

LARGE ATTENUATION BASIN SUBJECT TO CONSULTANTS DESIGN AND COMMENTS

COMMUNAL GARDENS WITH RIVER OUTLOOK ALONG SOUTH WEST

ORANGE HATCHED AREA - 8m EASEMENT FROM FLOOD DEFENCE

BLUE HATCHED AREA - 3m EASEMENT FROM C/S OF FOUL DRAIN OVERFLOW PIPE AS PER WASTE NEWPORT MAPS DWR CYMRU WELSH WATER MAP

RED LINE BOUNDARY
6783 SQM / 1.67 ACRES
0.6783 HECTARES

SITE PLAN KEY

RETAIL
3770 SQFT OPEN PLAN UNIT
9 CAR PARK SPACES IN TOTAL (R)
DEDICATED DELIVERY AREA
CYCLE PARKING

RESIDENTIAL (42 UNITS)
HOUSES 1-5, 31-36
(2 BEDROOM)
FLATS 6-30, 37-42
(1-2 BEDROOM)
CIRCULATION TO UPPER FLOORS
55 CAR PARK SPACES IN TOTAL

PRIVATE GARDENS FOR RESIDENTIAL PROPERTIES 1-5, 31-36

EXISTING LANDSCAPE AREA TO BE REPLANTED TO CREATE SUFFICIENT LANDSCAPE VISUAL BUFFER FROM RESIDENTS ALONG COMMERCIAL STREET

PRIVATE
PUBLIC AREA

ENHANCING STREET SCENE AND STREET REGENERATION. IMPROVING PUBLIC REALM IN FRONT OF RETAIL UNIT