDD AND OTHER SURROUNDING MAJOR CITIES SUCH AS CARDIFF AND NEWPORT
- EXISTING PUBLIC AND PRIVATE CARPARKING IMMEDIATELY ADJACENT THE SITE..
- ATTRACTIVE LANDSCAPE FEATURES TO PERIMETER OF THE SITE INCLUDING TREES, HEDGEROWS AND A WOODLAND CORRIDOR
- PART OF AN EXISTING AND EXPANDING URBAN DEVELOPMENT AREA.
- GOOD PUBLIC AND PEDESTRIAN LINKS AND PEDESTRIAN ACCESS TO LOCAL SCHOOLS AND UNIVERSITY OF WALES.
- USE OF BROWN FIELD SITE.

THREATS

- POTENTIAL TRAFFIC GENERATION FROM THE SCHEME.
- LOSS OF TREES AND ECOLOGY
- LOSS OF ECOLOGICAL FEATURES.
- ADEQUATE SUPPLIES FROM SERVICE PROVIDERS
- LOSS OF EXISTING COMMERCIAL UNITS

OPPORTUNITIES

- TO INCORPORATE EXISTING HEDGEROWS AND MATURE TREES INTO THE DESIGN.
- TO PROMOTE SUSTAINABLE SURFACE WATER DRAINAGE DESIGN (SUDS)
- TO OPTIMISE VIEWS INTO AND OUT OF THE SITE FROM KEY VANTAGE POINTS.
- TO ENCOURAGE A MIX OF HOUSE TYPES TO REFLECT PROVISION FOUND LOCALLY.
- TO RETAIN THE WILDLIFE AND ECOLOGICAL CORRIDORS AS AN ECOLOGICAL ASSET AND TO PROVIDE OPPORTUNITIES FOR RECREATION.
- TO USE RENEWABLE AND LOW- OR ZERO-CARBON TECHNOLOGIES.
- TO PROVIDE AFFORDABLE HOMES TO STRENGTHEN THE DIVERSITY OF HOUSING TENURE IN THE AREA.
- TO ACHIEVE A HIGH QUALITY DEVELOPMENT WITH A STRONG IDENTITY, ACTIVITY AND A STRONG 'SENSE OF PLACE'.
- TO PROMOTE HOME WORKING OPPORTUNITIES WITHIN EACH DWELLING..
- POTENTIAL FOR RESIDENTS TO LIVE AND WORK IN CLOSE PROXIMITY REDUCING THE NEED TO TRAVEL.
- TO INCORPORATE SUSTAINABLE URBAN DRAINAGE SYSTEMS TO MANAGE SURFACE WATER ON THE SITE.
- TO USE NEW PLANTING AND LANDSCAPE BUFFERS TO SOFTEN THE VISUAL IMPACT OF NEW DEVELOPMENT ON THE LANDSCAPE.

WEAKNESSES

- EXISTING MATURE TREES .
- ECOLOGICAL CONSTRAINTS TO PERIMETER OF SITE
- TRAIN STATION AND TRACKS NEARBY MAY CAUSE ISSUES WITH NOISE TRANSFERENCE.
- SURROUNDING DWELLINGS AND CLOSE PROXIMITY.

DESIGN STRATEGIES AND OBJECTIVES HAVE BEEN DEVELOPED FROM THE SWOT ANALYSIS THAT SEEK TO BUILD ON EXISTING STRENGTHS, MATCH STRENGTHS WITH OPPORTUNITIES AND REMOVE WEAKNESSES. PARTICULAR ATTENTION HAS BEEN GIVEN TO WEAKNESSES THAT CAN BE MATCHED WITH THREATS, AS IN SUCH CASES THE THREATS ARE MOST LIKELY TO BE REALISED.

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PLOT SCHEDULE

	2P 1B FLAT TYPE	-	34
	TOTAL NUMBER OF UNITS	-	34

REFER TO CONSULTING TRANSPORT ASSESSMENT AND MATRIX FOR PARKING REDUCTION REGIME.

PLOT NO.	DWELLING TYPE	GIA (M²)	GIA (FT²)	GARDEN SIZE (M²)
1	2P 1B FLAT TYPE	52	560	125
2	2P 1B FLAT TYPE	52	560	
3	2P 1B FLAT TYPE	52	560	
4	2P 1B FLAT TYPE	52	560	
5	2P 1B FLAT TYPE	52	560	150
6	2P 1B FLAT TYPE	52	560	
7	2P 1B FLAT TYPE	52	560	
8	2P 1B FLAT TYPE	52	560	
9	2P 1B FLAT TYPE	52	560	155
10	2P 1B FLAT TYPE	52	560	
11	2P 1B FLAT TYPE	52	560	
12	2P 1B FLAT TYPE	52	560	
13	2P 1B FLAT TYPE	52	560	150
14	2P 1B FLAT TYPE	52	560	
15	2P 1B FLAT TYPE	52	560	
16	2P 1B FLAT TYPE	52	560	
17	2P 1B FLAT TYPE	52	560	106
18	2P 1B FLAT TYPE	52	560	
19	2P 1B FLAT TYPE	52	560	
20	2P 1B FLAT TYPE	52	560	
21	2P 1B FLAT TYPE	52	560	
22	2P 1B FLAT TYPE	52	560	
23	2P 1B FLAT TYPE	52	560	
24	2P 1B FLAT TYPE	52	560	
25	2P 1B FLAT TYPE	52	560	
26	2P 1B FLAT TYPE	52	560	120
27	2P 1B FLAT TYPE	52	560	
28	2P 1B FLAT TYPE	52	560	
29	2P 1B FLAT TYPE	52	560	
30	2P 1B FLAT TYPE	52	560	
31	2P 1B FLAT TYPE	52	560	
32	2P 1B FLAT TYPE	52	560	
33	2P 1B FLAT TYPE	52	560	
34	2P 1B FLAT TYPE	52	560	

REFER TO CONSULTING ENGINEERING DRAWINGS FOR PLOT FINISHED FLOOR LEVELS AND DRAINAGE DETAILS.

LANDSCAPING INDICATED IS ILLUSTRATIVE ONLY - REFER TO LANDSCAPE ARCHITECT'S DRAWINGS FOR EXACT DETAILS OF LANDSCAPING PROPOSALS.

LTH — DENOTES 2.6M X 4.8M PARKING BAY.
LTH DENOTES 'LIFE TIME HOME' COMPLIANT PARKING SPACE.

ECOLOGY ENHANCEMENTS:

- 3M BUFFER AROUND EXISTING HEDGES.
- 50% OF DWELLINGS TO HAVE BIRD AND BAT BOXES.
- HEDGEHOG TUNNELS IN FENCES.
- AT LEAST 1 POND TO BE PROVIDED.

KEY SCHEDULE

- DENOTES SITE APPLICATION BOUNDARY
- **TYPE A: GARDEN FENCE** DENOTES 1800MM HIGH TREATED CLOSE BOARDED FENCE.
- **TYPE B: REAR GARDEN WALLS** DENOTES 1.8M HIGH FACING BRICKWORK BOUNDARY WALLS TO KEY POSITIONS.
- **TYPE C: RAILINGS** DENOTES 900MM HIGH GALVANISED FLAT TOP RAILINGS.
- **TYPE D: RETAINING WALLS** DENOTES TOBERMORE OR SIMILAR RETAINING WALL STRUCTURE
- DENOTES INDICATIVE LANDSCAPING HEDGES, SHRUBS AND PLANTING - FULL REFERENCE MUST BE GIVEN TO THE ACCOMPANYING LANDSCAPE ARCHITECTS PLANS
- DENOTES 2.6M X 4.8M 'TOBERMORE' PERMEABLE PAVING SYSTEM PARKING BAYS WITH 50MM X 100MM PC CONCRETE PATH EDGING TO DELINEATE BAYS.
- DENOTES AREAS OF 450 X 450MM P.C CONC. PAVING SLABS TO FORM PATIO AREAS AND 900MM MIN FOOTPATHS TO TO CURTILAGE OF HOUSES AND 1200MM WIDE TO TO CURTILAGE OF FLATS.
- DENOTES AREAS OF INFORMAL PLANTING / LANDSCAPING AREAS , AS PER TREE / SPECIES MIX IN LANDSCAPING SCHEDULE.
- DENOTES AREAS OF RAIN GARDENS TO ASSIST SUDDS DRAINAGE DESIGN & BIODVERSITY AS PER TREE / SPECIES MIX IN LANDSCAPING SCHEDULE.
- DENOTES 1.8M HIGH - 900MM WIDE TIMBER GATE WITH A SECURITY LOCK, IN COMPLIANCE WITH BS8300 - NOTE GATE TO BE SIMILAR HEIGHT TO ADJACENT WALL/GATE IF APPLICABLE.

- DENOTES NEW TREE PLANTING (REFER TO LANDSCAPE DRAWING FOR TYPES AND SCHEDULES)
- DENOTES EXISTING TREES TO BE REMOVED AS PER ACCOMPANYING TREE REPORT.
- DENOTES 2.9M DIAMETER ROTARY DRYER SET IN CONCRETE. - PROVIDING 4M MIN. OF LINE FOR 2 BED DWELLINGS, 6M MIN. FOR 3 BED DWELLINGS.
- DENOTES PAVED CONCRETE HARDSTANDING FOR COMMUNAL BIN STORE HOSTING REFUSE BINS TO SUIT LA REQUIREMENTS
- DENOTES ROBUST SBD COMPLIANT EXTERNAL SHARED BIKE STAND, SET ONTO HARD PAVING SLAB AREAS. STAND TO PROVIDE 1 SPACE PER FLAT.
- SB — DENOTES POSITION OF IBSTOCK OR SIMILAR SWIFT BOX IN SMOOTH RED - TO BE INSTALLED AT MIN. 5M FROM EXTERNAL GROUND LEVEL
- BB — DENOTES POSITION OF IBSTOCK BAT BRICK (TYPE A) OR SIMILAR - REFER TO INDIVIDUAL ELEVATIONS FOR EXACT LOCATION
- DENOTES HEDGEHOG TUNNELS THROUGH BOTTOM OF INTERMEDIATE GARDEN FENCES.
- DENOTES BIN COLLECTION POINT

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Revisions

Revision	Checked
	KML

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Job Title: The Sidings Treforest
Client: Trivallis HA

Drawing Purpose: PLANNING / WAG

In Associaition with **Trivallis**

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