

- KEY**
- Application Boundary (Approx 0.49 Ha.)
  - Existing Building
  - Existing Tree
  - Proposed Tree
  - Green Infrastructure
  - SuDs Feature
  - Carriageway
  - Shared surface
  - Parking Courtyard
  - Parking Bay
  - Permeable Paving
  - Footpath

**Housing Mix**

| Plot No. | House Type   | Level | GIA                |
|----------|--------------|-------|--------------------|
|          | 2P1BA (Gn)   | 00    | 54m <sup>2</sup>   |
| Plot 2   | 2P1BA (Gn)   | 01    | 61m <sup>2</sup>   |
| Plot 3   | 2P1BA (Gn)   | 00    | 53.5m <sup>2</sup> |
| Plot 4   | 2P1BA (Gn)   | 01    | 61m <sup>2</sup>   |
| Plot 5   | 2P1BA (Gn)   | 00    | 53.5m <sup>2</sup> |
| Plot 6   | 2P1BA (Gn)   | 01    | 61m <sup>2</sup>   |
| Plot 7   | 2P1BA (Gn)   | 00    | 53.5m <sup>2</sup> |
| Plot 8   | 2P1BA (Gn)   | 01    | 61m <sup>2</sup>   |
| Plot 9   | 2P1BA (Gn)   | 00    | 53.5m <sup>2</sup> |
| Plot 10  | 2P1BA (Gn)   | 01    | 61m <sup>2</sup>   |
| Plot 11  | 2P1BA (Gn)   | 00    | 54m <sup>2</sup>   |
| Plot 12  | 2P1BA (Gn)   | 01    | 61m <sup>2</sup>   |
| Plot 13  | 2P1BA (Gn)   | 00    | 54m <sup>2</sup>   |
| Plot 14  | 2P1BA (Gn)   | 01    | 61m <sup>2</sup>   |
| Plot 15  | 4P2BH (LCHO) | 00    | 83m <sup>2</sup>   |
| Plot 16  | 4P2BH (LCHO) | 00    | 83m <sup>2</sup>   |
| Plot 17  | 4P2BH (LCHO) | 00    | 83m <sup>2</sup>   |
| Plot 18  | 4P2BH (LCHO) | 00    | 83m <sup>2</sup>   |
| Plot 19  | 4P2BH (LL)   | 00    | 83m <sup>2</sup>   |
| Plot 20  | 6P5BH (Acc)  | 00    | 173m <sup>2</sup>  |
| Plot 21  | 4P2BH (LL)   | 00    | 83m <sup>2</sup>   |
| Plot 22  | 4P2BH (LL)   | 00    | 83m <sup>2</sup>   |
| Plot 23  | 4P2BH (LL)   | 00    | 83m <sup>2</sup>   |

**ACCOMMODATION SCHEDULE**

- 14No. 1B2P walk up apartments (general needs) - Two storey; GIA varies
- 1No. 5B6P house (accessible unit) - two storey - (can be turned into 2no 2B4P houses in the future): 173sqm
- 4No. 2B4P LCHO - two storey; 83sqm
- 4No. 2B4P Later Living - two storey; 83sqm
- Total 23 units (can become 24units on 5B6P conversion in the future)**

**VEHICLE PARKING - 26 TOTAL BAYS**

- 24 No. Resident's bays
- 2No. Visitor bays

**CYCLE PARKING**

2 No. Visitor Cycle hoops - 1 cycle hoop per apartment amenity space.

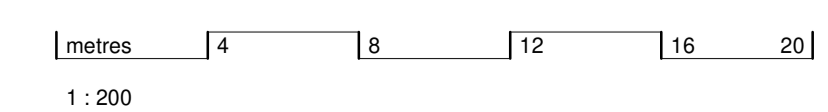
**REFUSE STRATEGY**

- Refuse stores for houses to be within plots and to be collected from frontage.
- Refuse stores for apartments within plot or within communal amenity space.
- Refuse vehicle to turn at turning head specified on drawing - All plots within acceptable carry distance of adoptable extents.
- Refuse capacity indicative only. Allows for:
  - Per Plot:
    - 1 x 240l refuse.
    - 1 x 240l recycling
    - 1 x 23l food waste caddy

**NOTES**

- Proposed Sprinkler pump store location TBA with M+E Consultant.
- External layout indicative only - to landscape architect's landscape plan.
- External levels to Engineer's details.

Proposed Site Plan Tech Scrutiny  
1 : 200



| Rev | Description          | Date     | By | Check |
|-----|----------------------|----------|----|-------|
| 1   | Issue for Scrutiny   | 20/02/24 | JJ | MM    |
| 2   | Revised for Planning | 20/02/24 | JJ | MM    |
| 3   | Final for Planning   | 20/02/24 | JJ | MM    |
| 4   | Final for Planning   | 20/02/24 | JJ | MM    |
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| 49  | Final for Planning   | 20/02/24 | JJ | MM    |
| 50  | Final for Planning   | 20/02/24 | JJ | MM    |

Jon James studio  
ARCHITECTURE

Caerphilly Council  
Brookland Rd

Proposed Illustrative Site Plan