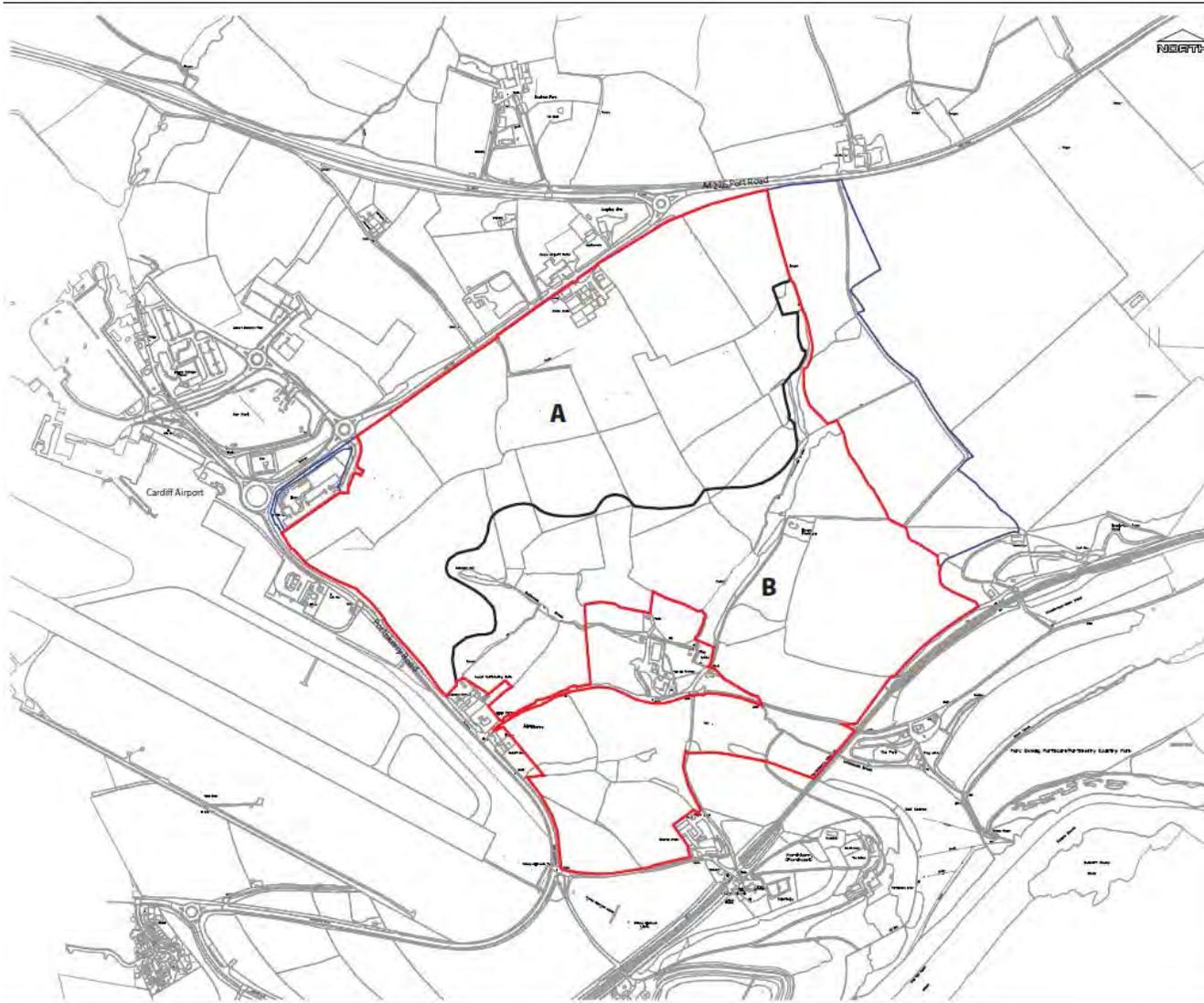


Site Location



2019/00871/FUL – Land at Model Farm, Port Road, Rhoose

Site Concept Masterplan



Parameter Plan (Land Use and Storey Heights)



Parameter Plan (Movement and Access)



Parameter Plan (Green Infrastructure)



Site photograph 1 – view toward site from south-east (public footpath)



Site photograph 1a – view toward site from south-east (public footpath)



Site photograph 2 – view toward site from north (un-named lane off Tredogan Road)



2019/00871/FUL – Land at Model Farm, Port Road, Rhoose

Site photograph 3 - View toward site from south (from Porthkerry/ Cliff Farm)



Site photograph 4 - View toward site from south-west (east of Porthkerry)



Site photograph 5 – view from woodland within ‘Area B’



Site photograph 6 – view from Porthkerry Park toward viaduct/ site



Site photograph 7 – footpath south-east of site



Site Photograph 8 – View across site from footpath toward Model Farm (west)



Site Photograph 9 – View toward site from Porthkerry Road (junction to Porthkerry)



Site Photograph 10 – View from Port Road (near Holiday Inn)



Site Photograph 11 – View from Holiday Inn access road toward Model Farm (east)



2019/00871/FUL – Land at Model Farm, Port Road, Rhoose

Site Photograph 12 – View of western site access (Holiday Inn access road)



Site Photograph 13 – View over site access south (toward Porthkerry & Porthkerry Park)



2019/00871/FUL – Land at Model Farm, Port Road, Rhoose

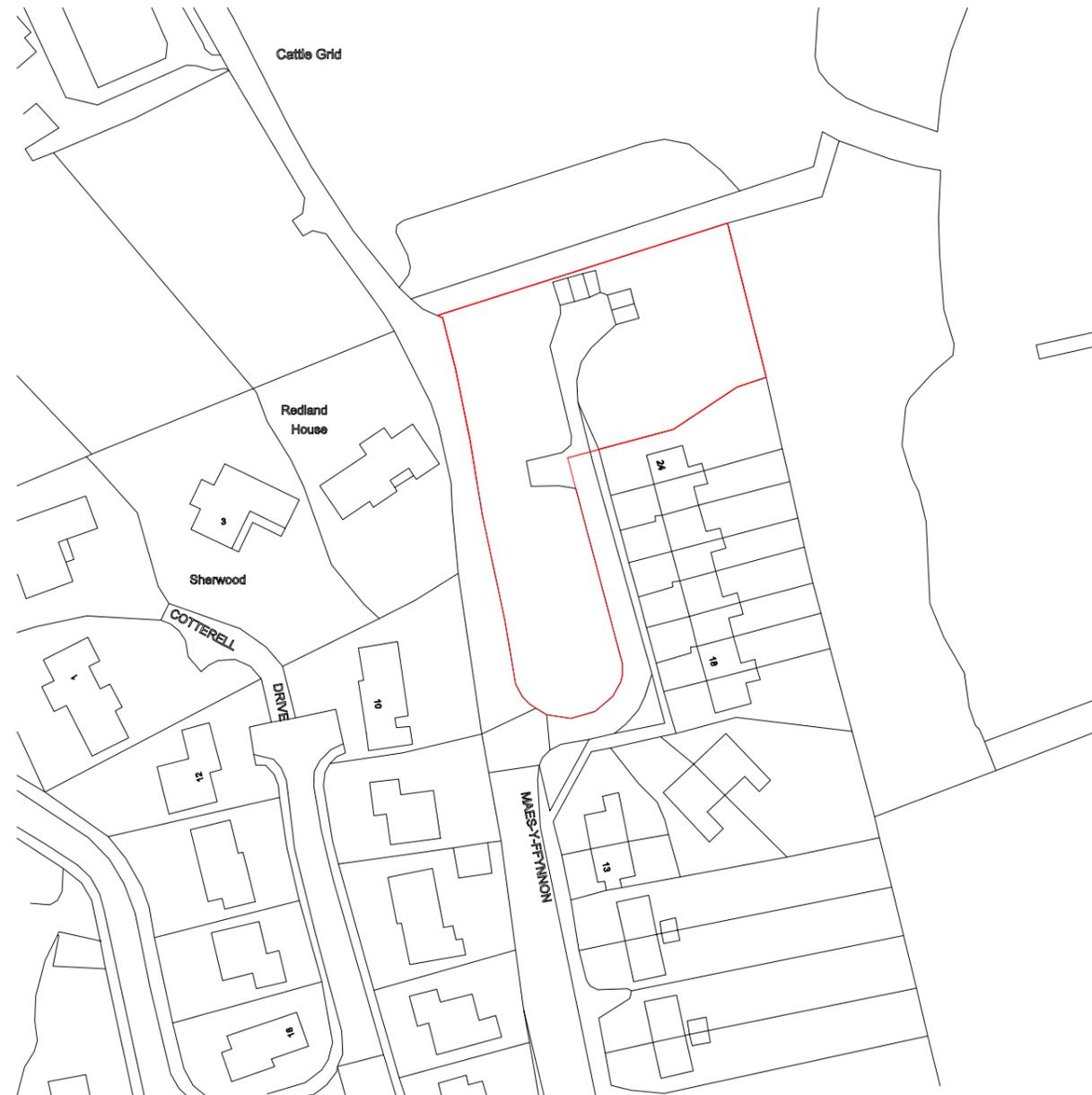
Site Photograph 14 – View over site (from Porthkerry Road)



Street view images: Eastern site access

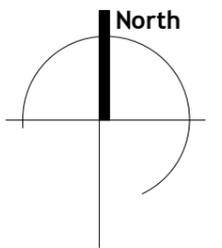


2019/01031/RG3



Site location plan

1 : 1250



Notes

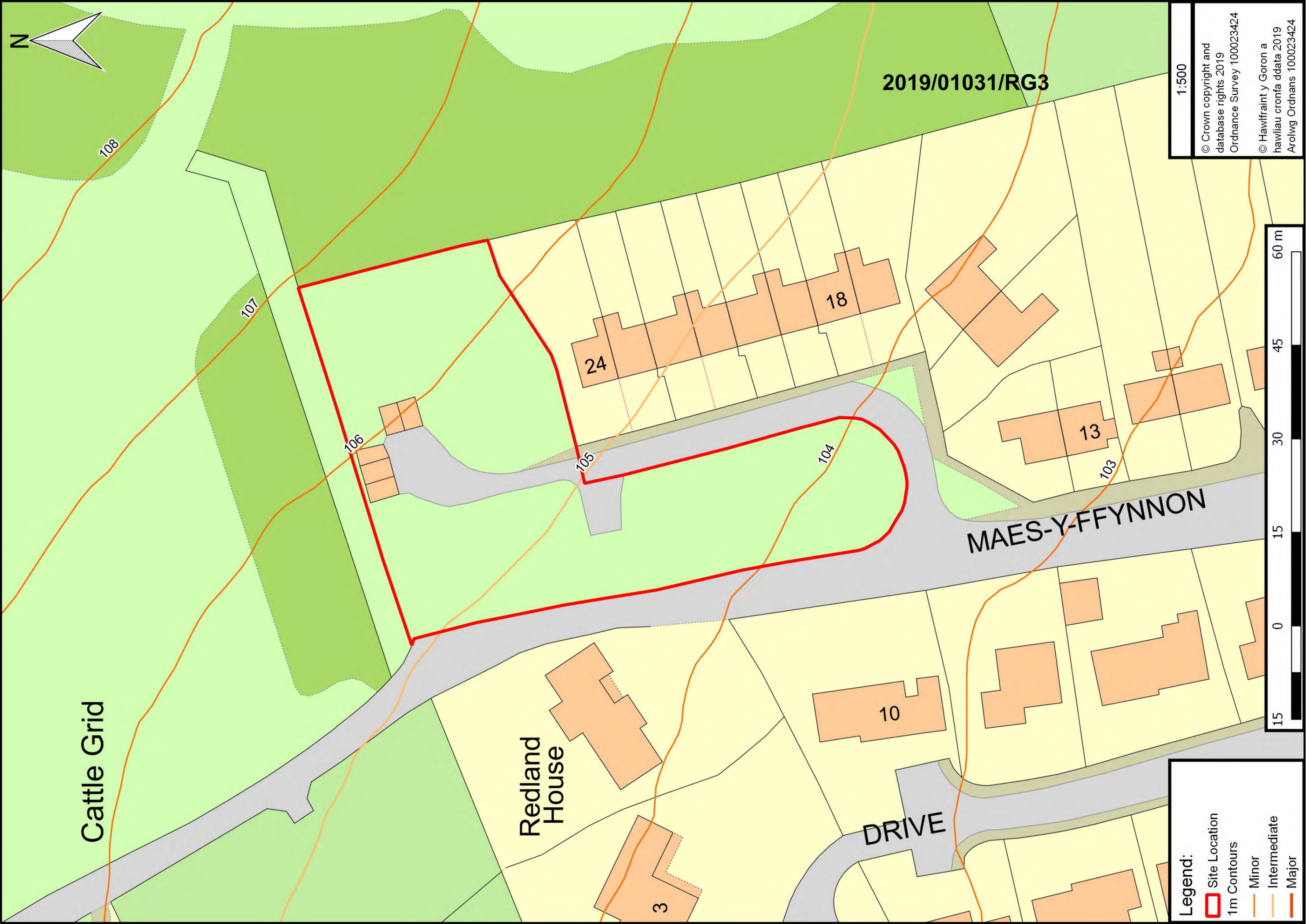
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Project	Maes-Y-Flynnon Bonvilston
Project number	L525 - 2
Client	Vale of Glamorgan
Title	Site location plan
Drawing number	A001
Scale	1 : 1250 at A3
Revision	
Status	PLANNING
Drawn	
Date	28.01.2022



2019/01031/RG3

Cattle Grid

Redland House

DRIVE

MAES-Y-FFYNNON

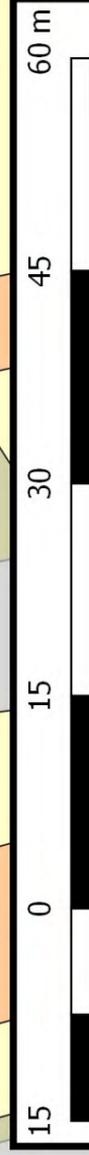
Legend:

- Site Location
- 1m Contours
- Minor
- Intermediate
- Major

1:500

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Ordnance Survey 100023424

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Arolwg Ordnans 100023424



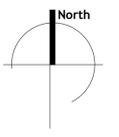
Revisions		
A	10.02.2022	Updated following comments from planning
B	11.02.2022	Layout updated following comments from engineer
C	13.09.2022	Updated following comments from planning
D	05.10.2022	Tree removal plan updated

2019/01031/RG3



-  Indicates proposed new trees - species to be agreed
-  Indicates existing trees to be removed for development reasons
-  Indicates existing trees to be removed for arboricultural reasons

Schedule of accommodation	
4no.	1b2p Flats (Type 1)
2no.	2b4p Houses (Type 2)
2no.	1b2p 'over 55' Flats (Type 3)
Total 8 New homes	
2 parking spaces per house	
1 Parking space per flat	



Notes

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Project	Maes-Y-Ffynnon Bonvilston
Project number	L525 - 2
Client	Vale of Glamorgan
Title	Block plan
Drawing number	A109
Scale	As indicated at A1
Revision	D
Status	PLANNING
Drawn	
Date	28.01.2022

Block plan
1 : 250

Revisions

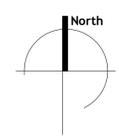
A	10.02.2022	Updated following comments from planning
B	11.02.2022	Layout updated following comments from engineer
C	13.09.2022	Updated following comments from planning
D	05.10.2022	Tree removal plan updated

2019/01031/RG3

-  Indicates proposed new trees - species to be agreed
-  Indicates existing trees to be removed for development reasons
-  Indicates existing trees to be removed for arboricultural reasons

Schedule of accommodation

4no. 1b2p Flats (Type 1)
2no. 2b4p Houses (Type 2)
2no. 1b2p 'over 55' Flats (Type 3)
Total 8 New homes
2 parking spaces per house
1 Parking space per flat



Notes

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Project	Maes-Y-Ffynnon Bonvilston
Project number	L525 - 2
Client	Vale of Glamorgan
Title	Site layout
Drawing number	A101
Scale	1 : 100 at A1
Revision	D
Status	PLANNING
Drawn	
Date	28.01.2022



- Hard & Soft landscaping key
-  Formpave aquasett permeable block paving (exact colour to be agreed)
 -  Forterra ecogranite chartres block paving (exact colour to be agreed)
 -  Forterra ecogranite slab paving
 -  Tarmac roads to adoptable standards
 -  Pavements to adoptable standards
 -  Indicates grassed areas - Provide topsoil and turfing as section Q30 and D20
- Boundary treatments
-  1.8m High brick wall with brick on edge coping
 -  1.8m High close board timber fence
 -  1100mm Black painted metal railings

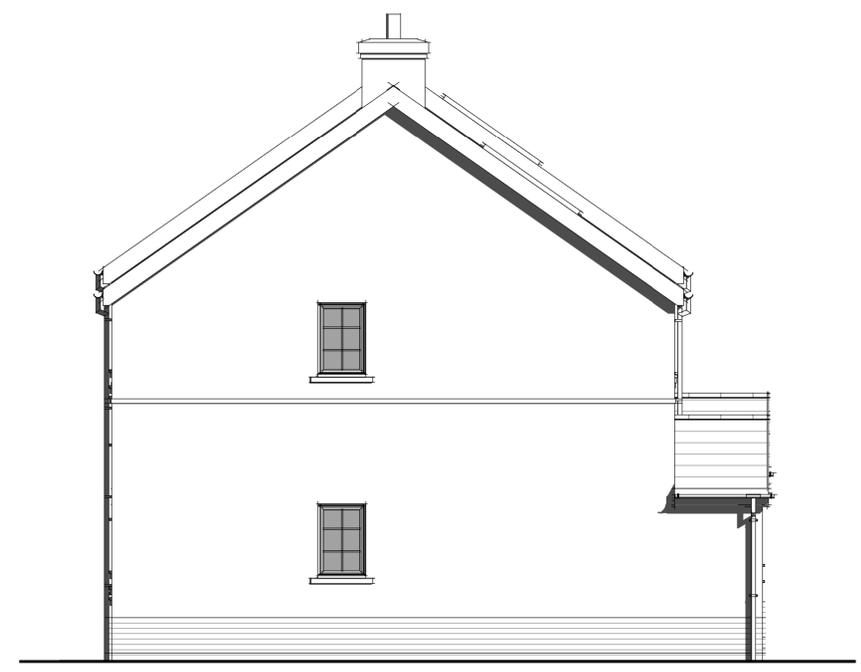
Refer to engineers layout for locations of retaining walls. Fence to sit on top of retaining walls where they form part of the boundary

Retaining walls to be formed using facing brickwork with brick on edge coping (subject to wall thickness)

6no. 1000x1700mm (325W) Roof integrated PV panels - 3 per flat



Plots 1-4 - Front elevation
 1 : 50



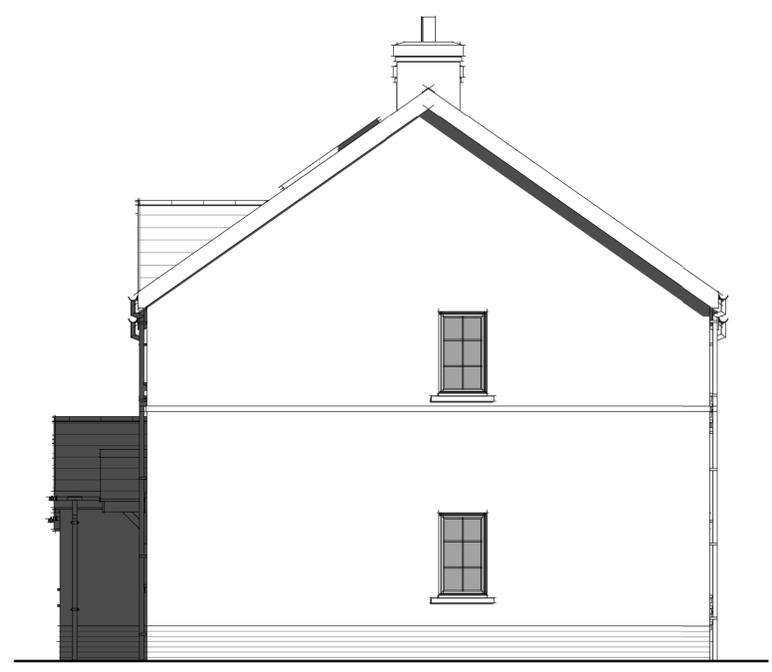
Plots 1-4 - Side elevation 1
 1 : 50

Schedule of materials

1. Natural red colour Marley plain tiles
2. White UPVC Soffits & Facias
3. Black UPVC Rainwater goods
4. 'Wakerley Multi Stock' facing brickwork plinth / string course / window heads
5. White roughcast render
6. Agate grey colour UPVC windows with PCC cills / arched brickwork heads as shown
7. IG 'HNG1W' front doors; Non-standard RAL colours to be agreed
8. GRP Pitched door canopies
9. GRP Chimneys



Plots 1-4 - Rear elevation
 1 : 50



Plots 1-4 - Side elevation 2
 1 : 50

2019/01031/RG3

Notes

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Project	Maes Y Ffynnon Bonvilston
Project number	L525 - 2
Client	Vale of Glamorgan
Title	Plots 1-4 Elevations
Drawing number	A103
Scale	1 : 50 at A1
Revision	A
Status	PLANNING
Drawn	MM
Date	28.01.2022

4no. 1000x1700mm (325W) Roof integrated PV panels

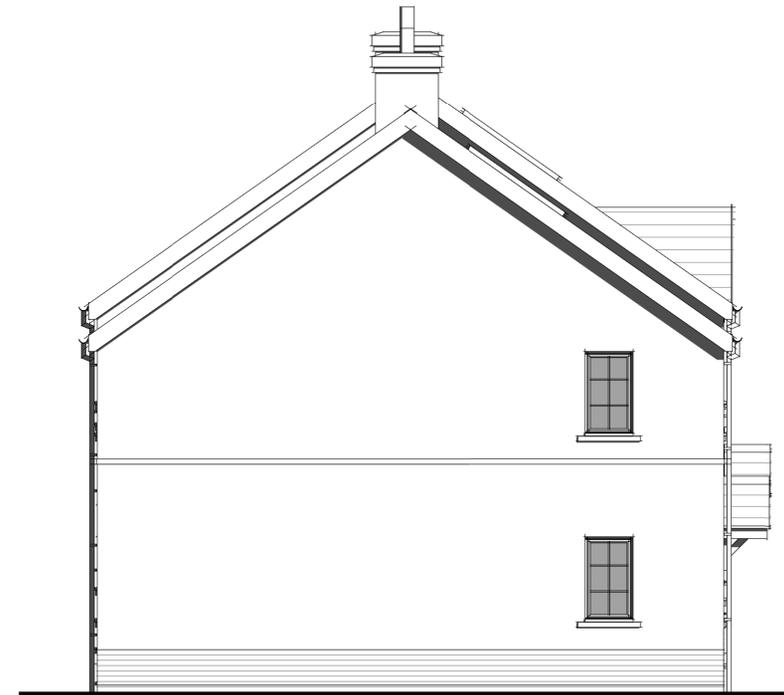


Plots 5&6 - Front elevation

1 : 50

Schedule of materials

1. Natural red colour Marley plain tiles
2. White UPVC Soffits & Facias
3. Black UPVC Rainwater goods
4. 'Wakerley Multi Stock' facing brickwork plinth / string course / window heads
5. White roughcast render
6. Agate grey colour UPVC windows with PCC cills / arched brickwork heads as shown
7. IG 'HNG1W' front doors; Non-standard RAL colours to be agreed
8. GRP Pitched door canopies
9. GRP Chimneys



Plots 5&6 - Side elevation 1

1 : 50



Plots 5&6 - Rear elevation

1 : 50



Plots 5&6 - Side elevation 2

1 : 50

2019/01031/RG3

Notes

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Project	Maes Y Ffynnon Bonvilston
Project number	L525 - 2
Client	Vale of Glamorgan
Title	Plots 5&6 Elevations
Drawing number	A105
Scale	1 : 50 at A1
Revision	
Status	PLANNING
Drawn	MM
Date	28.01.2022



Context elevation
 1 : 100

2019/01031/RG3

Notes

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Project	Maes-Y-Ffynnon Bonvilston
Project number	L525 - 2
Client	Vale of Glamorgan
Title	Context elevation
Drawing number	A108
Scale	1 : 100 at A1
Revision	B
Status	PLANNING
Drawn	
Date	28.01.2022



Indicative view of development

2019/01031/RG3

Notes

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Project **Maes-Y-Flynnon | Bonvilston**

Project number **L525 - 2**

Client **Vale of Glamorgan**

Title **Perspective view**

Drawing number **A110**

Scale **at A3**

Revision

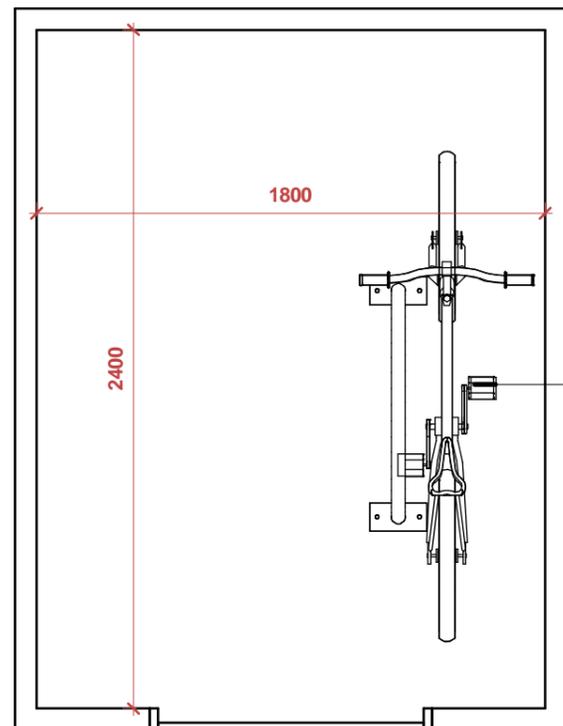
Status **PLANNING**

Drawn

Date **28.01.2022**

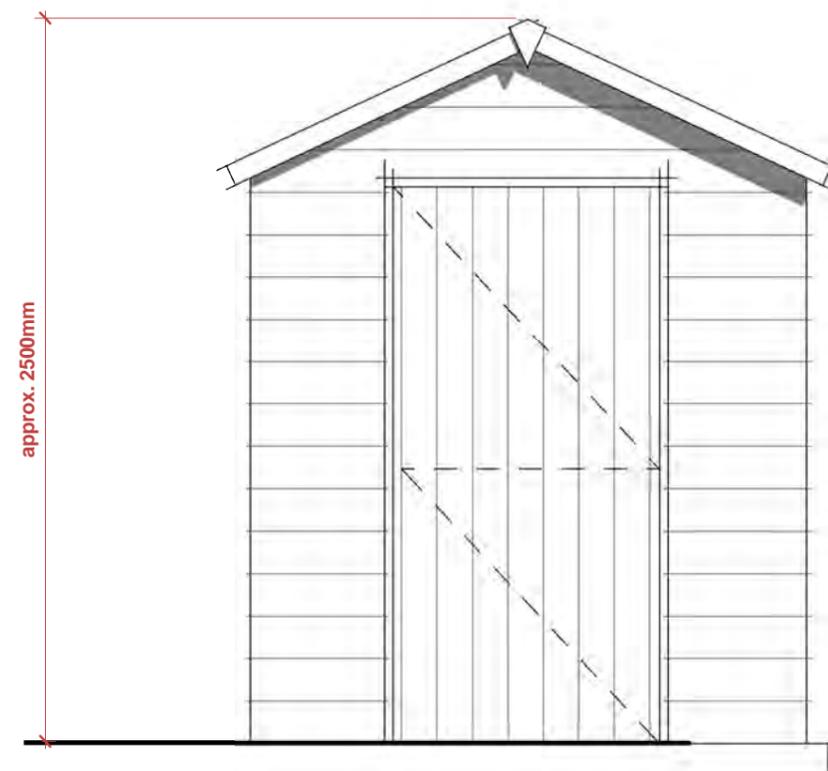
Notes:
Do not scale this drawing. Check all dimensions on site. Any discrepancies to be reported back to the Architect for clarity.

2019/01031/RG3



1 Shed - plan
1 : 25

Provide 'Sheffield' type cycle stand bolted into concrete floor



2 Shed - Front elevation
1 : 25

Rev. Revision | By | Date

Client:



Project:
Maes y Ffynnon Bonvilston

Job Number: L525

Date: 13.03.2020

Drawn by: MM

Dwg No: A011

Shed detail

Revision:

Scale: 1 : 25 @ A3

Drawing Status:
AS BUILT



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Junction at Maes y Ffynnon



Junction at Maes y Ffynnon



Existing Housing at Maes y Ffynnon



Existing Housing at Maes y Ffynnon and open space opposite



Existing turning area (to be extinguished and landscaped)



Main Part of Site



Part of Site adj. to 24 Maes y Ffynnon



Northern boundary of site looking south

2021/00012/FUL- 20 Summerland Close, Llandough

Photograph Locations:



1. View of Site from Summerland Crescent (from the north of the site looking south)



2. View of Site from Pantycelyn Road (from the east of the site looking west)



3. View of Site from Pantycelyn Road (from the south of the site looking north)



4. View of Site from Pantycelyn Road (from the east of the site looking west)



5. View of Site from Pantycelyn Road (from the east of the site looking west)



6. View of Site from Pantycelyn Road (from the east of the site looking west- photograph from March 2020)



7. View of Site from Google Street View (from July 2012)

