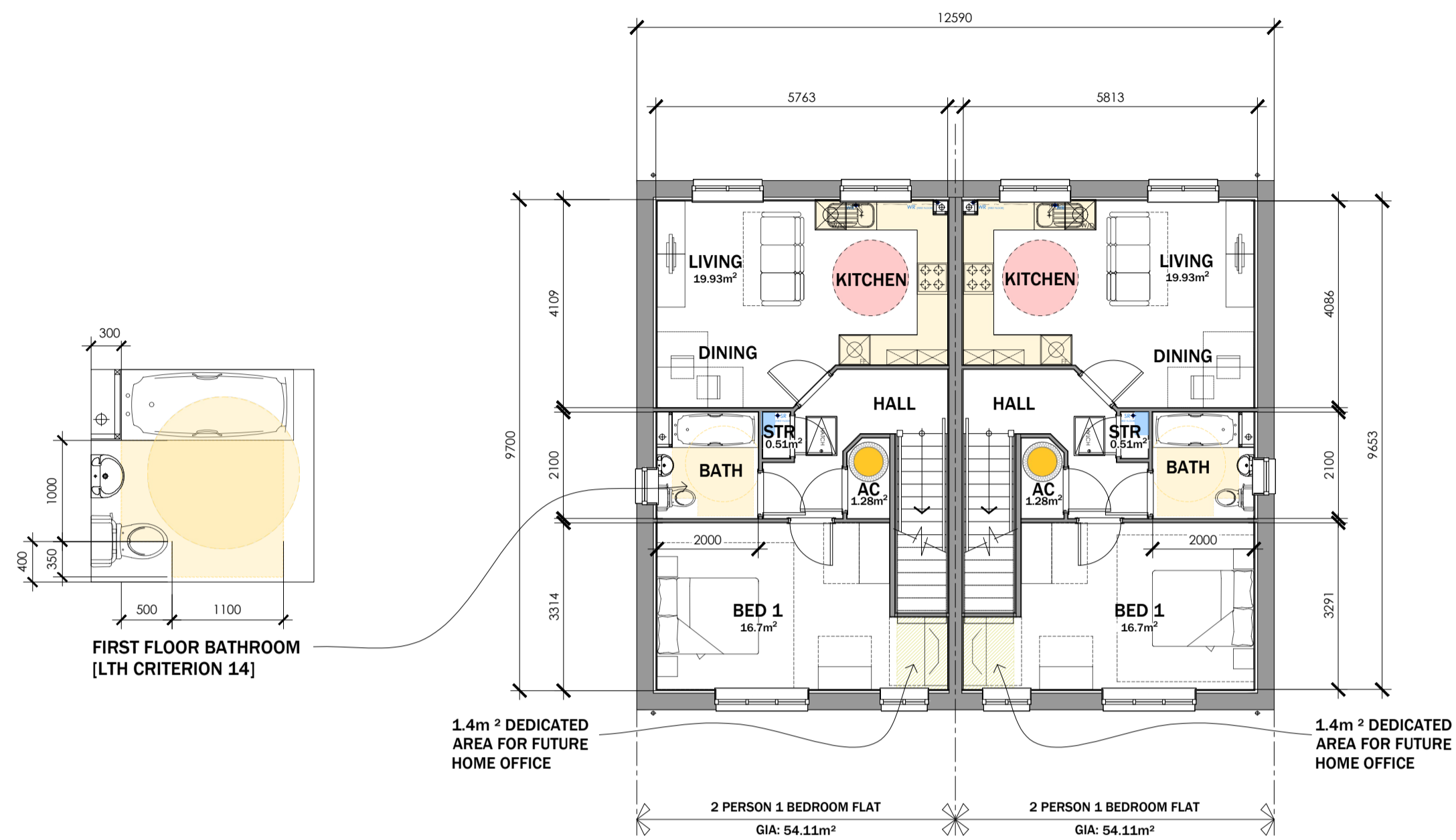
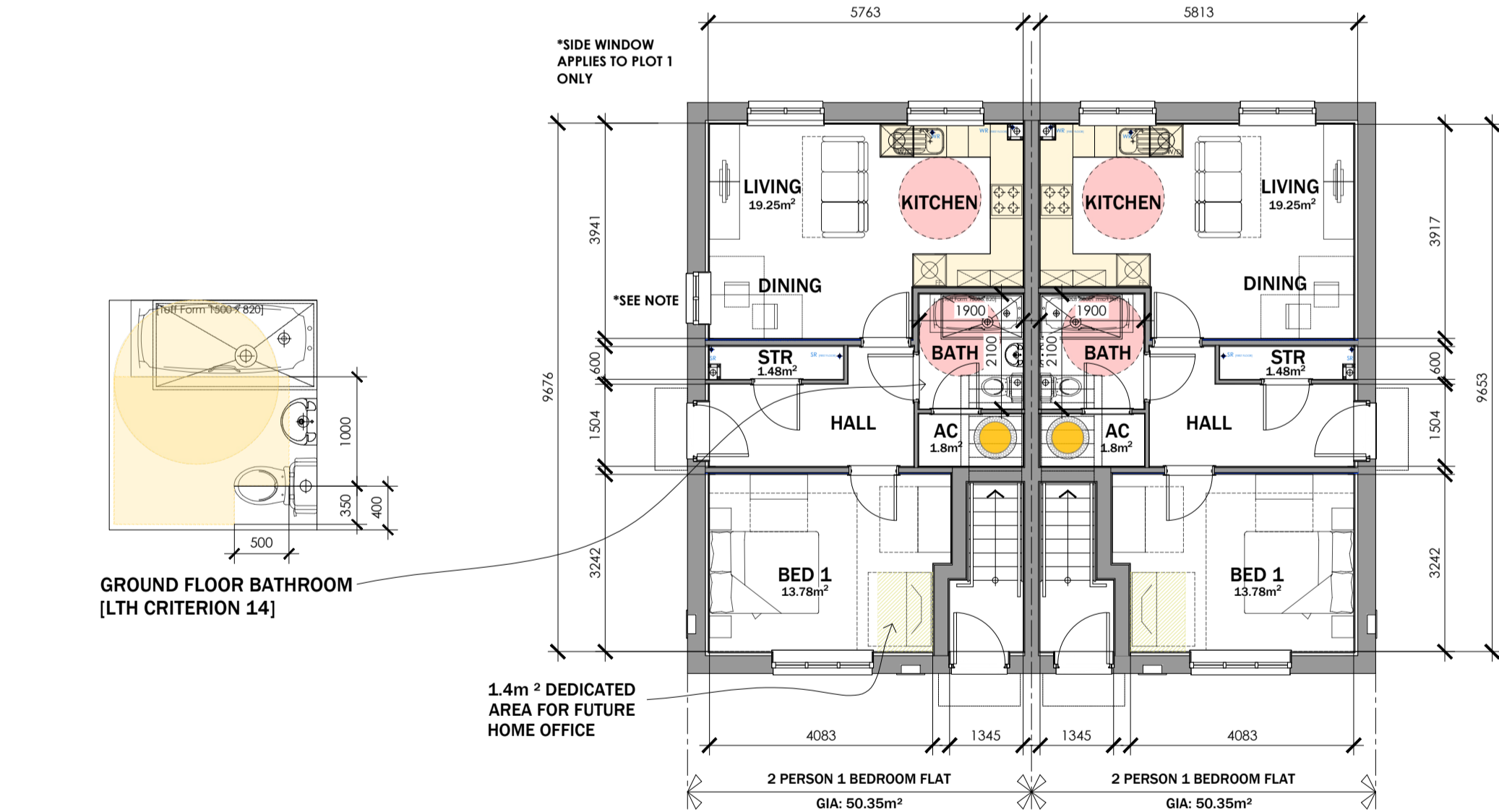


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FIRST FLOOR PLAN

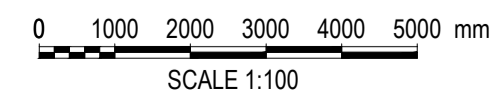


GROUND FLOOR PLAN

STORAGE SCHEDULE:

2P1B FLAT TYPE 1 GROUND FLOOR FLAT:		2P1B FLAT TYPE 2 FIRST FLOOR FLAT:	
STORE:	1.48M ²	AC:	1.28M ²
AC UNDER STAIRS:	1.80M ²	STORE:	0.51M ²
TOTAL STORAGE PROVIDED:	3.28M ²	TOTAL STORAGE PROVIDED:	1.79M ²
TOTAL STORAGE REQUIRED:	1.5M ²	TOTAL STORAGE REQUIRED:	1.5M ²
TOTAL STORAGE EXCESS:	1.78M ²	TOTAL STORAGE EXCESS:	0.29M ²

2P 1B FLAT TYPE -
Plots 01 - 04 & 23 - 26
G.I.A = 54.11 m² / 582.44 ft²
50.35 m² / 541.96 ft²



FRONT ELEVATION - PLOTS 1 - 4



SIDE ELEVATION



FRONT ELEVATION - PLOTS 23 - 26



REAR ELEVATION



SIDE ELEVATION

MATERIAL KEY LEGEND

- 1 RECONSTITUTED SLATE ROOF FINISHES - GREY
- 2 WHITE UPVC FASCIAS, SOFFITES AND BARGEBOARDS WITH BLACK RAINWATER GOODS
- 3 ANTHRACITE GREY UPVC DOUBLE GLAZED WINDOWS AND REAR DOOR UNITS
- 4 THRU COLOURED RENDER SYSTEM AS MAIN FINISHES - COLOUR TO SUIT PLOTS
- 5 GRP PORCH CANOPY OVER
- 6 FACING BRICKWORK UP TO DPC LEVEL
- 7 GRP COMPOSITE FRONT ENTRANCE DOORS COLOUR: TBC
- 8 ANTHRACITE GREY FIBRE CEMENT HORIZONTAL BOARDING DETAIL
- 9 LOCATION OF BIRD BOX - REFER TO ECOLOGISTS REPORT
- 10 LOCATION OF BAT BOX - REFER TO ECOLOGISTS REPORT
- 11 PV PANELS - EXACT LOCATIONS TO SUIT DWELLINGS ORIENTATION TO SOUTH

Revisions

Drawing No	Revision	Scale	Date	Checked
LT2413.04.100	@ A1	1:100	Nov 24	
Client	Wellspring / Bron Afon			
Job Title	2P1B Flat Type - 01-04 + 23-26			
	Traston Lane, Newport			

Drawing Purpose
PLANNING

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