

Open Market House Type Schedule					
Type	HT Code	No. of Bedrooms	HT Area [ft2]	Number of Units	Total Area [ft2]
TERRACED/SEMI	F	2	817	14	11438
SEMI DET	E	3	904	20	18080
DETACHED	D	3	1244	5	6220
DETACHED	B	4	1284	5	6420
DETACHED	BV	4	1312	3	3936
DETACHED	A	4	1376	6	8256
DETACHED	AV	4	1403	1	1403
DETACHED	C	4	1458	5	7290
TOTAL				59	63043
Affordable House Type Schedule					
Type	HT Code	No. of Bedrooms	HT Area [ft2]	Number of Units	Total Area [ft2]
TERRACED/SEMI	2B-4P	2	817	3	2451
SEMI DET	3B-5P	3	1012	2	2024
TOTAL				5	4475
OVERALL TOTAL				64	67518
Total Housing Plot Areas [ft²]					67518
Total Net Development Area [Acres]					5.61
Total Gross Development Area [Acres]					5.70
Total Coverage [ft²]					12035



- KEY**
- Site Boundary [5.64 Acres]
 - 1.8m High close board fence
 - 1.8m High brick screen wall
 - 1.8m High close board personnel gate
 - 0.45m High Timber Knee Rail
 - 0.60m High Ball Top Railing
 - Parking Space
 - Highway
 - Highway Footpath
 - Raised Table / Traffic Calming
 - Block Paving
 - Private Driveway
 - Front Garden
 - Rear Garden
 - Amenity Space / Green Infrastructure / POS
 - Swale / SUDs
 - Local Area of Play
 - Exclusion Zone
 - Private Footpath - PCC slabs
 - Hogging Footpath
 - Proposed Hedgerow
 - Proposed Tree Planting
 - Patio - Concrete Pre-cast Slabs
 - Bin Collection - Poured Concrete Slab
(for plots not directly accessed off adopted highway)
 - Rotary washing line
 - Rear Garden Bin Storage - Concrete Pre-cast Slabs
 - 2.45 x 1.85 Garden Shed - Set on Poured Concrete Slab
 - 2.16 x 1.7 Bike Shelter - Set on Poured Concrete Slab
 - Social Rented Symbol

04	Introduced new 3B5P social rented units as replacements for the 2.1.1 previously, 2m buffer to the rear of Plots 60-64 added. Red line extended at the site entrance to include the widening footpath works along High Street. 3 parking spaces added for maintenance workshops & visitors.	29.07.22
03	Attenuation basin design amended following latest Engineering updates.	18.01.22
02	Minor repair to Plots 26-35. Garages removed from Plots 10, 13-19 Type E house types. Plot 1 garage changed from a double to a single. Turning area added near Plots 53-54. Bike shelter added for Plots 31-34. Updated Highways following engineering comments.	18.11.21

REV.	DESCRIPTION	DATE
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CLIENT
Obsidian Developments

JOB TITLE
St Clears, Camarthen.
DRAWING TITLE
Site Layout Plan

SCALE @ A1	DATE	DRAWN BY
1:500	October '21	KE
JOB NO.	DRAWING NO.	REVISION
2128	SP-01	04

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