

PROPERTY TYPE KEY

- 2 Bedroom. 4 Person. House (H1)
- 2 Bedroom. 3 Person. House (H2)
- 3 Bedroom. 5 Person. House (H3)
- 4 Bedroom. 6 Person. House (H4)
- 2 Bedroom. 3 Person. Bungalow (B1)
- 1 Bedroom. 2 Person. Flat (F1)
- 2 Bedroom. 3 Person. Flat (F2)



Proposed Site Plan
1 : 500

NOTE

House types are to be handed as required to suit their specific location and orientation within the development. The handed arrangement of each dwelling will determine which side elevation is exposed and therefore where any feature materials are to be applied.

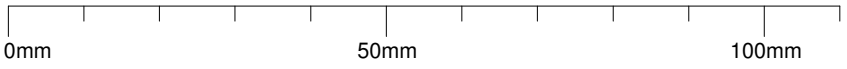
Where a dwelling is positioned within a terrace or semi-detached arrangement, elevations located directly against an adjoining dwelling are generally to be constructed using the standard wall build-up and materials, with feature materials and detailing reserved for elevations that are visible/exposed within the development.

The application of feature materials is therefore subject to the final plot position and house type handing. A proposed site layout for the applicable arrangement and elevation treatment will be developed at the next stage which should be referred to.

GIA Summary

1 Bedroom Flat (F1): Ground Floor	51m ²	x5	= 255m ²	
First Floor	50.35m ²	x5	= 251.75m ²	= 506.75m ²
1 Bedroom Flat (F2): Ground Floor	51.6m ²	x4	= 206.4m ²	
First Floor	50m ²	x4	= 200m ²	= 406.4m ²
2 Bedroom House (H1):	79.8m ²	x3	= 239.4m ²	
2 Bedroom House (H2):	70.35m ²	x6	= 422.1m ²	
2 Bedroom House (SSA H2a):	70m ²	x5	= 350m ²	= 1,011.5m ²
2 Bedroom Bungalow (SSA B1a):	59m ²	x2	= 118m ²	= 118m ²
3 Bedroom House (H3):	89.6m ²	x4	= 358.4m ²	
3 Bedroom House (SSA H3a):	98.7m ²	x4	= 394.8m ²	= 753.2m ²
4 Bedroom House (SSA H4):	120m ²	x2	= 240m ²	= 240m ²
TOTAL GIA				3,035.85m ²

Responsibility is not accepted for errors made by others in scaling from this drawing.
All construction information should be taken from figured dimensions only.



Construction Design & Management (CDM) Regulations 2015
This drawing is to be read in conjunction with the Architect's 800-Series CDM Schedule Drawing Set.

ACCOMMODATION SCHEDULE

SSA are not altering anything above the BGCBC settlement boundary.
SSA are not altering any of the existing access, ground works or related infrastructure.

Numbers below in orange indicate the units which have been modified for the proposal option.

Unit Summary

1 Bedroom Units:	18
2 Bedroom Units:	16
3 Bedroom Units:	8
4 Bedroom Units:	2
TOTAL UNITS:	44
Increase of units:	7

House Type Summary

1 Bedroom Flat (F1):	10
1 Bedroom Flat (F2):	8
1 Bedroom Flat (F3):	0
2 Bedroom House (H1):	3
2 Bedroom House (H2):	6
2 Bedroom House (SSA H2a):	5
2 Bedroom Bungalow (B1):	0
2 Bedroom Bungalow (SSA B1a):	2
3 Bedroom House (H3):	4
3 Bedroom House (SSA H3a):	4
4 Bedroom House (SSA H4):	2
TOTAL UNITS:	44

Parking Provision

Provision for x1 space per bedroom
x4 Visitor Spaces
x3 Cycle Parking Spaces
x1 Accessible Cycle Parking Spaces
x4 Motorcycle Spaces (5%)

Waste/Bin Provision (Based on Newport SPG)

Residual 1x 120l per flat
Recycling 2 x 600l Card/paper
2 x 660l Plastic/cans
2 x 360l Glass
1 x 240l Food

*Potential Pedestrian Access will be dependant upon existing and proposed topography of the site. To be developed at a later stage.

A	19/08/2026	Aimed to include GIA Figures	HME
REV	DATE	DESCRIPTION	BY
CLIENT			DRAWN
			HME
			CHECKED
			JD

SSA Sustainable Studio Architects
1 Gold Tops, Newport NP20 4PG
www.sustainablestudio.co.uk
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PROJECT
Twyn Glas
Tredegar
Blaenau Gwent
NP22 3EP

DRAWING TITLE
Proposed Site Plan

DRAWING STATUS	SCALE
S3 : SUITABLE FOR REVIEW & COMMENT	1 : 500 @ A1
NUMBER	REVISION
AR-WS-00-SK-104	A