



CYNLLUN SAFLLE
SITE PLAN - 1:250 @ A1

HOUSE SCALE PARAMETERS:
Buildings shown are indicative.

Houses:

- Length - approx 12m - 14m
- Width - approx 8m - 10m
- Height to eaves - approx 3.2m - 5.2m
- Height to ridge - approx 8m - 11m

Garages:

- Length - approx 5m - 7m
- Width - approx 2.5m - 4m
- Height to eaves - approx 2m - 3m
- Height to ridge - approx 5m - 7m



CYNLLUN LLEOLIAD
LOCATION PLAN - 1:2500 @ A1

NEW JUNCTION & DRIVE CONSTRUCTION

The Access shall be constructed so that there is clear visibility from a point 1.05m above ground level at the centre of the access and 2.4m from the edge of the adjoining road, to points 0.20m above ground level at the edge of the adjoining carrieway and achieves 120m clear visibility in both directions (40mph). Areas within visibility splays to be kept clear of any planting or constructions which would obstruct the visibility.

10m junction visibility awareness splays.
 The drive entrance is to be 5.5m wide for 10m. All areas shown in solid grey/hatched are to be surfaced with 160mm Macadam surfacing comprising 60mm binder course and 100mm base course on a minimum of 250mm compacted MOT Type 1 Sub Base. Maximum gradient of first 5.5m to be 1 in 15 and laid to fall into new gullies which discharge into new soakaways as shown. No surface water shall discharge onto road.

The private drives for each property are to be permeable block pavings to conform to SAB requirements. Type to be agreed.

SOAKAWAYS

Soakaways to be designed to conform to the hydraulic standards set out in Welsh Government's sustainable drainage (SUDS) standard. The soakaways will be designed to manage surface water run-off for all events up to the 1 in 100 year return period (+ an allowance for climate change).

Position at least 5m away from any building or highway, exact location, depth & size to be determined on site with Building Inspector following permeability test to BRE Digest 385 / BS EN 752-4.

Typical construction - Lined bottom and sides of pit with geotextile membrane - 175mm 75kg or similar insert vertical inspection / distributor pipe 225mmØ perforated to depth of fill. Fill to pipe, inset with granular material of clean broken bricks, crushed rock, stone or gravel 50 - 150mm. Cover with degradable membrane. Backfill with as dug material. Percolation test results are to be provided for the building control officer's approval, to determine the suitability of the ground for soakaways.

PLANTING STRATEGY

General planting of native tree species to be of mainly broadleaved, deciduous species to include a variety of the following short growing Common Hawthorn (Crataegus Monogyna), Rose Dog (Fosa Canina), Spindle (Euonymus), as well as a selection of short growing fruit trees such as Apple (Malus Domestica), Cherry (Prunus Cerasus), Pear (Pyrus Communis & Juniper (Juniperus Communis). All trees selected to be a mixture of the above mentioned native species. The local provenance of all trees purchased should be demonstrated to ensure their suitability for the proposed site based on the soil quality & position of the site.

All new hedgerow to be native species with local provenance to the site. A mixture of the following species are to be planted - Elder, Hazel, Privet, Dogwood, Guelder Rose & Dog Rose. To be planted in two rows at staggered centres, 6 plants per linear metre.

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Client: Powys County Council
 Project: Proposed 4 building plots @ Land Adj. Maesoffa, Four Crosses
 Task No: 20 / 01
 Drawing No: PLO1 E
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