



Wall Key

[Solid Grey]	EXISTING
[Dotted Grey]	PROPOSED

Boundary Key (Ground floor only)

[Dashed Orange]	TYPE 01 - Existing retaining wall with new railing
[Dashed Purple]	TYPE 02 - Proposed retaining wall with new railing
[Dashed Cyan]	TYPE 03 - Timber Panels (To Landscape Architects Specification)
[Dashed Yellow]	TYPE 04 - Proposed retaining wall
[Dashed Pink]	TYPE 05 - Proposed railing detail with planting/ bespoke dimensions

Landscape Key

[Green Circle]	New tree positions in accordance with Landscape Architects design & specification
[Green Hatched]	New planting in accordance with Landscape Architects design & specification

General Key

[Yellow Circle]	Commercial unit number	[Green X]	Food Waste
[Purple Circle]	Residential unit number	[Green X]	Dry Recyclables
[White Rectangle]	Bin Store	[Pink X]	General Waste
		[Blue X]	Retail Waste: Commercial Waste

Unit Type

[Purple]	Retain Existing 2BED Flat	10
[Blue]	Convert Existing 2BED Flat into 1BED Flat	2
[Orange]	Proposed 1BED Flat	4
[Green]	Proposed 2BED Flat	8
[Dark Blue]	Proposed 3BED Flat	3
[Light Blue]	Proposed Core	
Existing Total: 10 Units		
Additional: 17 Units incl. converted units		
Total: 27 units		

Retail Type

[Purple]	Existing Retail Units Decanted prior to construction with exception of 08 and 09.	8
[Green]	Proposed Retail Unit Decanted prior to construction	1

Parking
(Broken down as below) **Total: 25 spaces**

[Orange Hatched]	Residential Parking	5 spaces (2 Double-Barred)
[White]	Public Parking	18 spaces
[Yellow Hatched]	Disabled Parking	2 spaces
Bike Storage (For all)		Total: 51 spaces

P24	Sealing added to front elevation. Bike storage amended.	MR	KL	02.10.23
P23	Bik store added to unit 1. Bike store to rear amended.	MR	KL	19.06.23
P22	Bike Store amended.	MR	KL	21.03.23
P21	Drawing amended to suit Calibro drawing.	MR	KL	24.11.22
P20	Bio retention planting area amended by Unit 1a.	MR	KL	25.08.22
P19	Unit numbers amended.	MR	KL	12.07.22
P18	Access to rear amended.	MR	KL	10.07.22
P17	Revised Bike Store.	HJ	AH	14.01.21
P16	Demolition lines removed. Bike store amended. Staff cycle parking added to core. Note added on roof access.	HJ	AH	13.01.21
P15	Bicycle storage text removed. Key amended.	HJ	AH	15.12.20
P14	Bicycle storage amended. Parking space rotated. Omitted 1 no. parking space.	HJ	AH	20.11.20
P13	Mix updated. Landscape updated.	HJ	AH	14.08.20
P12	Shower rooms added in units. Gate shown in south west elevation. Window positions/panelling amended. Amenity space sub divided.	HJ	AL	07.08.20
P11	Mix updated.	HJ	AH	29.07.20
P10	Option D revised. Additional external seating added. Steps omitted and footway increased to 3m. Cafe glazing amended. Sliding doors added.	HJ	AH	21.07.20
P9	Option D. A combination of Option A and Option C.	HJ	AH	08.07.20
P8	Option C- Issued to Planner.	HJ	AH	04.06.20
P7	Option C. A combination between Options A and B.	HJ	AH	19.05.20
P6	Revised Option B. Stepped Core Arrangement. Revised Core Arrangement. Option Issued to Planner as Option A.	HJ	AH	12.05.20
P5	Revised Option	HJ	AH	03.04.20
P4	Revised Option	HJ	AH	10.03.20
P3	Update gate position. Landscape updated.	HJ	AH	18.12.19
P2	Boundary revision following SBD meeting. Landscape amendments.	HJ	AH	03.12.19
P1	Additional car parking spaces for public use. Relocate gates following public consultation. Lift size amended.	HJ	AH	12.09.19
Rev.	Description	Drawn	Check	Date

FOR APPROVAL

pentan
architects

22 Cathedral Road
Cardiff CF11 9LJ
t. 029 2030 9010
info@pentan.co.uk

Project: Clear Water Way, Lakeside
Client: Silvercrescent Developments
Drawing Title:

Proposed Ground Floor Plan

Job no.	Org.	Zone	Level	Type	Role	Description	Status	Rev.
3742	PEN	ZZ	00	DR	A	010	S4	P24
Scale: 1 : 200 @ A1		Date: Jan '21						

NOTES Do not scale. All dimensions are in millimetres unless stated otherwise.

IMPORTANT NOTE

Site Plan produced using detailed survey received by client ref: "L_2016_IR16113"

Building structure produced using construction drawing prepared by Intrado ref: "IR18201" AND "IR16113" dated: November 2018
Internal layouts to be confirmed, following detailed survey information.

Elevation drawings produced using Elevation survey prepared by Zenith Land ref: "21122" dated: September 2018

Asbestos Report is not available at this present moment in time. Client is to provide prior to any works and appoint principle contractor and principle designer.

Plans are subject to imposed planning conditions and thorough drainage investigations. Position of all existing in use and redundant drainage runs to be confirmed following further investigation.

Position of any existing underground services to be confirmed following further investigation.

Ownership of all boundaries to be confirmed by client.