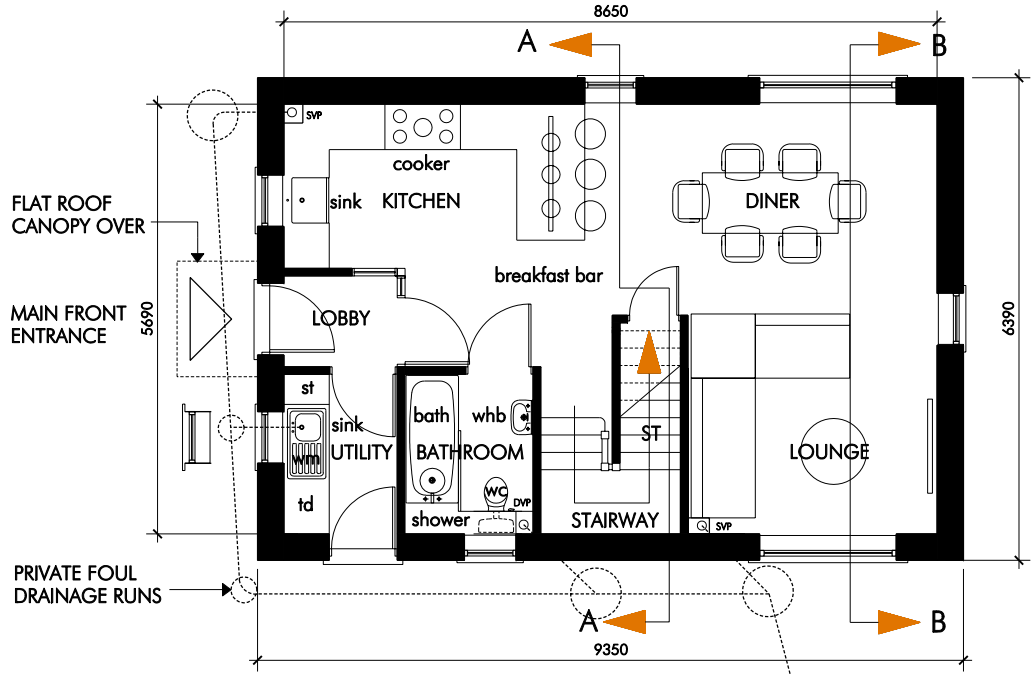
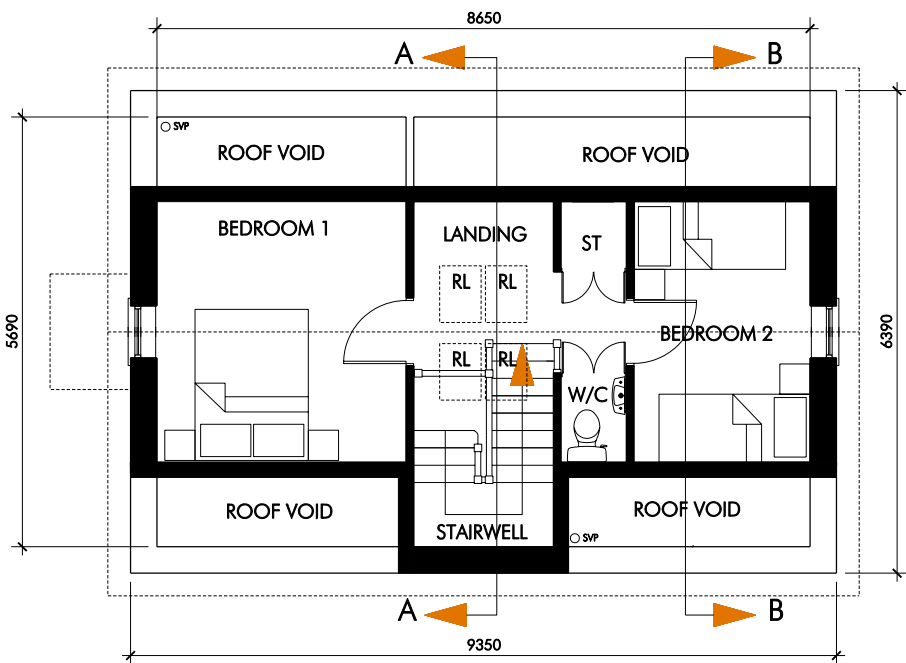
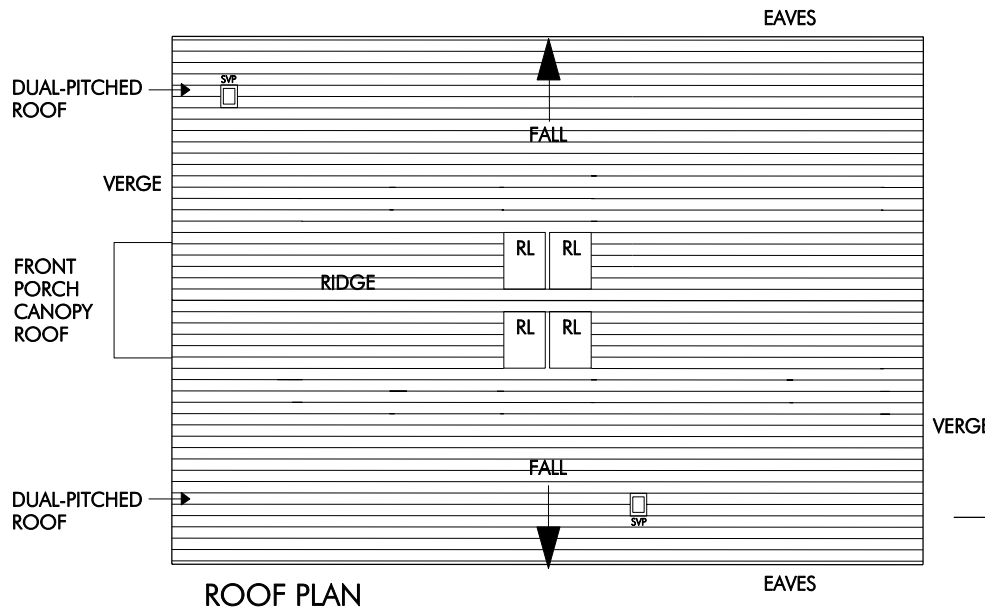




GROUND FLOOR PLAN
GROSS INTERNAL FLOOR AREA = 50m²



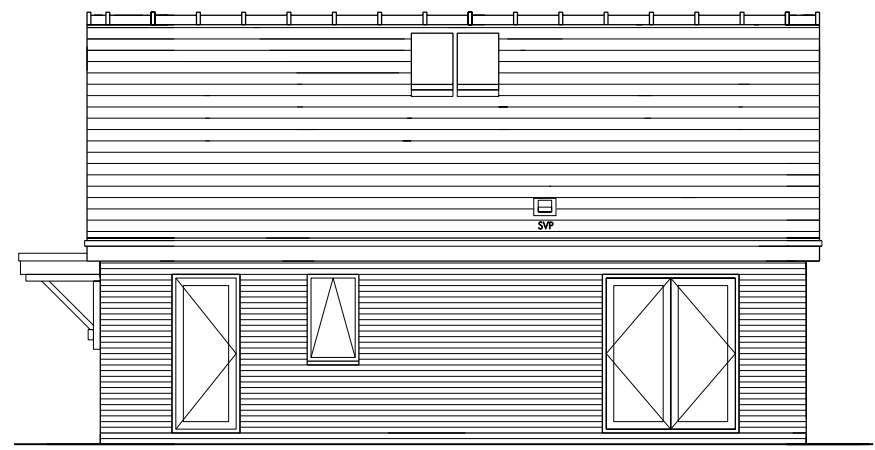
FIRST FLOOR PLAN
GROSS INTERNAL FLOOR AREA = 31m²



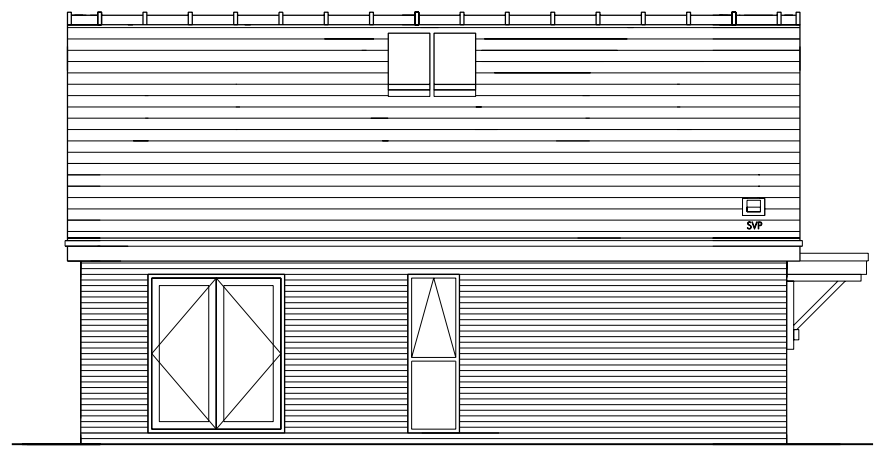
ROOF PLAN

SCHEDULE OF PROPOSED NEW BUNGALOW FINISHES

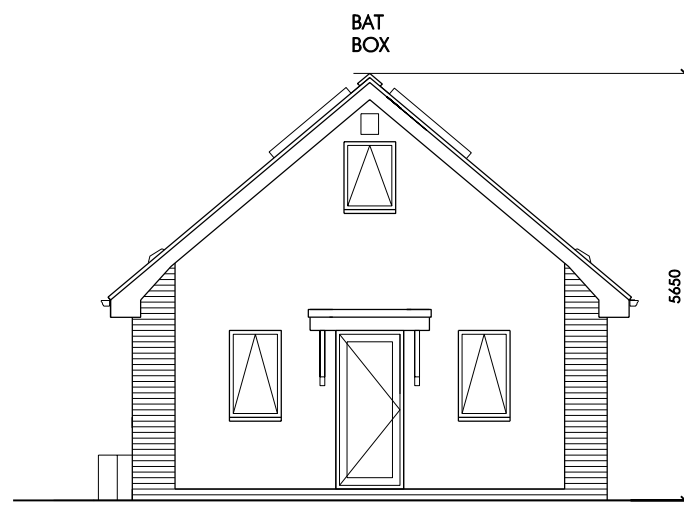
- WALLING:**
- FACING BRICKWORK PLINTHS BELOW DPC LEVEL AND FACING BRICKWORK ABOVE DPC LEVEL TO SIDE AND REAR WALLING AND PART FRONTAGE WALLING TO MATCH EXISTING LAUREL ROAD BUNGALOWS FACING BRICKWORK COLOUR
 - WHITE SILICONE RENDER FINISH TO REMAINING FRONTAGE WALLING ABOVE DPC AND BRICKWORK PLINTH BAND
 - BLACK GRP/RUBBERISED/LEAD PORCH CANOPY FLAT ROOFING CONSTRUCTION WITH WHITE FASCIA/SOFFITTES SUPPORTED BY TIMBER STAIN PAINTED GALLOW BRACKETS
- MAIN ROOFING:**
- MARLEY MODERN CONCRETE PLAIN TILES TO MAIN DUAL-PITCHED BUNGALOW ROOFING WITH MATCHING CONCRETE RIDGE TILES TOGETHER WITH PROPRIETARY UPVC DRY VERGES - ALL TO MATCH EXISTING LAUREL DRIVE BUNGALOWS COLOURS/PROFILES
 - WHITE UPVC FASCIAS, BARGEBOARDS AND SOFFITTES
 - SPECIAL SVP VENTILATION TERMINAL TILES TO BE INSTALLED ON DORMER ROOF SLOPES TO MATCH COLOUR AND TEXTURE OF MAIN ROOF TILES
- WINDOWS & DOORS:**
- WHITE UPVC WINDOWS, DOORS AND CILLS.
 - VELUX ROOFLIGHTS
- RAINWATER GOODS:**
- BLACK UPVC GUTTERS AND DOWNPIPES (HALF ROUNDED/ROUND PROFILES).



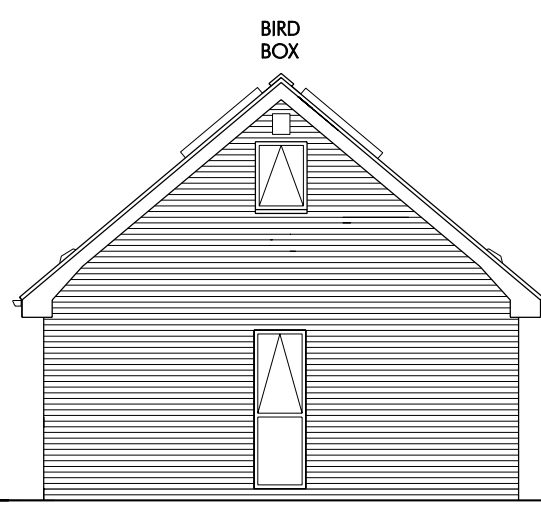
SIDE (SOUTH) ELEVATION



SIDE (NORTH) ELEVATION



FRONT (WEST) ELEVATION



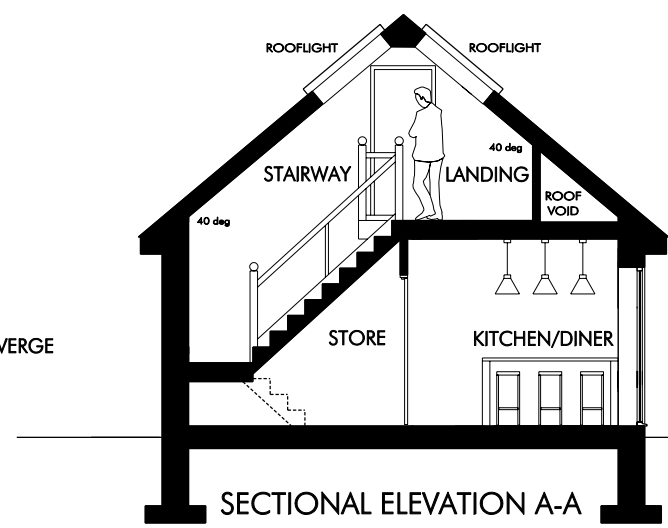
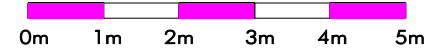
REAR (EAST) ELEVATION

BRIEF DESIGN STATEMENT

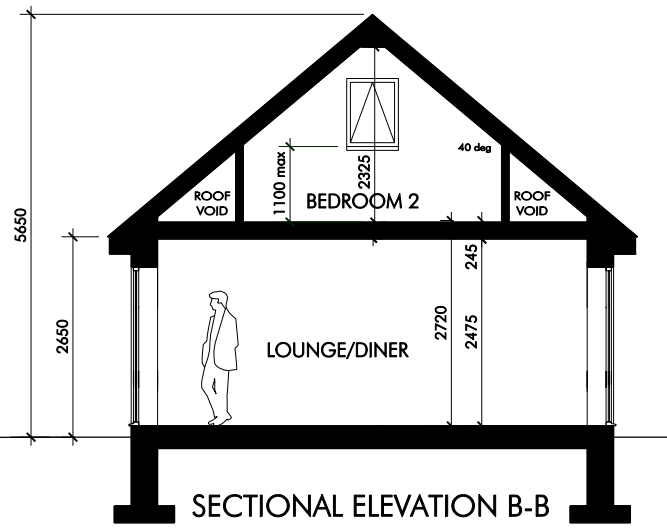
THE PROPOSED NEW BUNGALOW DESIGN COMPRISES SINGLE STOREY EAVES HEIGHTS TO MATCH THE SCALE OF THE ADJACENT SINGLE STOREY LAUREL DRIVE BUNGALOWS. THE EXISTING STONE BOUNDARY WALLING HAS BEEN RETAINED BUT PART DEMOLISHED AND REDUCED TO A HEIGHT OF 600mm TO PROVIDE MORE SAFER HIGHWAYS VISIBILITY SPLAY LINES. THE NEW BUNGALOW WALLING IS FINISHED WITH FACING BRICKWORK & SILICONE RENDERING TO MATCH THE APPEARANCE OF THE ADJACENT EXISTING BUNGALOWS TOGETHER WITH THE NEW FLAT ROOF CANOPY PORCH MAIN ENTRANCE FEATURE TO MATCH THE FLAT ROOFING EXTENSIONS OF THE EXISTING BUNGALOWS. THE NEW BUNGALOW ORIENTATION HAS BEEN SET OUT TO FIT THE EXISTING SITE CONSTRAINTS AND TO CLOSELY MATCH THAT OF THE ADJACENT EXISTING BUNGALOWS AND THE NEAR-BY CORNISH DWELLINGHOUSES TOGETHER WITH THE EXISTING GARAGE. (TO BE DEMOLISHED). ROOF MATERIAL FINISHES MATCH THOSE OF THE EXISTING BUNGALOWS. THE NEW BUNGALOW'S EXTERNAL FOOTPRINT AREA IS 60m² AND THIS REPRESENTS THE AREA OF THE SIDE/REAR GARDEN AMENITY SPACE IN FULL COMPLIANCE WITH PLANNING REQUIREMENTS. THE USE OF SLOPING ROOFLIGHTS (AS OPPOSED TO PROJECTING DORMER WINDOW FEATURES) REDUCES SCALE AND VOLUME CONCERNS EXPRESSED BY THE PLANNERS AND REFLECTS MORE THE SCALE AND NATURE OF THE ADJACENT EXISTING BUNGALOWS. BAT AND BIRD MITIGATION BOXES HAVE ALSO BEEN PROVIDED.

TOTAL GROSS INTERNAL FLOOR AREA:

GROUND FLOR = 50m²
FIRST FLOOR = 31m²
TOTAL = 81m²



SECTIONAL ELEVATION A-A



SECTIONAL ELEVATION B-B

REV A: AMENDED AS REQUIRED UNDER NCC EMAILS DATED 27.05.25 & 05.06.25

PROJECT				
34 Caerphilly Road, Bassaleg, Newport				
CLIENT				
Mr & Mrs Pritchard				
DRAWING TITLE				
PROPOSED BUNGALOW PLANS, SECTIONS & ELEVATIONS				
DRAWN	DATE	SCALE	DRWG NO.	REV
	02.25	1:100 @ A3 1:50 @ A1	540-PA-05	A

NOTES: All dimensions are in millimetres unless stated otherwise.
All discrepancies must be reported to the Client

C2025