



SHARED PRIVATE DRIVE AND SITE DRAINAGE:

Details of the proposed shared Private Drive and the developments foul and surface water drainage all in accordance with the details by the appointed Estate Engineers design.

PROVISIONAL LANDSCAPE PROPOSALS:

Turfed front gardens to be broken up with mixture of Ornamental and Native Shrub Beds. Species and location to be designed by a qualified Landscape Architect and planted on completion of the major site development works. Rear gardens to be turfed. Prior to the laying of turf, area's to be clear and free from weeds and all building material and topsoil to a minimum depth of 150mm to be laid, which is to be levelled and raked to a fine tilth, prior to the laying of the turf.

- Proposed new tree planting. Precise location, species and planting specification to be in accordance with the Landscape Architect's design.
- Root Protection Area around OFF SITE existing trees as shown on Outline Consent Dwg No 04, by RPD Building Consultants.
- 1 in 40 falls of shared drive and parking bays. All to Estate Engineers final design. Conifer hedge/Ht 3.0-to be cut back as required to accommodate new shared drive.

DEVELOPMENT SITE BOUNDARIES:

- A - B Existing woodlap fencing removed and replaced with new full face brick walling 0.9m high.
- B - C Existing Woodlap fencing to be removed and replaced with 1.8m high full face brick screen walling.
- C - D Existing woodlap fencing to be retained. In good condition
- D - E Existing and retained. Chainlink fence & concrete posts 1.65m in good condition, being Welsh Water's boundary fencing to the Monmouthshire & Brecon Canal.
- E - F Existing and retained. Open boarded fencing 1.90m high, in good condition.
- F - G Existing and retained. Woodlap fence 2.00m high, in good condition.
- G - H Existing and retained. Close-boarded fence 1.70m high, in good condition.

LEGEND

- 1.8m high close boarded screen fencing. See Dwg PL-JP-08
- 1.8m high timber personnel gate. Bolted from inside. See Dwg PL-JP-09
- 1.8m high full brick (215mm) face brick screen walling with brick on edge capping.
- New 225mm face brick forecourt walling, max., 900mm high to No.9 Jessop Close.
- Private paths, patio areas & refuse collection point. Paths generally 1.35m and 0.90m wide with patio areas as shown. All in 450 sq.non-slip textured slabs
- Stone pebbles set in concrete.
- Trees protection fencing to BS 5837 (2012)**
- 4 Floor Mounted Bike Stand, stored in Detached Garage's.**
- EXTERNAL LIGHTING - 18w Single 400K LED DOWNWARD BULKHEAD TAMALITE CITY WP to be positioned as indicated on the layout (no lighting to be included on the side/southern elevations of either plots)**

SCHEDULE OF MATERIALS AND EXTERNAL FINISHES :
Samples and colours of all materials to be submitted to and approved in writing by the Planning Authority prior to the commencement of the work stage on site.

- ROOF:**
Half Round concrete ridge- 'Anthracite' colour, on Mockbond Mini Stonewold roof tiling - 'Slate Grey' by Messrs Redland or equal approved.
- FACIAS, BARGE BOARDS & SOFFITS:**
Black Ash wood effect uPVC.
- WALLS:**
Reddish/Brown fair faced facing brickwork, 'Bexhill' by Messrs Istock or equal approved. 'Bradstone' reconstructed stonework to plinth work where shown.
- CILLS, LINTELS & PLINTH CAPPING:**
Dry stone concrete sections, 'Grey' smooth finish.
- WINDOWS:**
High performance Black Ash wood effect double glazed uPVC casement.
- DOORS:**
High performance Black Ash wood effect uPVC door & frame.
- PART 'M' THE BUILDING REGULATIONS 2000 (2004 EDITION)**

An accessible approach is to be provided from the front edge of each plot curtilage to the principle entrance in accordance with the above.

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| Project: 2 NEW DETACHED HOUSES JESSOP CLOSE, ROGERSTONE, NEWPORT | | |
| Drawing: SITE DEVELOPMENT LAYOUT REVISED SCHEME | | |
| Scale: 1:125 @ A1 | Date: June 2025 | Drawn: |
| Drawing No: PL- JP - 02 | | Rev: |

REFER TO 'TREESCENE' DRAWING DATED 04/2025 FOR UP DATED DETAILS OF THE EXISTING TREES

Monmouthshire and Brecon Canal