

GLEBELANDS ST JULIANS REDEVELOPMENT
Riverside Housing Development
Planning Support Document



Development Control
Received

03/1531

GRANTED
19 MAY 2004

Proposed housing development to land at St. Julian's, Newport Reserved matters planning application

Design statement

Introduction

Outline planning permission for a replacement primary school, all weather pitch, soft and hard play areas and residential development was granted by Newport County Borough Council on 31 October 2000 (reference no. 00/0788) for land at Glebelands, St. Julian's, Newport.

Design standards

This design statement has been prepared in accordance with *TAN (Wales) 12*: Design, which requires that planning application design statements should be submitted with all planning applications. Having regard to the location of the site, the nature of the development, we consider that a short written explanation should suffice, as advised in paragraph 4.9 of *TAN12*. This design statement is submitted in support of the reserved matters application for residential development at St. Julian's Newport.

A draft planning brief for *The Glebelands/Herbert Road* has been prepared by the Council. The brief provides details on access, site layout and design, education and leisure provision. The reserved matters application has been prepared as a result of pre-application discussions with officers and in accordance with the provisions of the planning brief.

This design statement has also been prepared in accordance with

Site description

The site comprises vacant land and former sports fields and forms part of a linear development site situated on the east bank of the River Usk, approximately 1km to the north east of Newport town centre. The River Usk forms the western boundary of the site, while the Newport to Hereford railway line forms the eastern boundary. Playing fields and allotments lie to the north, while a mixed residential and commercial area is located to the south.

Design objectives

The proposed development is based on the following design objectives:

- To provide a safe and secure environment for future occupiers.
- To provide a range of dwelling types that will appeal to a wide market including first time buyers and families.
- To observe the privacy and amenity distances for dwellings required by the local planning authority.
- To provide a river walk and cycleway alongside the River Usk.
- To maximise opportunities of river views.
- To provide open space in the form of a village green between the proposed residential development and the school.
- To create a pleasant, landscaped residential environment.

Design concept

Layout and site context

The redevelopment of the site represents the sustainable re-use of previously developed land to provide new dwellings in an attractive environment and offering substantial improvements to the overall character and appearance of the area. The site is located within the existing urban area of Newport and local shopping, community and recreation facilities are located nearby.

Access to the proposed residential development area will be via a new highway along the river in accordance with the preferred option as set out in the draft planning brief. The proposed school will be served via a separate access at the northern end of the site.

The road layout has been designed in accordance with the standards of the Highway Authority and will be offered to the Council for adoption. At the northern end of the proposed residential development the access road will incorporate a roundabout in order to facilitate turning movements at this linear site. The access road has been designed to lead to cul-de-sacs and private drives. This form of layout has the benefit of reducing the speed of traffic, minimising the linear appearance of the site and promoting natural surveillance of properties for safety and security. Traffic calming and changes in road surfaces will also assist in reducing traffic speeds and promoting safety. A pedestrian link just to the east of the open space will provide a safe route across the railway via Charnwood Road. Parking provision at the site complies with the standards set out in the Standing Conference on Regional Policy South Wales Parking Guidelines.

The access road will terminate at an area of public open space at the northern end of the site between the residential area and the school. The open space will be laid out in the form of a village green and will be overlooked by a crescent of three storey houses. The crescent of houses will complement the oval character of the open space and will maximise natural surveillance opportunities for child safety. The proposed site layout also indicates that the proposed development will include the planting a substantial number of trees and shrubs. A detailed landscape scheme for the site and the public open space will be prepared and submitted as a separate reserved matters application, but it is intended that the scheme will incorporate the use of native species.

The proposed development incorporates a riverside walk and cycleway along the River Usk as required by the draft development brief. Within the residential development area, the route will run in front of the 4 storey apartments along the river frontage. The apartment buildings have been designed in order to be of a sufficient dimension so as to provide a sense of scale appropriate to the riverside in this location. The design and siting of the apartment buildings also reflects the need to provide a consistent and coherent development pattern along this important river frontage. The linear nature of the site offers opportunities for river views along the length of the site and the position of the 4 storey apartments and 3 storey town houses will maximise these opportunities. *House type design and materials*

The proposed residential units will include a range of 2, 3 and 4 bedroom houses in a number of different house type styles as well as 1 and 2 bedroom flats. The proposed houses will be of 2 and 3 storeys in height and will comprise a mixture of detached, semi-detached properties and groups of small terraces. The proposed flats will be of 3 and 4 storeys in height and will be arranged along the river frontage. The dwellings will be of traditional design and construction and will employ a limited palette of materials. Detailing throughout the site will be consistent. The maximum height of the two storey buildings is approximately 8.0m (to ridge) and that of the three storey buildings approximately 10m (to ridge). The maximum height of the flats will be 10.5m (to ridge).



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**4 Bedroom, 7 Person
3 Storey Townhouse**

ROOM SCHEDULE	METRIC
Living Room	5.03m max x 4.55m max
Breakfast Kitchen	3.84m max x 2.47m max
WC	1.76m x 0.85m
Bedroom 2	4.46m max x 2.55m max
Bedroom 3	3.70m max x 2.55m max
Bedroom 4	2.65m max x 1.91m
Bathroom	1.91m x 1.70m
Bedroom 1	4.97m max x 4.55m max
Dressing Area	2.78m x 1.80m
En_S	1.80m x 1.68m

ROOM SCHEDULE	IMPERIAL
Living Room	16' 6" max x 14' 11" max
Breakfast Kitchen	12' 7" max x 8' 1" max
WC	5' 9" x 2' 9"
Bedroom 2	14' 6" max x 8' 4" max
Bedroom 3	12' 2" max x 8' 4" max
Bedroom 4	8' 8" x 6' 3"
Bathroom	6' 3" x 5' 7"
Bedroom 1	16' 4" max x 14' 11" max
Dressing Area	9' 1" x 5' 11"
En_S	5' 11" x 5' 6"

TOTAL FLOOR AREA 110.5 sq. m., 1190 sq. ft.

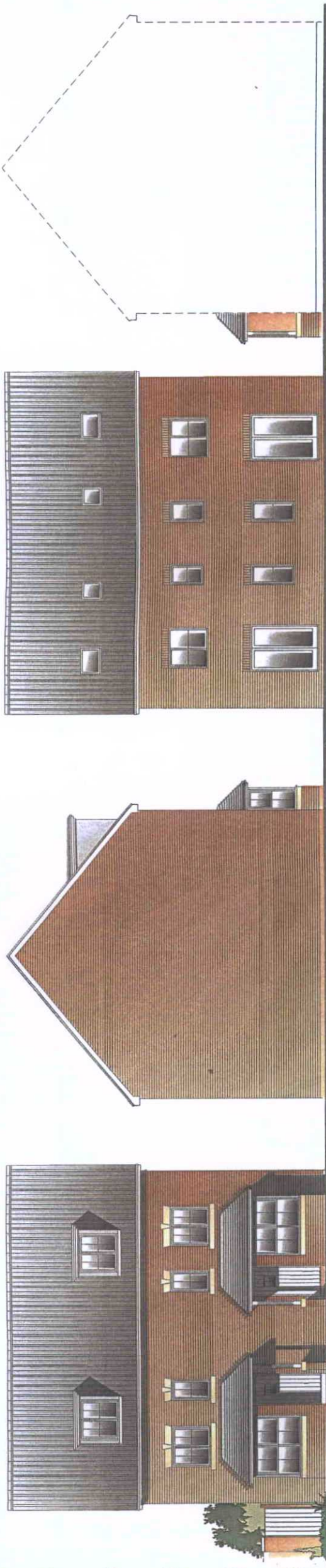
REV C - 16.06.03
WC window omitted.
REV B - 15.05.03
Vertical bars added to Front Elevation Windows.
REV A - 26.02.03
Unit width increased by 30mm.
Partition and room data adjusted to suit.



House Type
**WOODCOTE (NEW PREMIER)
EMBASSY RANGE**

Title
PLANS AND ELEVATIONS

Scale	Dwg. Number
Not to Scale	
Date	2205/WOO/01C
JAN 03	



Front Elevation

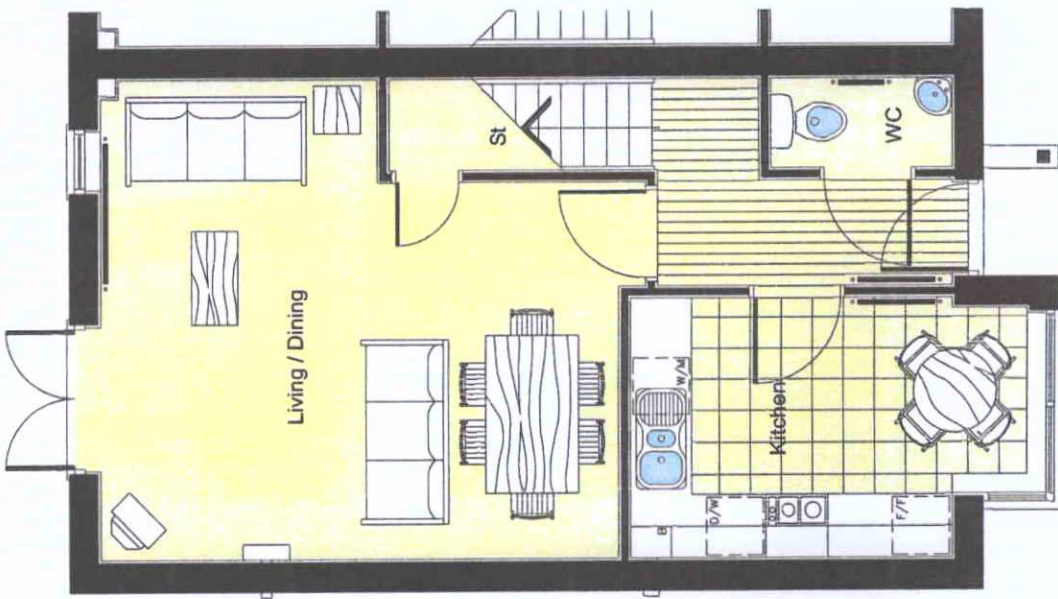
Side Elevation

Rear Elevation

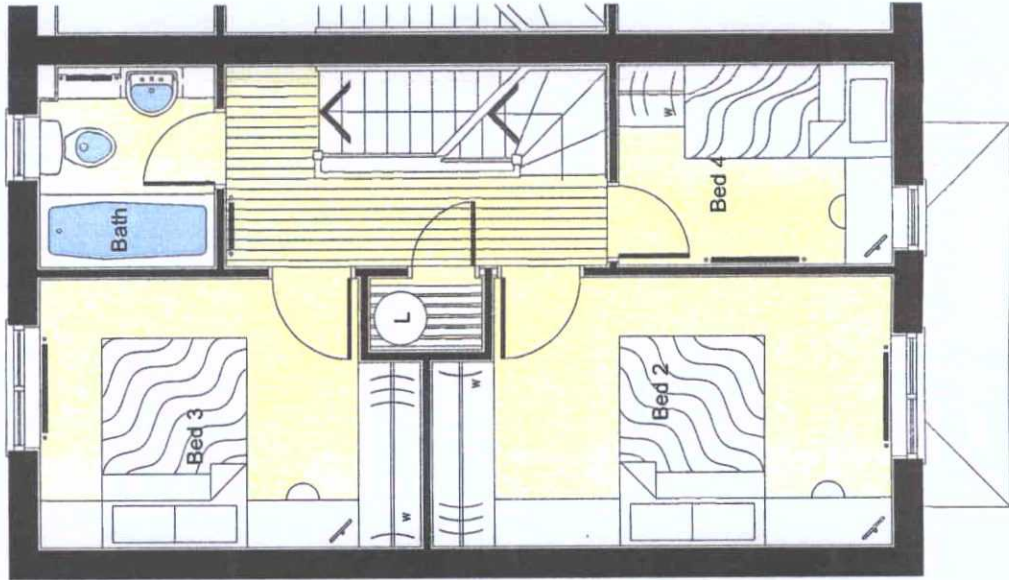
Side Elevation

4.63

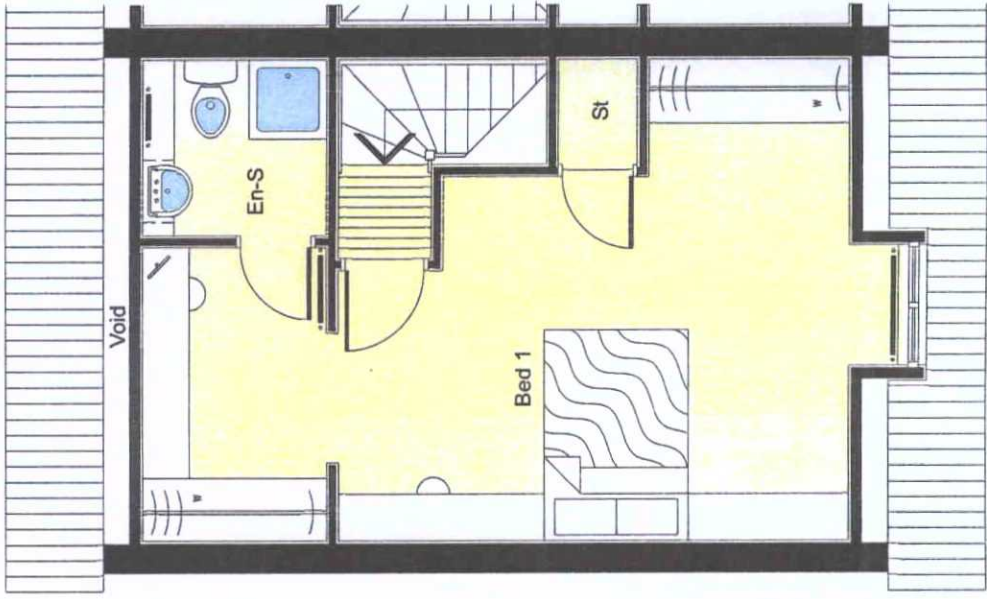
8.3



Ground Floor Plan



First Floor Plan



Second Floor Plan

WARNING TO HOUSE-PURCHASERS
Property Misdemeanors Act 1991

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3 Bedroom, 6 Person Terraced

ROOM SCHEDULE	METRIC
Living Room	5.23m max x 3.95m max
Kitchen	3.65m x 1.89m
WC	1.86m x 0.85m
Bedroom 2	3.95m max x 3.11m max
Bedroom 3	3.95m max x 3.21m max
Bathroom	1.94m x 1.89m
Bedroom 1	3.95m max x 3.82m max
Shower	2.66m x 1.67m
Storage	2.71m x 1.20m

ROOM SCHEDULE	IMPERIAL
Living Room	17' 2" max x 13' 0" max
Kitchen	12' 0" x 6' 2"
WC	6' 1" x 2' 9"
Bedroom 2	13' 0" max x 10' 2" max
Bedroom 3	13' 0" max x 10' 6" max
Bathroom	6' 4" x 6' 2"
Bedroom 1	13' 0" max x 12' 6" max
Shower	8' 9" x 5' 6"
Wardrobe	8' 11" x 3' 11"

TOTAL FLOOR AREA 97.1 sq.m. 1045 sq.ft.

REV D - 22.07.03
Living / Dining room side window omitted. Width of unit increased to comply with Approved Document Part E July 2003 revision. Room data amended accordingly.

REV C - 26.06.02
Roof light size amended to suit new roof light manufacturer. Ground floor toilet window depth revised.

REV B - 01.08.01
Elevations and Second floor plan adjusted in accordance with Working Drawings

REV A - 19.04.01
Minor amendments
Ground floor W.C. layout amendments



BARRATT
DESIGN GROUP

House Type

SALCOMBE (L.D.)
EMBASSY RANGE

Title

PLANS AND ELEVATIONS

Scale

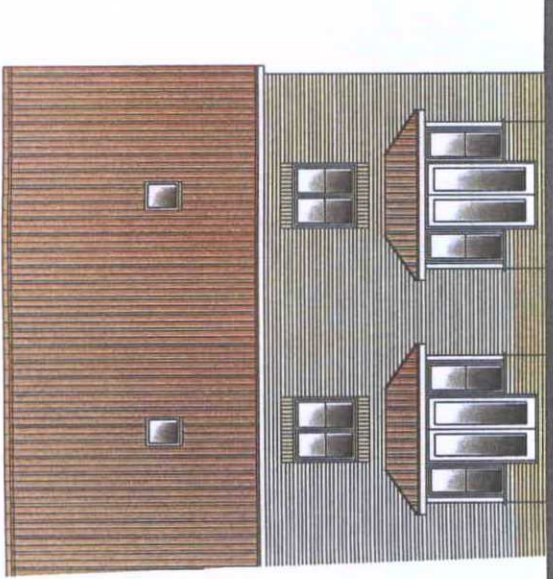
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Date

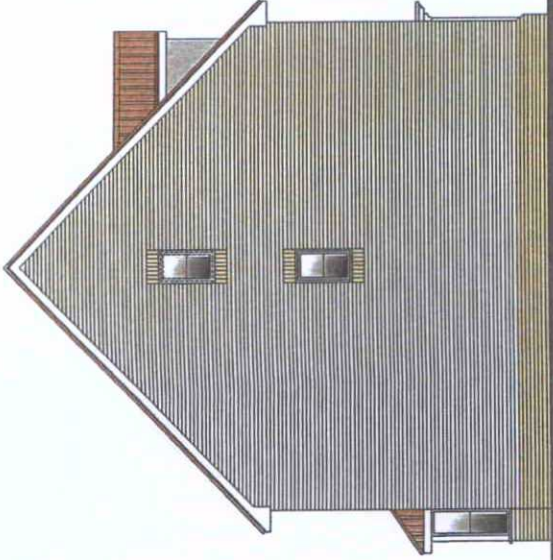
JAN 01

Dwg. Number

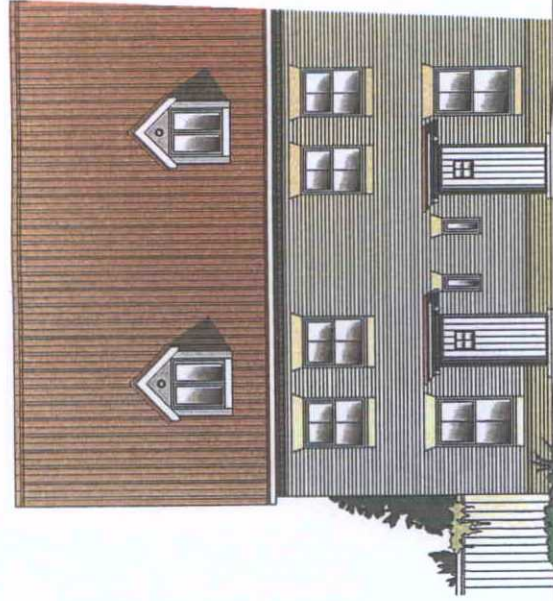
2089/SAL/01D



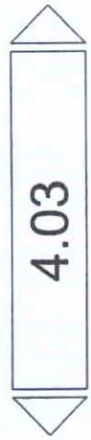
Rear Elevation



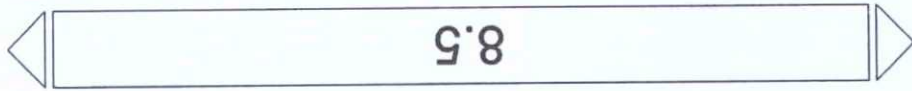
Side Elevation



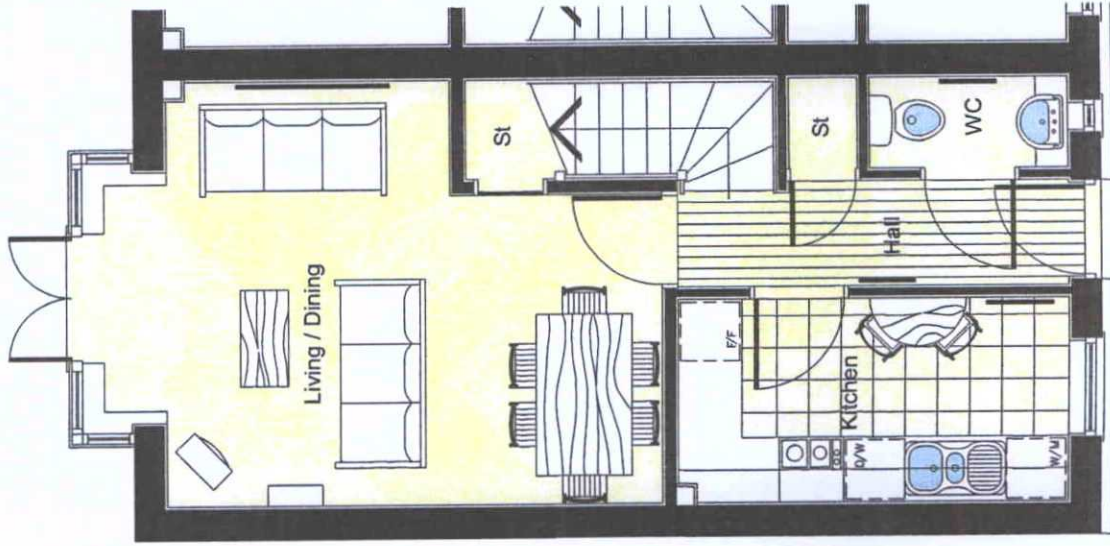
Front Elevation



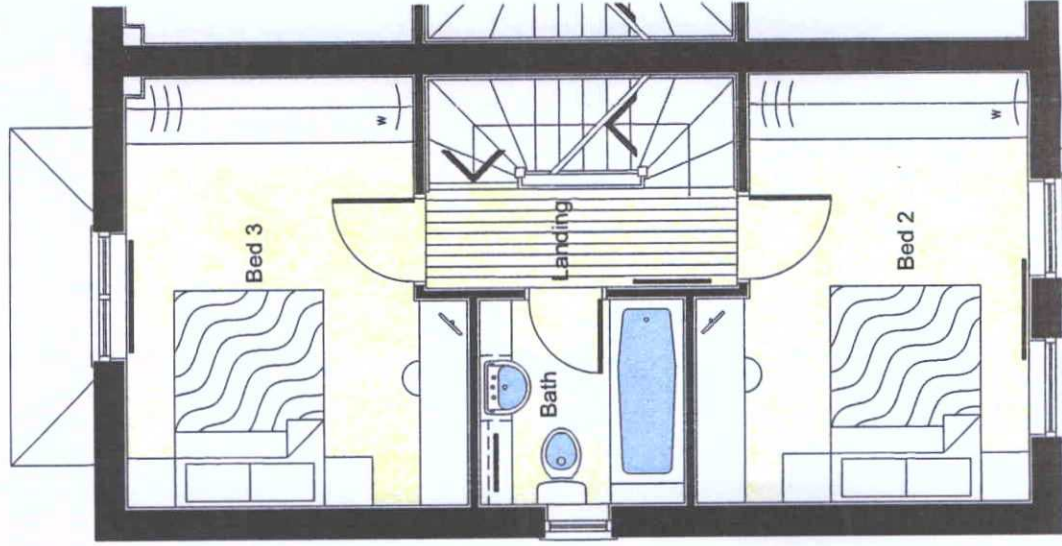
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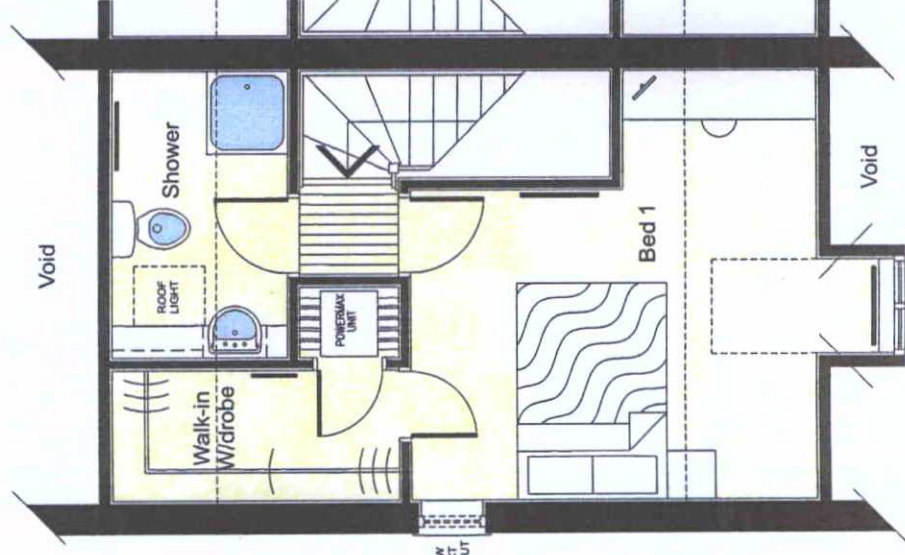
8.5



Ground Floor Plan



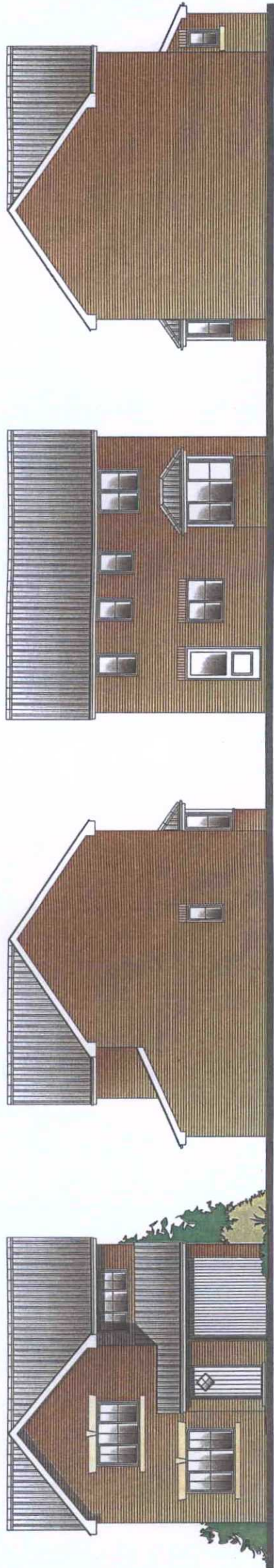
First Floor Plan



Second Floor Plan

WARNING TO HOUSE-PURCHASERS
Property Misdescriptions Act 1991

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Front Elevation

Side Elevation

Rear Elevation

Side Elevation

3 Bedroom, 5 Person Detached and Semi-Detached

ROOM SCHEDULE	METRIC
Lounge	4.11m max x 3.27m max
Dining Room	2.07m max x 2.49m max
Kitchen	2.74m x 2.49m
Utility Room	1.56m x 1.46m
WC	1.56m x 0.91m
Bedroom 1	5.13m x 2.67m max
Dressing Area	2.06m x 1.40m
En-s	2.06m max x 1.49m max
Bedroom 2	3.27m x 3.07m
Bedroom 3	3.59m x 1.91m
Bathroom	2.06m x 1.90m

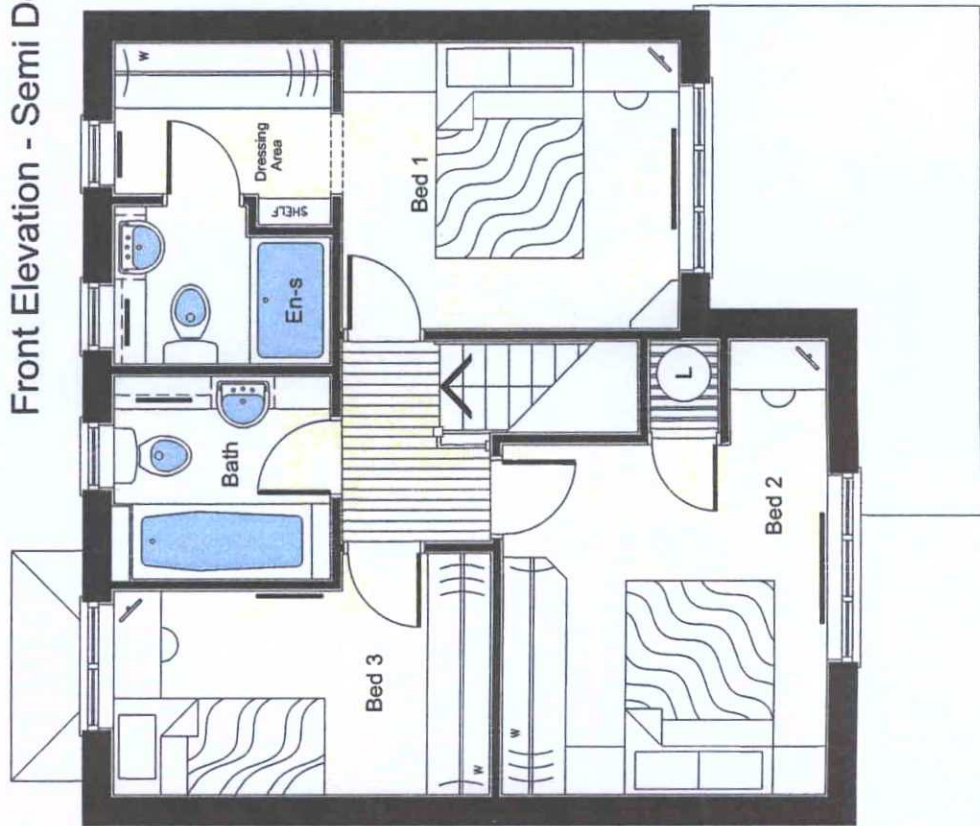
ROOM SCHEDULE	IMPERIAL
Lounge	13' 6" max x 10' 9" max
Dining Room	10' 1" max x 8' 2" max
Kitchen	9' 0" x 8' 2"
Utility Room	5' 1" x 4' 11"
WC	5' 1" x 3' 0"
Bedroom 1	16' 10" x 8' 5" max
Dressing Area	10' 6" x 8' 9"
En-s	6' 9" max x 4' 7"
Bedroom 2	10' 9" x 10' 1"
Bedroom 3	11' 9" x 6' 3"
Bathroom	6' 9" x 6' 3"

TOTAL FLOOR AREA 82.3 sq. m. 886 sq. ft.

7.042

8'9

Front Elevation - Semi Detached



Ground Floor Plan

First Floor Plan



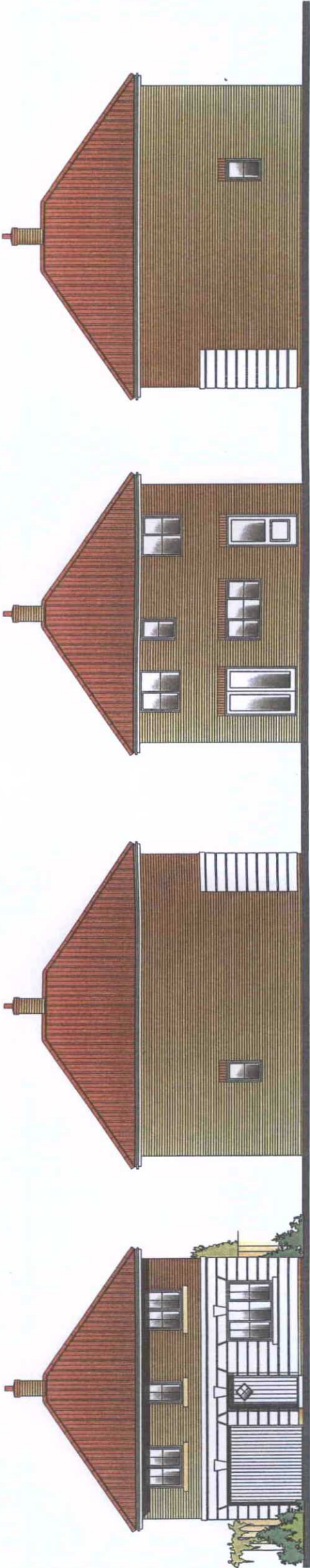
House Type
DERWENT (NEW PREMIER) AMBASSADOR RANGE

Title
PLANS AND ELEVATIONS

Scale	Drg. Number
Not to Scale	2205/DER/01
Date	JAN 03

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Front Elevation

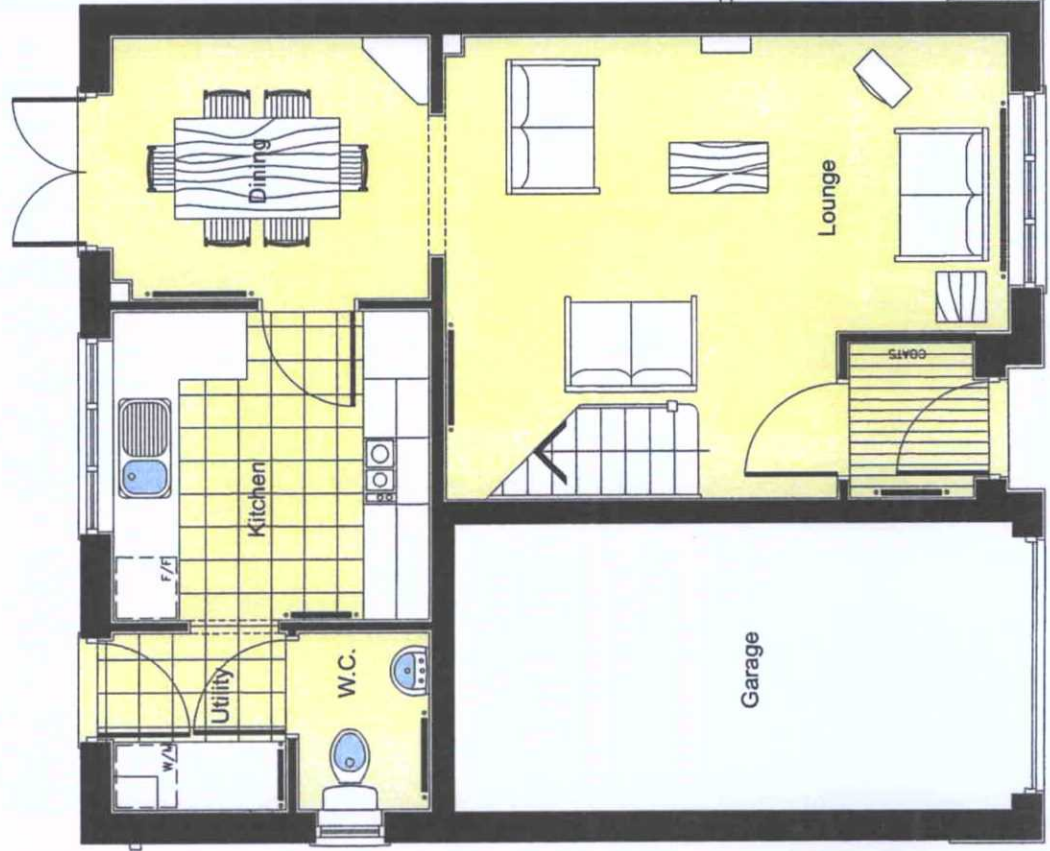
Side Elevation

Rear Elevation

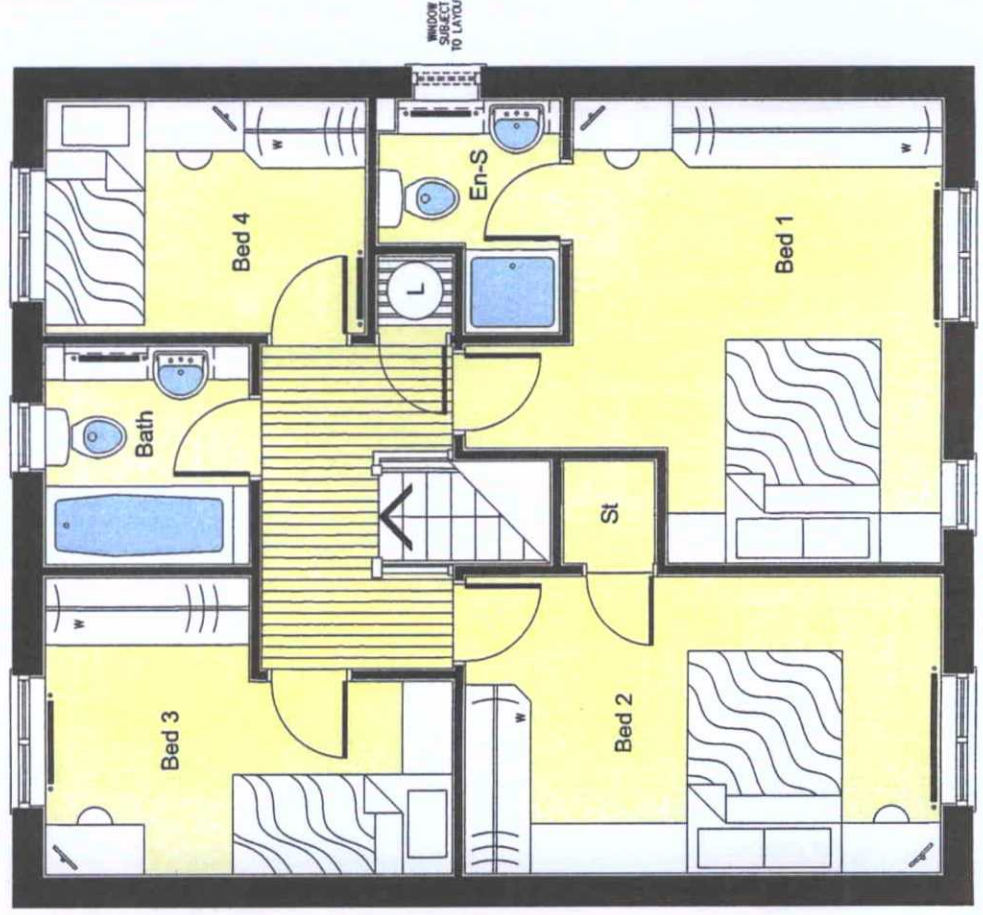
Side Elevation

6.967

8.2



Ground Floor Plan



First Floor Plan

4 Bedroom, 6 Person Detached

ROOM SCHEDULE	METRIC
Lounge	5.13m max x 4.15m max
Dining Room	2.88m x 2.35m
Kitchen	2.88m x 2.80m
Utility Room	1.58m x 1.58m
W.C.	1.58m x 1.20m
Garage	5.08m x 2.57m
Bedroom 1	4.15m max x 3.37m max
En-S	2.09m max x 1.66m max
Bedroom 2	4.34m x 2.67m
Bedroom 3	3.72m max x 2.67m max
Bedroom 4	2.92m x 2.09m
Bathroom	1.97m x 1.87m

ROOM SCHEDULE	IMPERIAL
Lounge	16'10" max x 13'7" max
Dining Room	9'5" x 7'9"
Kitchen	9'5" x 9'2"
Utility Room	5'2" x 5'2"
W.C.	5'2" x 3'11"
Garage	16'8" x 8'5"
Bedroom 1	13'7" max x 11'1" max
En-S	6'10" max x 5'6" max
Bedroom 2	14'3" x 8'9"
Bedroom 3	12'2" max x 8'9" max
Bedroom 4	9'7" x 6'10"
Bathroom	6'6" x 6'2"

TOTAL FLOOR AREA 99.3 sq.m. 1069 sq.ft.

REV C - 23.05.03
Monocouche render returns to sides of dwelling increased. Brickwork piers to front of garage enlarged.

REV B - 17.04.03
Staircase and bulkhead store repositioned. Bathroom and Bedroom 3 enlarged. Entrance porch size reduced. Room data revised.

REV A - 10.03.03
Room data corrected.



House Type
GLOUCESTER (NEW PREMIER) AMBASSADOR RANGE

Title PLANS AND ELEVATIONS (HIPPED ROOF)

Scale	Drg. Number
Not to Scale	2205/GLO/01C
Date	JAN 03

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4 Bedroom, 6 Person Detached

ROOM SCHEDULE	METRIC
Lounge Room	5.13m max x 4.15m max
Dining Room	2.88m x 2.35m
Kitchen	2.88m x 2.80m
Utility Room	1.58m x 1.58m
W.C.	5.08m x 1.20m
Garage	5.08m x 2.57m
Bedroom 1	4.15m max x 3.37m max
En-S	2.09m max x 1.68m max
Bedroom 2	4.34m x 2.67m
Bedroom 3	3.72m max x 2.67m max
Bedroom 4	2.92m x 2.09m
Bathroom	1.97m x 1.67m

ROOM SCHEDULE	IMPERIAL
Lounge	16'10" max x 13' 7" max
Dining Room	9' 5" x 7' 9"
Kitchen	9' 5" x 9' 2"
Utility Room	5' 2" x 5' 2"
W.C.	5' 2" x 3' 11"
Garage	16' 8" x 8' 5"
Bedroom 1	13' 7" max x 11' 1" max
En-S	6'10" max x 5' 6" max
Bedroom 2	14' 3" x 8' 9"
Bedroom 3	12' 2" max x 8' 9" max
Bedroom 4	9' 7" x 6' 10"
Bathroom	6' 6" x 6' 2"

TOTAL FLOOR AREA 99.3 sq.m. 1069 sq.ft.

REV B - 23.05.03
Monocouche render returns to sides of dwelling increased. Brickwork piers to front of garage enlarged.

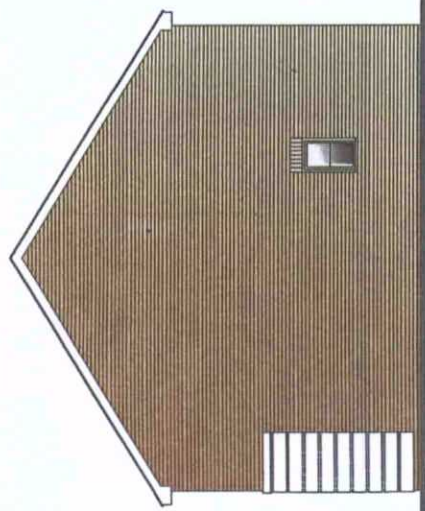
REV A - 17.04.03
Staircase and bulkhead store repositioned. Bathroom and Bedroom 3 enlarged. Entrance porch size reduced. Room Data revised.



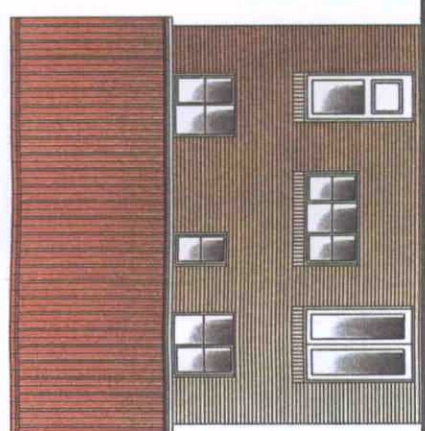
House Type
GLOUCESTER (PREMIER RANGE)
AMBASSADOR RANGE

Title PLANS AND ELEVATIONS
(GABLE ROOF)

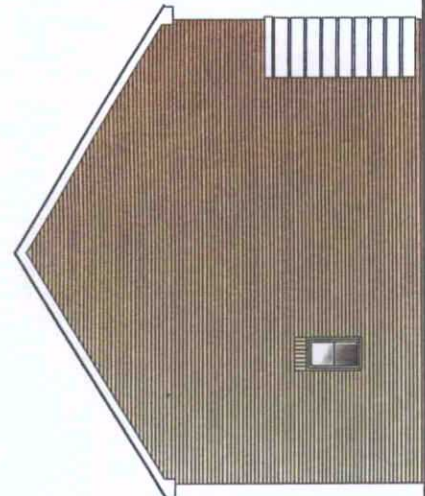
Scale	Dwg. Number
Not to Scale	2205/GLO/02B
Date	JAN 03



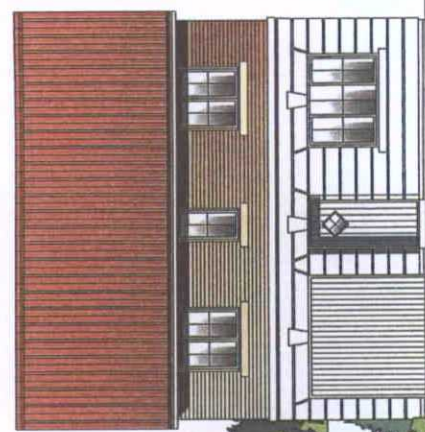
Side Elevation



Rear Elevation



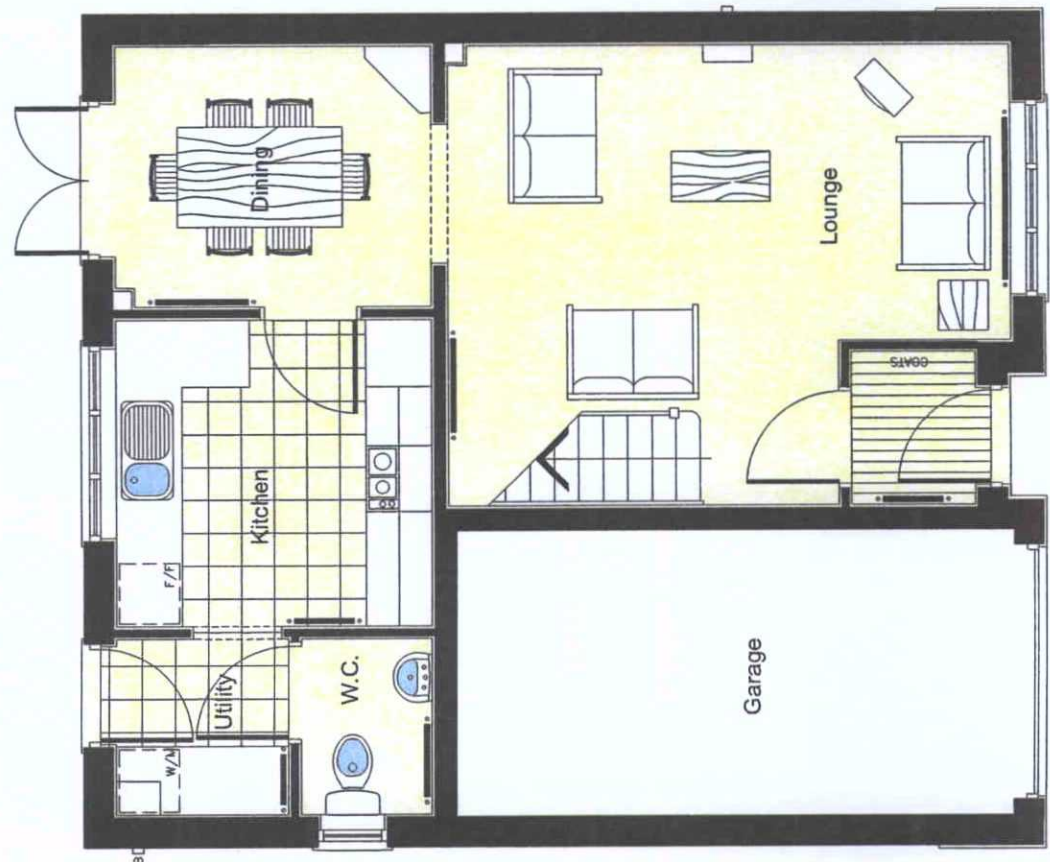
Side Elevation



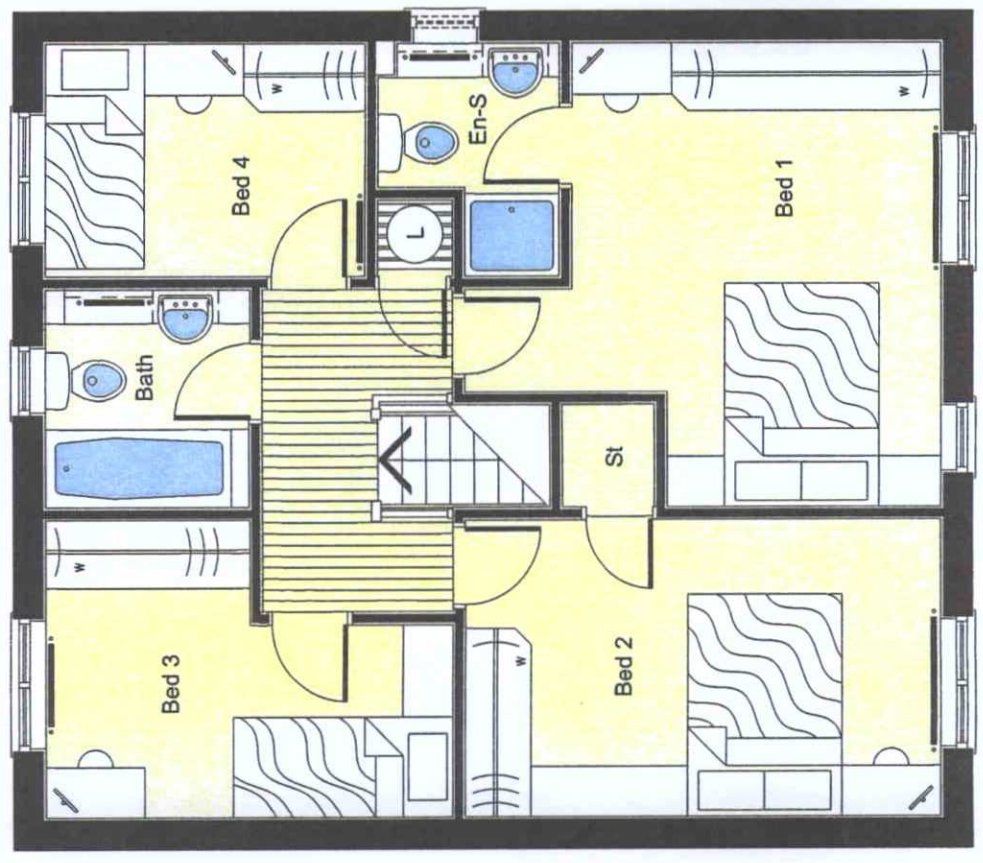
Front Elevation

6.967

8.2



Ground Floor Plan

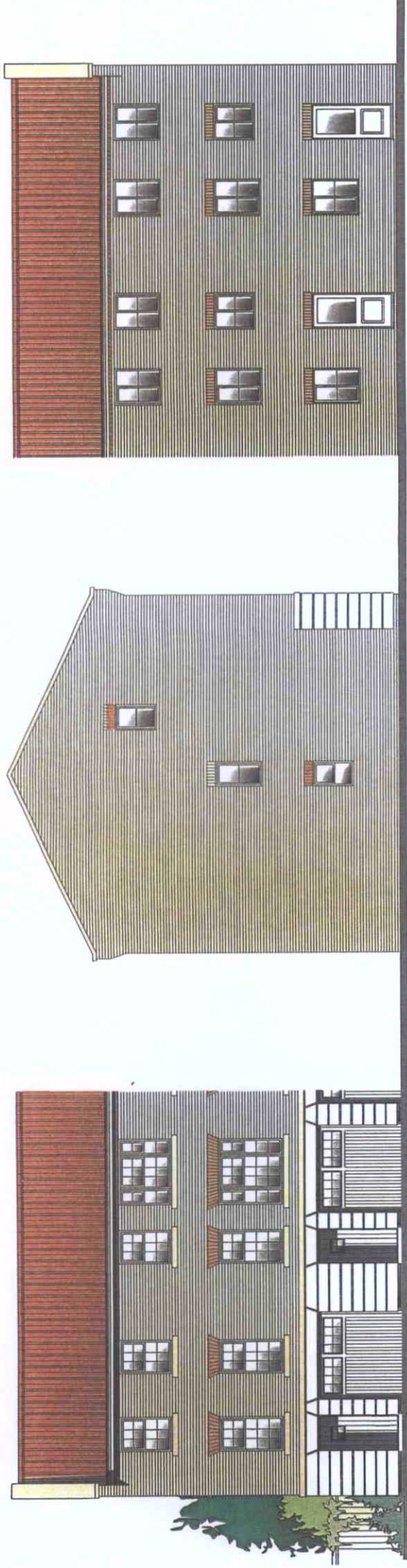


First Floor Plan

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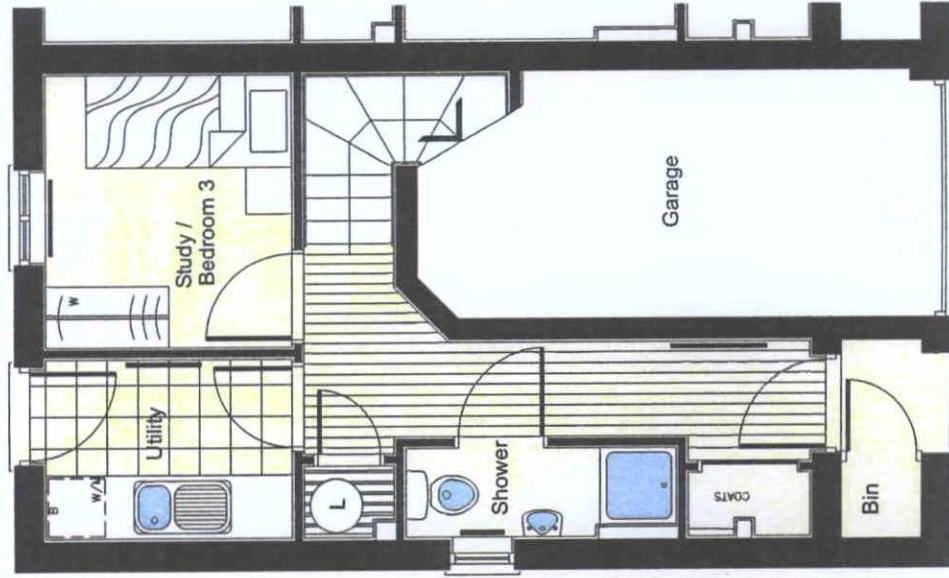


Front Elevation

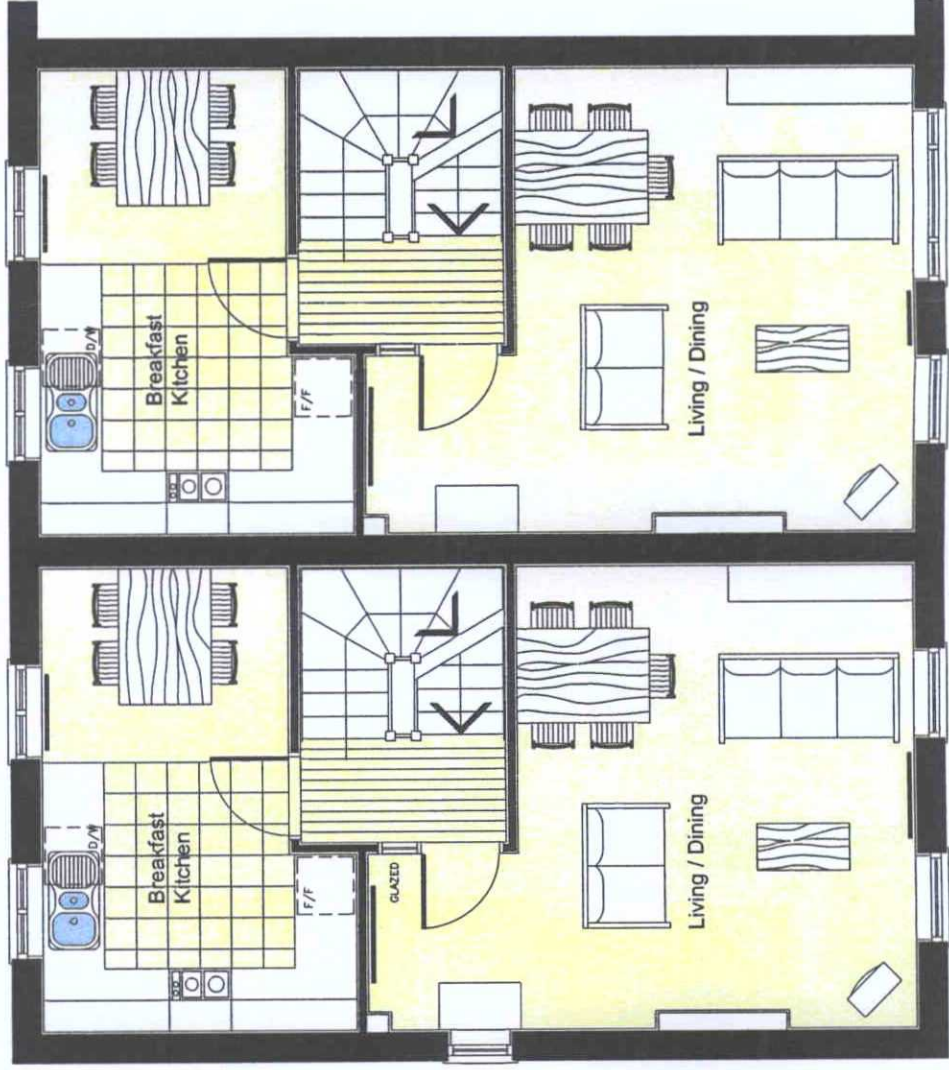
Side Elevation

Rear Elevation

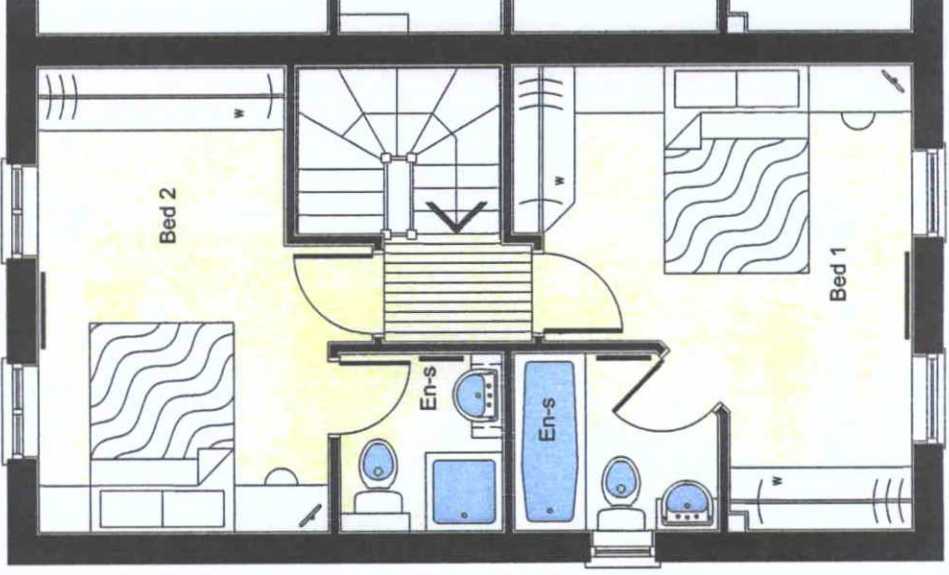
4.53



Ground Floor Plan



First Floor Plan



Second Floor Plan

3 Bedroom, 5 Person Terraced Town House

ROOM SCHEDULE	METRIC	IMPERIAL
Study / Bed 3	2.65m x 2.41m	8' 8" x 7' 11"
Utility Room	2.41m x 1.71m	7' 11" x 5' 7"
Shower	2.68m x 0.85m	8' 9" x 2' 9"
Garage	4.80m max x 2.42m max	15' 9" max x 7' 11" max
Living Room	4.45m x 3.86m	14' 7" x 12' 9"
Breakfast Kitchen	4.45m max x 3.86m max	14' 7" max x 12' 9" max
Bedroom 1	2.01m max x 1.70m max	6' 7" max x 5' 7" max
Bedroom 2	4.45m max x 2.63m max	14' 7" max x 8' 7" max
En-s	1.70m x 1.60m	5' 7" x 5' 3"

ROOM SCHEDULE	METRIC	IMPERIAL
Study / Bed 3	2.65m x 2.41m	8' 8" x 7' 11"
Utility Room	2.41m x 1.71m	7' 11" x 5' 7"
Shower	2.68m x 0.85m	8' 9" x 2' 9"
Garage	4.80m max x 2.42m max	15' 9" max x 7' 11" max
Living Room	4.45m x 3.86m	14' 7" x 12' 9"
Breakfast Kitchen	4.45m max x 3.86m max	14' 7" max x 12' 9" max
Bedroom 1	2.01m max x 1.70m max	6' 7" max x 5' 7" max
Bedroom 2	4.45m max x 2.63m max	14' 7" max x 8' 7" max
En-s	1.70m x 1.60m	5' 7" x 5' 3"

TOTAL FLOOR AREA 99.2 sq.m. 1068 sq.ft.

REV B - 26.06.03
Door and screen to first floor living / dining room handed.

REV A - 24.03.03
Width of dwelling increased by 30mm
- room data adjusted to suit.
Minor amendments to location of windows on all floors.



BARRATT
DESIGN GROUP

House Type

KENTMERE (NEW PREMIER) EMBASSY RANGE

Title

PLANS AND ELEVATIONS

Scale	Dwg. Number
Not to Scale	2205/KET/01B
Date	JAN 03

WARNING TO HOUSE-PURCHASERS
Property Misdemeanors Act 1991

Buyers are warned that this is a working drawing and is not intended to be treated as descriptive material describing, in relation to any particular property or development, any of the Specified Matters prescribed by any Order made under the above Act. The contents of this drawing may be subject to change at any time and alterations and variations can occur during the progress of the works without revision of the drawing. Consequently the layout, form, content and dimensions of the finished construction may differ materially from those shown. Nor do the contents of this drawing constitute a contract, part of any contract or warranty.

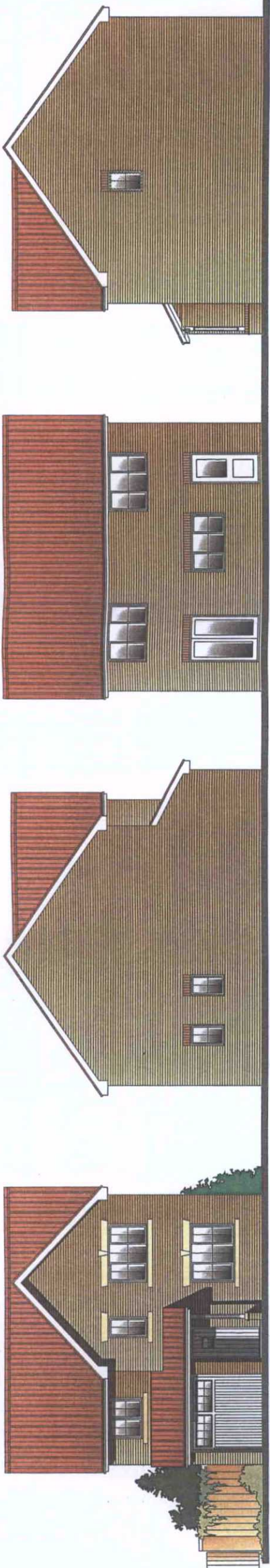
4 Bedroom, 8 Person Detached

ROOM SCHEDULE	METRIC	IMPERIAL
Lounge	4.45m max x 3.79m max	14' 7" max x 12' 5" max
Dining Room	3.45m x 2.46m	11' 4" x 8' 1"
Kitchen	3.45m x 3.29m	11' 4" x 10' 10"
Utility Room	2.24m x 1.58m	7' 4" x 5' 2"
W.C.	1.58m x 1.12m	5' 2" x 3' 8"
Garage	5.30m x 2.57m	17' 5" x 8' 5"
Bedroom 1	3.59m max x 3.57m max	11' 9" max x 11' 9" max
En-s	2.05m max x 1.36m max	6' 9" max x 4' 6" max
Bedroom 2	3.85m max x 3.06m max	12' 8" max x 10' 0" max
Bedroom 3	4.11m max x 2.67m max	13' 6" max x 8' 9" max
Bedroom 4	3.53m max x 2.77m max	11' 7" max x 9' 1" max
Bathroom	1.89m x 1.87m	6' 2" x 6' 2"
TOTAL FLOOR AREA		107.7 sq. m. 1159 sq. ft.



House Type
WINDERMERE (NEW PREMIER)
EMBASSY RANGE

Title PLANS AND ELEVATIONS	
Scale	Drg. Number
Not to Scale	2205/WIE/01
Date	JAN 03



Side Elevation

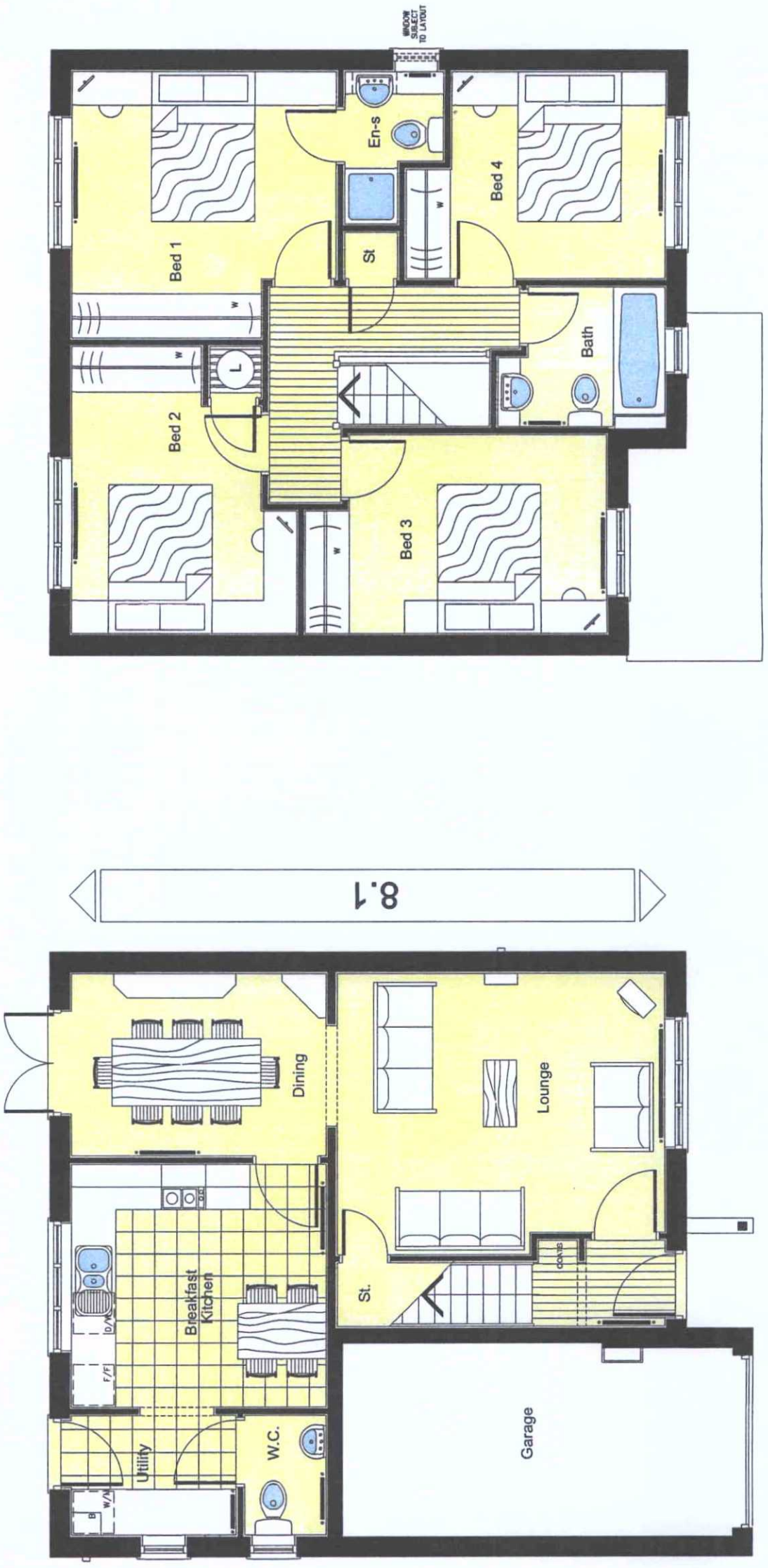
Rear Elevation

Side Elevation

Front Elevation

7.567

8.1



Ground Floor Plan

First Floor Plan

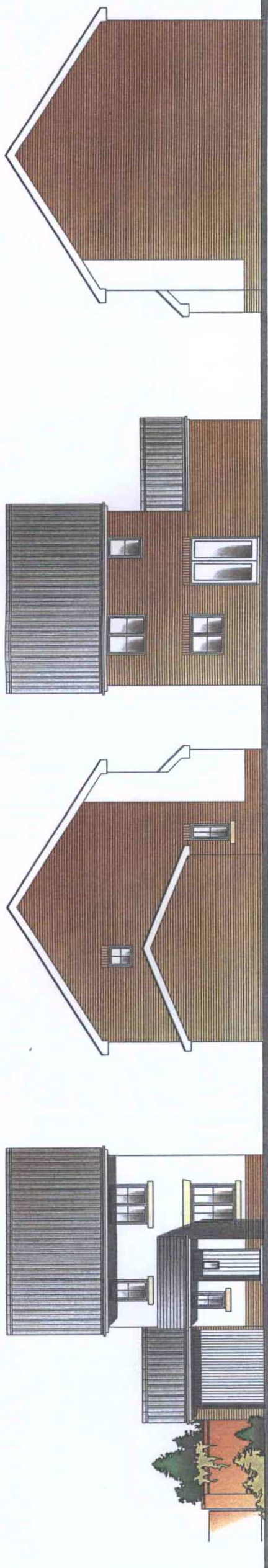
WARNING TO HOUSE-PURCHASERS
Property Misdescriptions Act 1991

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Front Elevation

Side Elevation

Rear Elevation

Side Elevation

3 Bedroom, 5 Person Detached

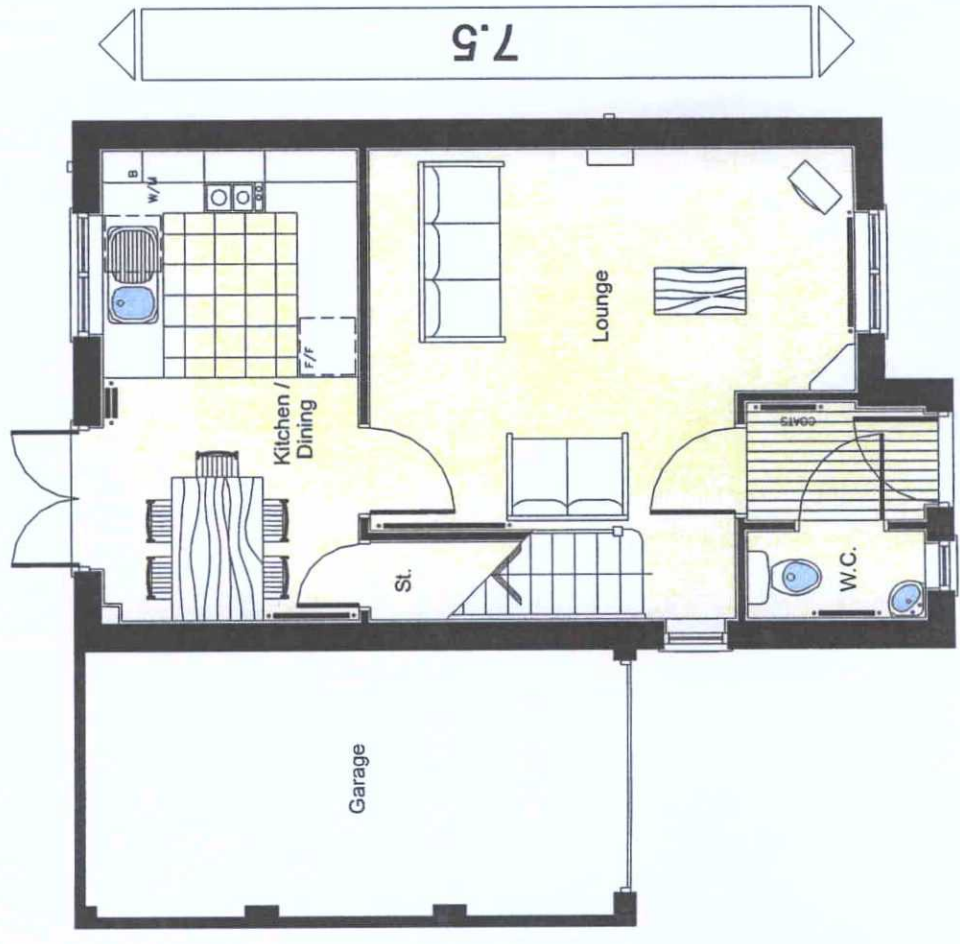
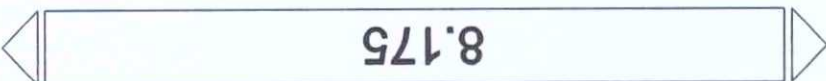
ROOM SCHEDULE	METRIC
Lounge	4.82m max x 3.72m max
Kitchen / Dining	4.58m x 2.54m
W.C.	1.76m x 0.85m
Garage	5.25m max x 2.63m max
Bedroom 1	4.08m x 2.60m
Bedroom 2	3.27m x 2.60m
Bedroom 3	2.21m x 1.89m
Bathroom	1.89m x 1.70m

ROOM SCHEDULE	IMPERIAL
Lounge	15'10" max x 12' 2" max
Kitchen / Dining	15' 0" x 8' 4"
W.C.	5' 9" x 2' 9"
Garage	17' 3" max x 8' 6" max
Bedroom 1	13' 5" x 8' 6"
Bedroom 2	10' 9" x 8' 6"
Bedroom 3	7' 3" x 6' 2"
Bathroom	6' 2" x 5' 7"

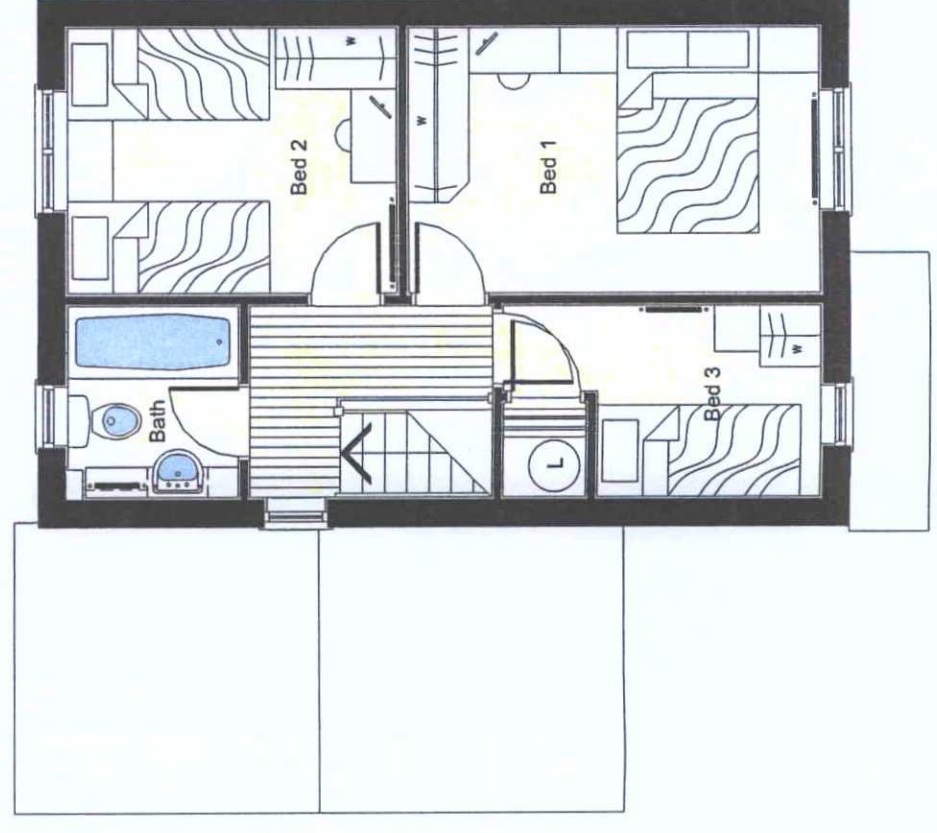
4.655



8.175



Ground Floor Plan



First Floor Plan

REV A - 25.04.03
Unit width increased 30mm
- room data adjusted to suit.



House Type
PALMERSTON (NEW PREMIER)
STATESMAN RANGE

Title **PLANS AND ELEVATIONS**
DETACHED UNIT
(PART RENDER)

Scale	Drg. Number
Not to Scale	2205/PAL/01A
Date	JAN 03

WARNING TO HOUSE-PURCHASERS
Property Misdescriptions Act 1991

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**3 Bedroom, 5 Person
Semi-Detached / Terraced**

ROOM SCHEDULE METRIC

Lounge	4.82m max x 3.72m max
Kitchen / Dining	4.56m x 2.54m
W.C.	1.76m x 0.95m
Garage	5.25m max x 2.63m max
Bedroom 1	4.06m x 2.60m
Bedroom 2	3.27m x 2.60m
Bedroom 3	2.41m x 1.89m
Bathroom	1.89m x 1.70m

ROOM SCHEDULE IMPERIAL

Lounge	15'10" max x 12' 2" max
Kitchen / Dining	15' 0" x 8' 4"
W.C.	5' 9" x 2' 9"
Garage	17' 3" max x 8' 8" max
Bedroom 1	13' 5" x 8' 6"
Bedroom 2	10' 9" x 8' 6"
Bedroom 3	7' 9" x 6' 2"
Bathroom	6' 2" x 5' 7"

TOTAL FLOOR AREA 71.2 sq.m, 767 sq.ft.

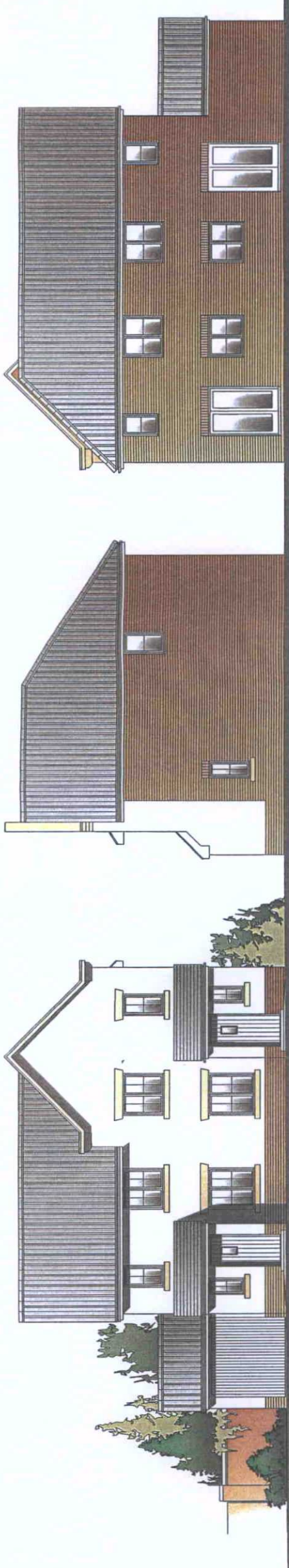
REV A - 25.04.03
Unit width increased 30mm
- room data adjusted to suit.



House Type
**PALMERSTON (NEW PREMIER)
STATESMAN RANGE**

Title PLANS AND ELEVATIONS
SEMI DET/ TERRACE UNIT
(PART RENDER)

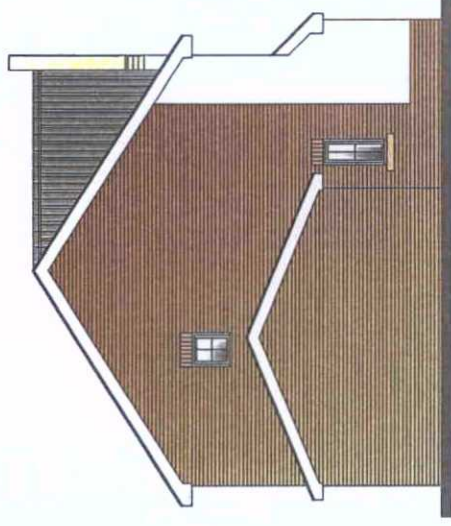
Scale	Not to Scale	Drg. Number	2205/PAL/02A
Date	JAN 03		



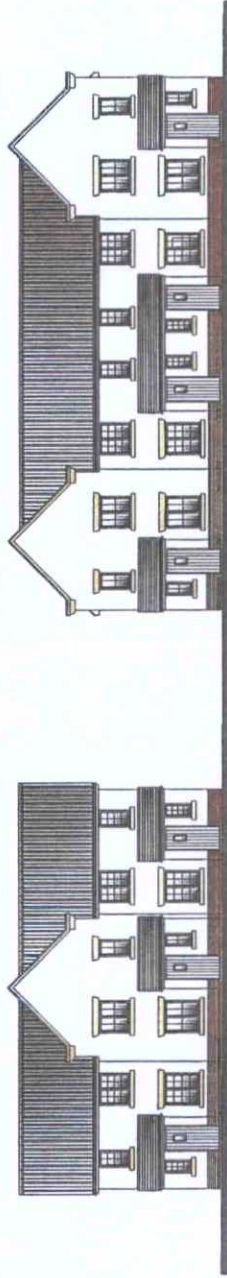
Front Elevation

Side Elevation

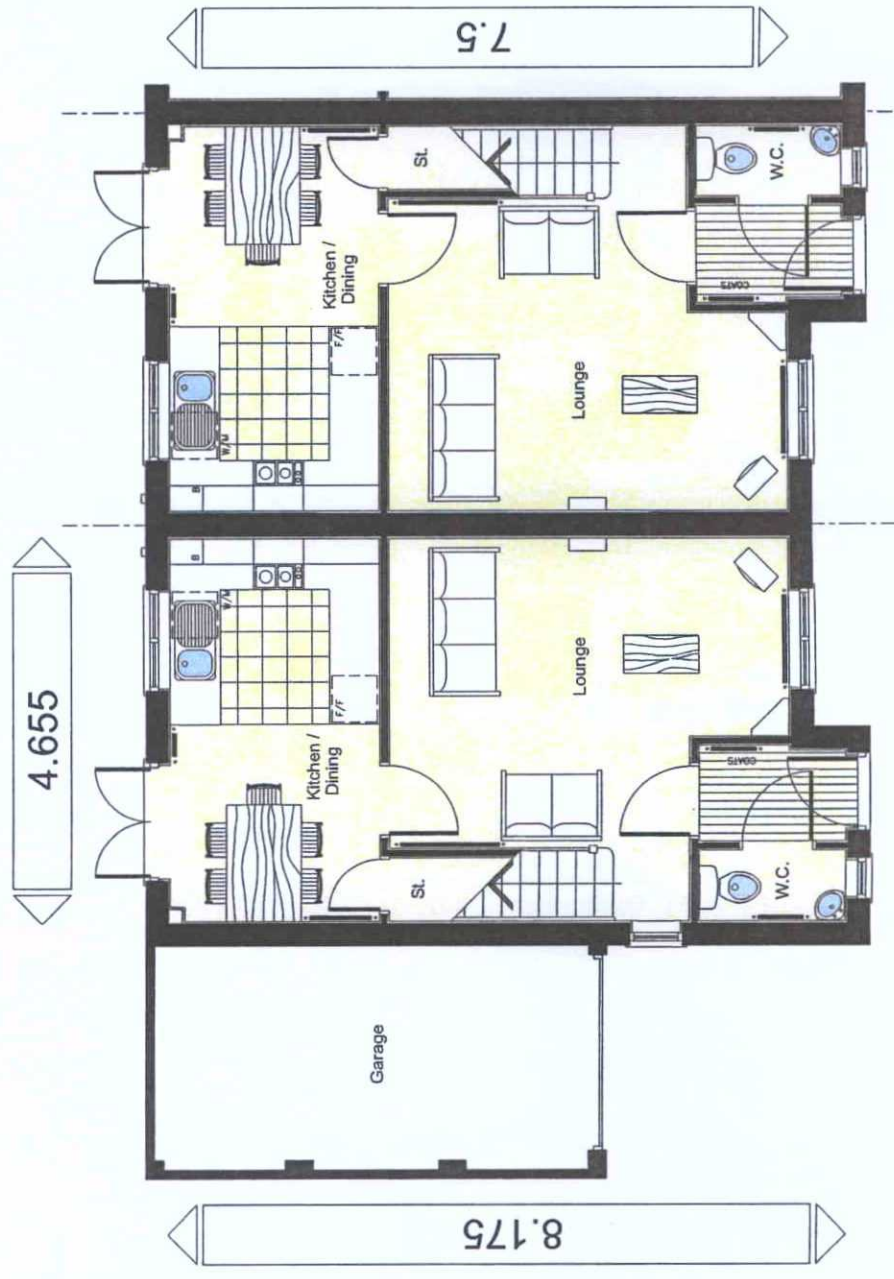
Rear Elevation



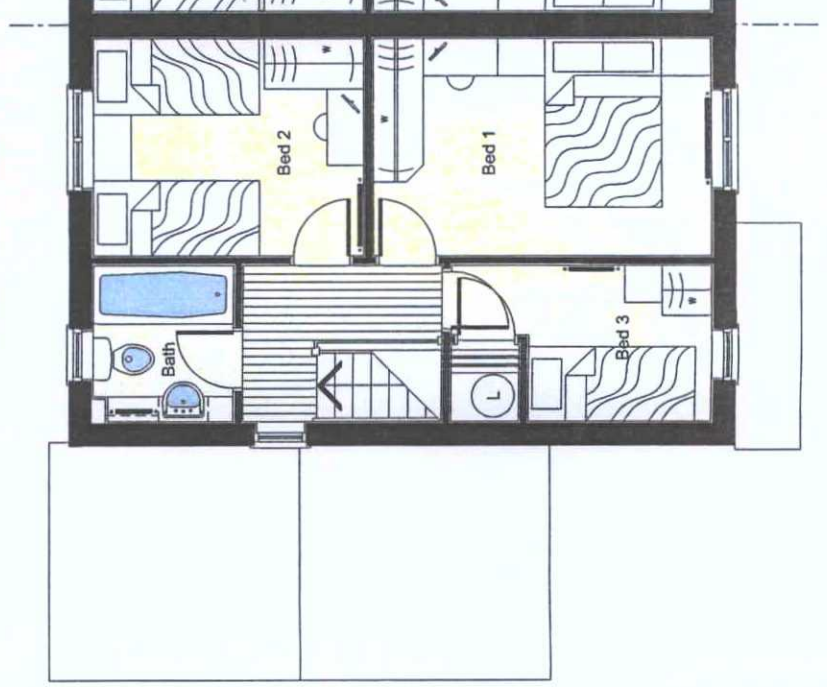
Side Elevation



3 Block Terrace - Front Elevation 4 Block Terrace - Front Elevation



Ground Floor Plan



First Floor Plan

WARNING TO HOUSE-PURCHASERS
Property Misdescriptions Act 1991

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3 Bedroom, 5 Person Detached

ROOM SCHEDULE	METRIC	IMPERIAL
Lounge	4.82m max x 3.72m max	15' 10" max x 12' 2" max
Kitchen / Dining	4.56m x 2.54m	15' 0" x 8' 4"
W.C.	1.76m x 0.85m	5' 9" x 2' 9"
Garage	5.25m max x 2.63m max	17' 3" max x 8' 8" max
Bedroom 1	4.08m x 2.60m	13' 5" x 8' 6"
Bedroom 2	3.27m x 2.60m	10' 9" x 8' 6"
Bedroom 3	2.21m x 1.89m	7' 3" x 6' 2"
Bathroom	1.89m x 1.70m	6' 2" x 5' 7"
TOTAL FLOOR AREA		71.2 sq.m. 767 sq.ft.

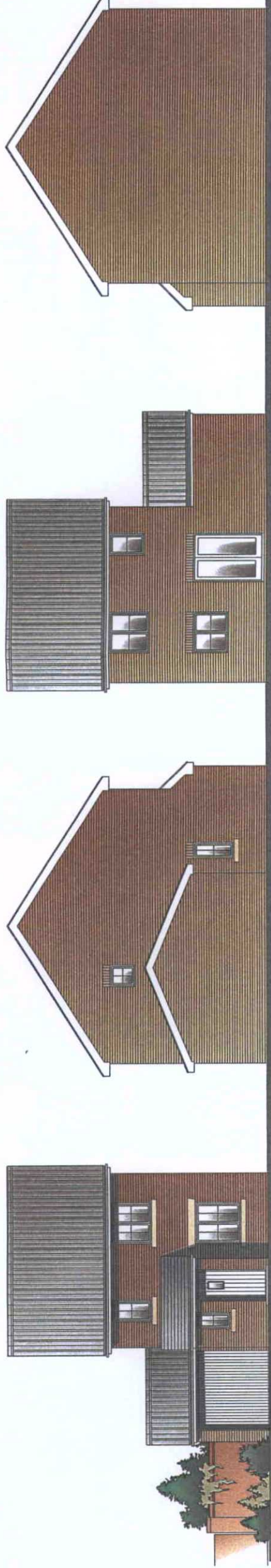
REV A - 25.04.03
Unit width increased 30mm
- room data adjusted to suit.



House Type
PALMERSTON (NEW PREMIER) STATESMAN RANGE

Title PLANS AND ELEVATIONS
DETACHED UNIT
(ALL BRICK)

Scale	Drg. Number
Not to Scale	2205/PAL/03A
Date	JAN 03

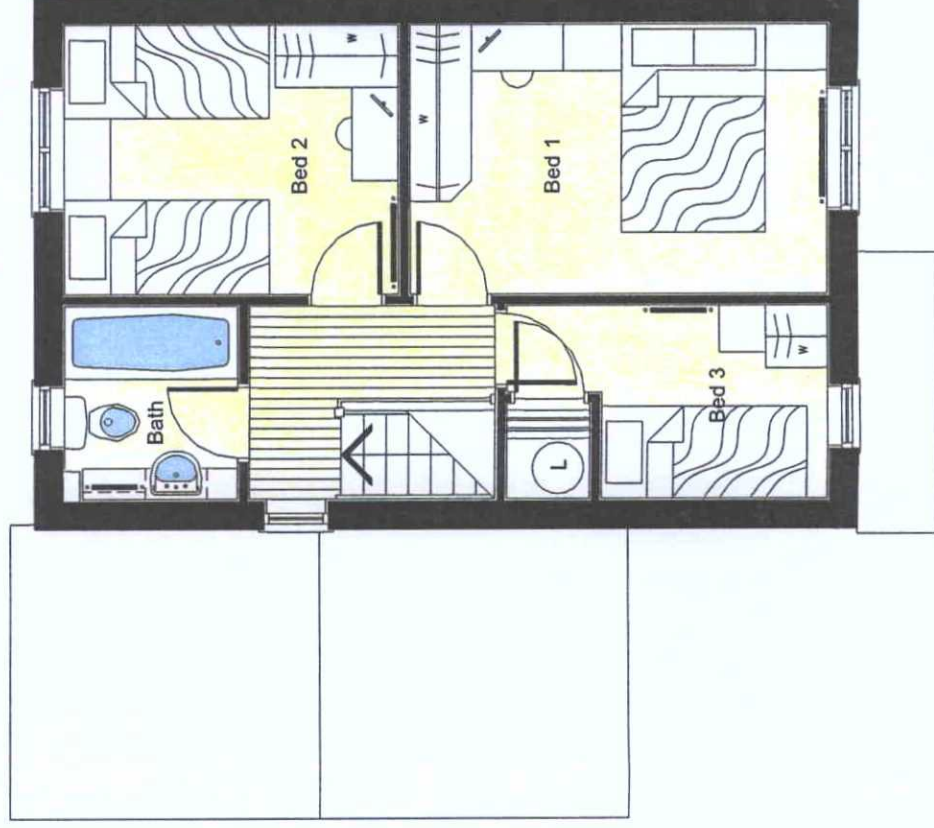


Side Elevation

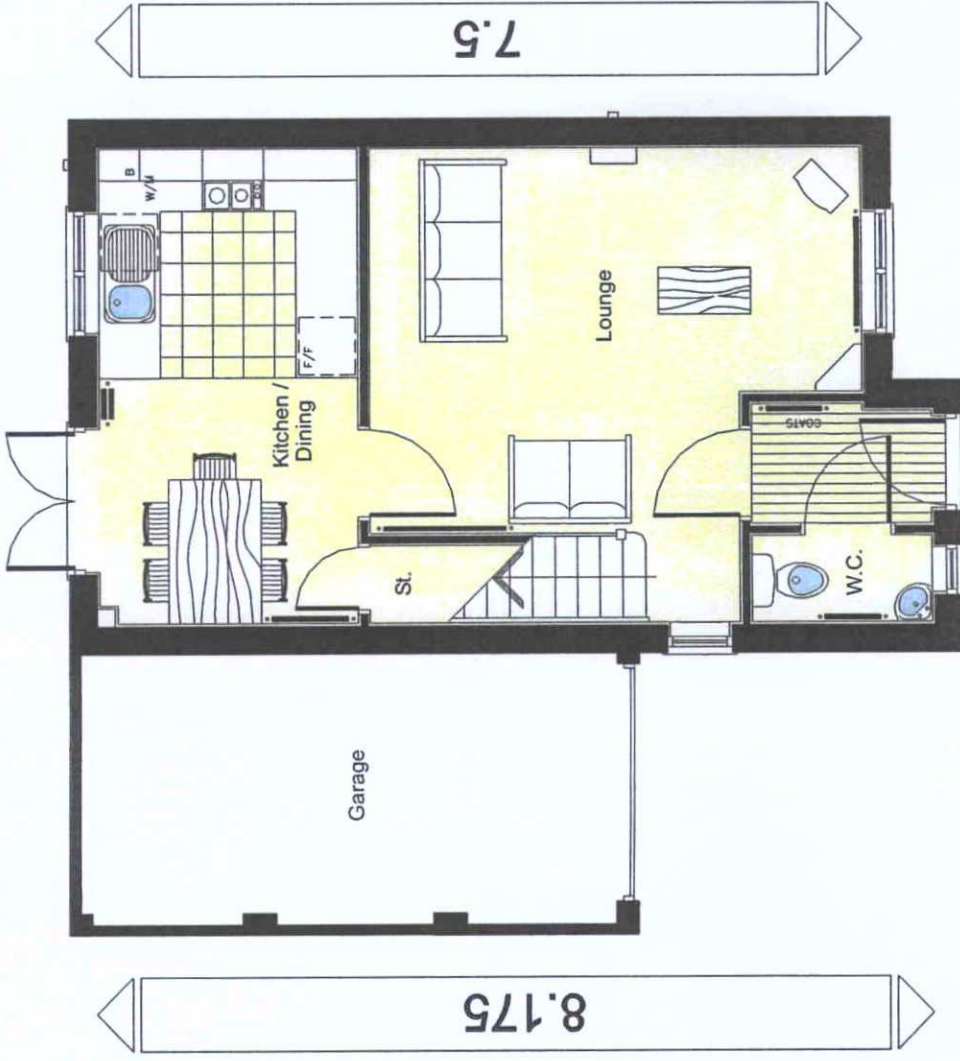
Rear Elevation

Side Elevation

Front Elevation



First Floor Plan



Ground Floor Plan

WARNING TO HOUSE-PURCHASERS
Property Misdescriptions Act 1991

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**3 Bedroom, 5 Person
Semi-Detached / Terraced**

ROOM SCHEDULE	METRIC
Lounge	4.82m max x 3.72m max
Kitchen / Dining	4.58m x 2.54m
W.C.	1.76m x 0.85m
Garage	5.25m max x 2.63m max
Bedroom 1	4.08m x 2.60m
Bedroom 2	3.27m x 2.60m
Bedroom 3	2.21m x 1.89m
Bathroom	1.89m x 1.70m

ROOM SCHEDULE	IMPERIAL
Lounge	15'10" max x 12' 2" max
Kitchen / Dining	15' 0" x 8' 4"
W.C.	5' 9" x 2' 9"
Garage	17' 3" max x 8' 6" max
Bedroom 1	13' 5" x 8' 6"
Bedroom 2	10' 9" x 8' 6"
Bedroom 3	7' 3" x 6' 2"
Bathroom	6' 2" x 5' 7"

TOTAL FLOOR AREA 71.2 sq.m. 767 sq.ft.

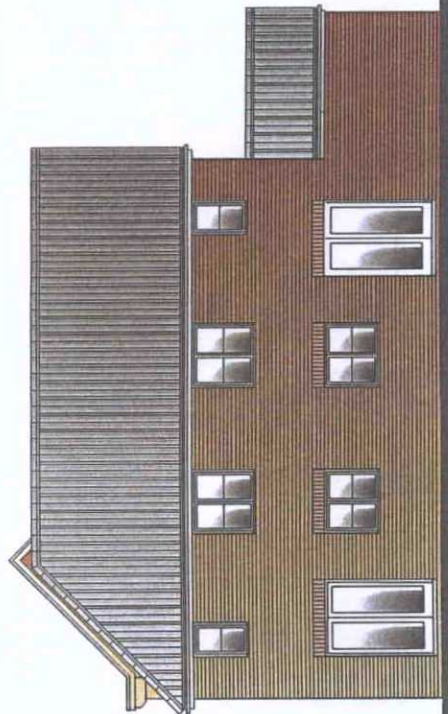
REV A - 25.04.03
Unit width increased 30mm
- room data adjusted to suit.



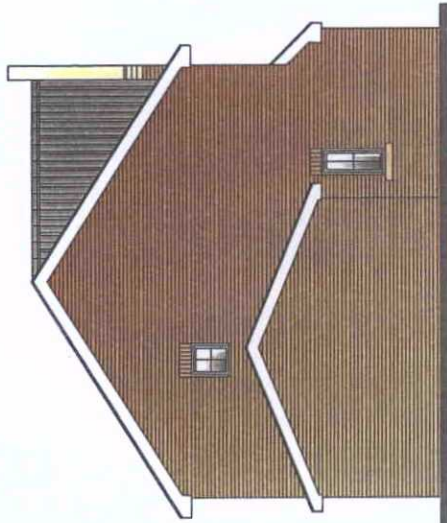
House Type
**PALMERSTON (NEW PREMIER)
STATESMAN RANGE**

Title PLANS AND ELEVATIONS
SEMI DET/TERRACE UNIT
(ALL BRICK)

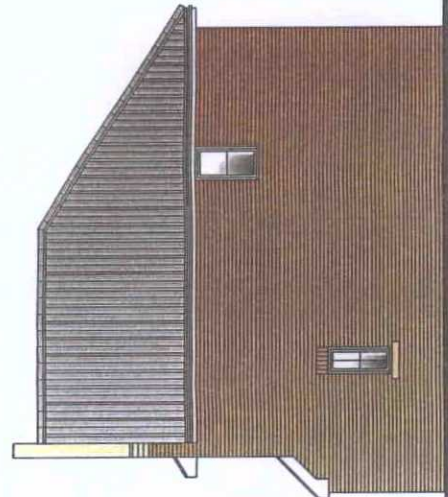
Scale	Dwg. Number
Not to Scale	2205/PAL/04A
Date	JAN 03



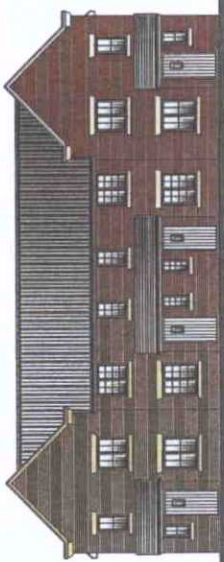
Rear Elevation



Side Elevation



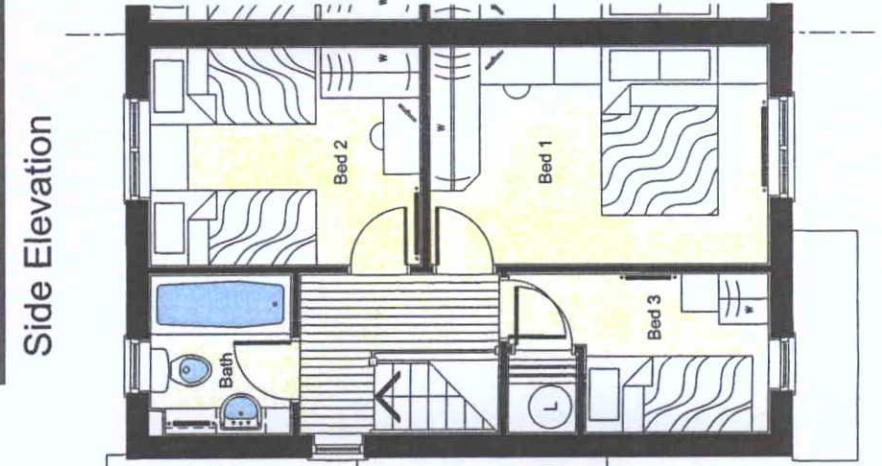
Side Elevation



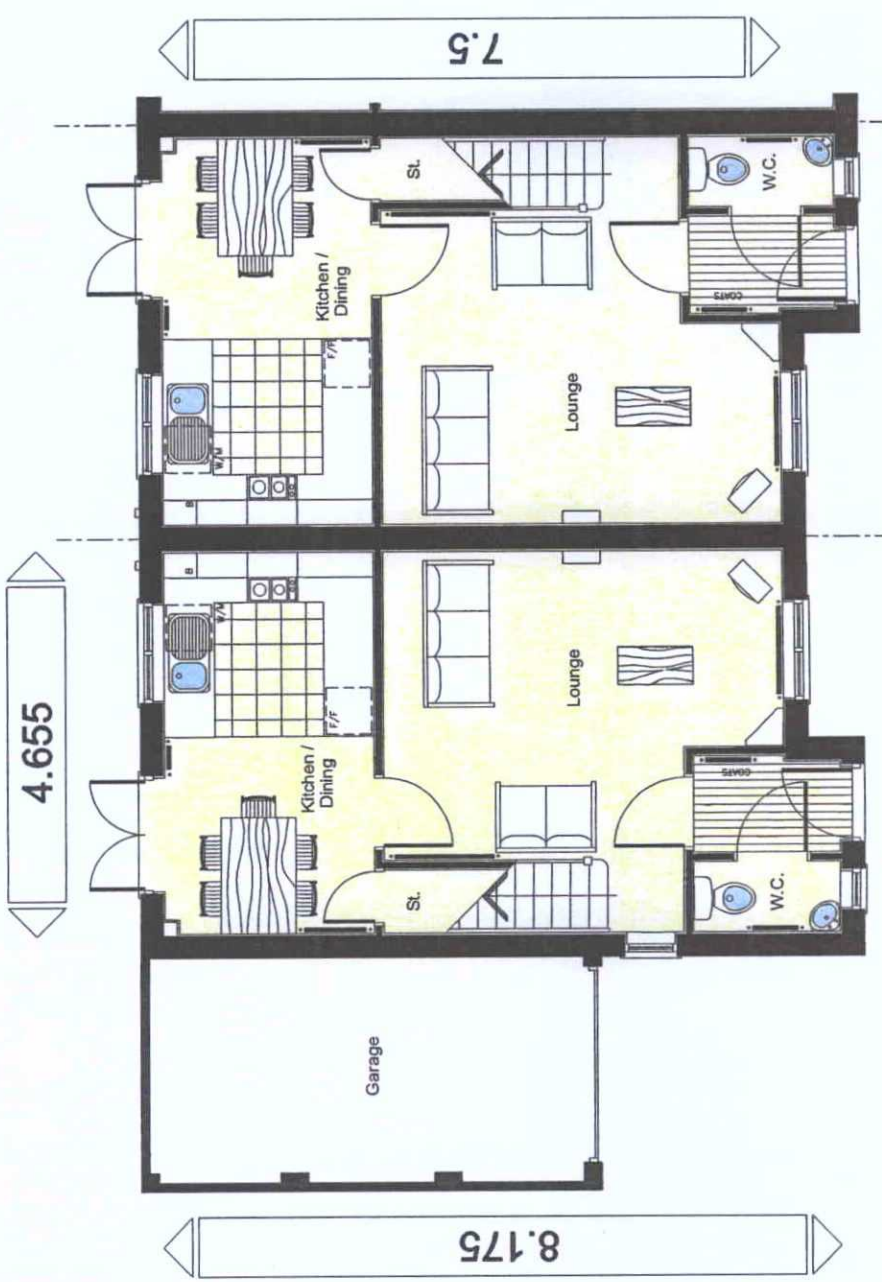
3 Block Terrace - Front Elevation 4 Block Terrace - Front Elevation



Front Elevation



First Floor Plan



Ground Floor Plan

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**1 / 2 Bedroom, 2 / 3 Person
3 Storey Flats**

1-BED FLAT:

ROOM SCHEDULE	METRIC
LIVING ROOM	4.544 x 3.62m
KITCHEN	3.206 x 3.14m
BATHROOM	1.956 x 1.90m

ROOM SCHEDULE

IMPERIAL	
LIVING ROOM	14'11" x 11'11"
KITCHEN	10'2" max x 8'0" max
BEDROOM	10'10" x 10'4"
BATHROOM	6'2" x 6'3"

1-BED FLOOR AREA 46.6 sq.m. 501 sq.ft.

2-BED FLAT:

ROOM SCHEDULE	METRIC
LIVING ROOM	4.544 x 3.62m
KITCHEN	3.006 x 1.90m
BEDROOM 1	3.206 x 3.14m
BEDROOM 2	3.206 x 3.14m
BATHROOM	1.906 x 1.854m

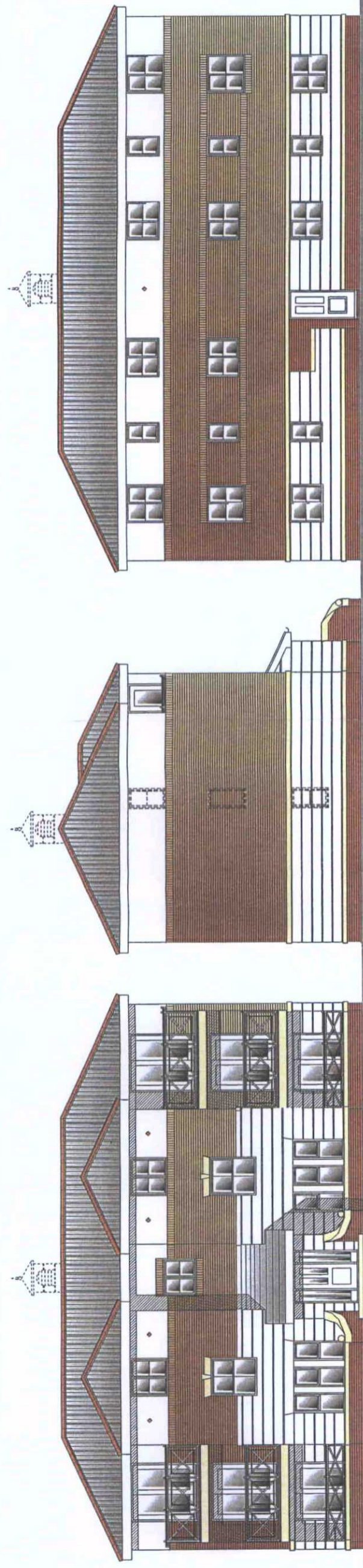
ROOM SCHEDULE

IMPERIAL	
LIVING ROOM	14'11" x 11'11"
KITCHEN	9'10" x 6'3"
BEDROOM 1	10'5" max x 7'1" max
BEDROOM 2	10'5" max x 7'1" max
BATHROOM	6'3" x 6'1"

2-BED FLOOR AREA 52.5 sq.m. 565 sq.ft.

BLOCK FLOOR AREA 351.9 sq.m. 3788 sq.ft.

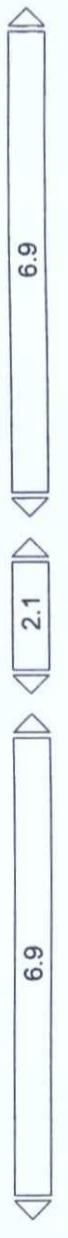
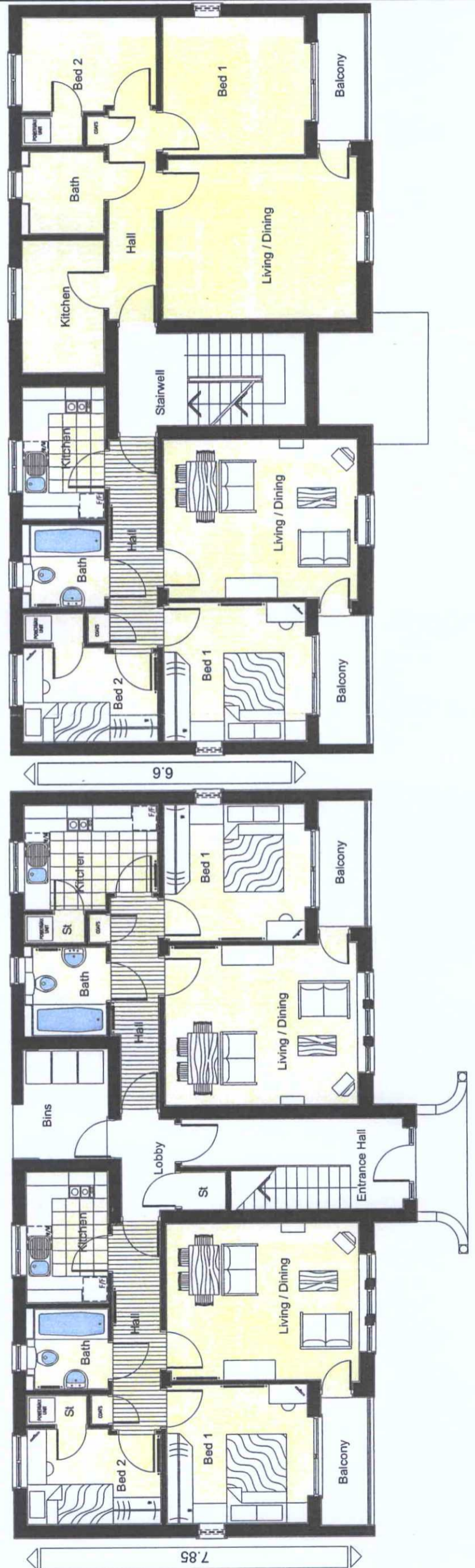
ALTERNATIVE BLOCK FLOOR AREA 358.8 sq.m. 3862 sq.ft.



Rear Elevation

Side Elevation

Front Elevation



Ground Floor Plan

First & Second Floor Plan

Rev B - 05.12.02
External cavity wall thickness reduced.
Structural openings adjusted to suit. Gas
central heating system introduced. Cylinders
replaced with Powermax unit in new store
indicated in plan of storage heaters.
Coats store formed off hall. Minor
relocation of various doors / partitions.
Kitchen & Bed 2 layouts adjusted.

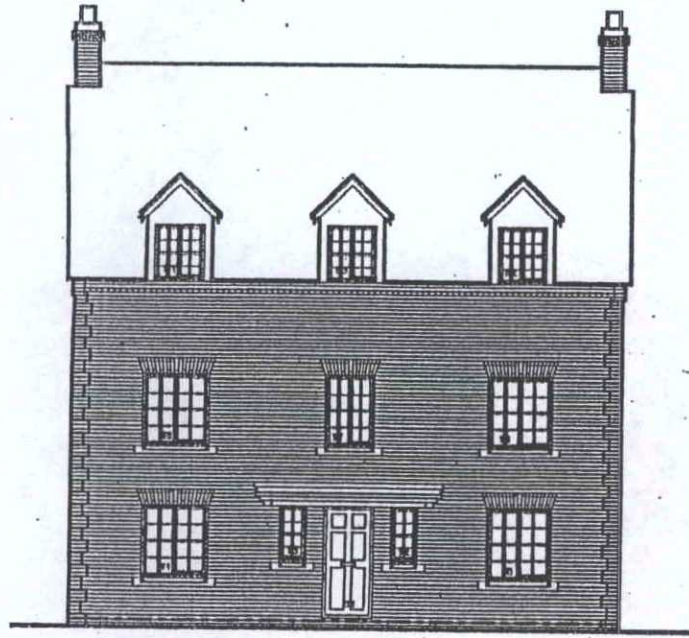
Rev A - 26.09.01
Minor changes to living / dining on ground
floor removed.

BARRATT
DESIGN GROUP

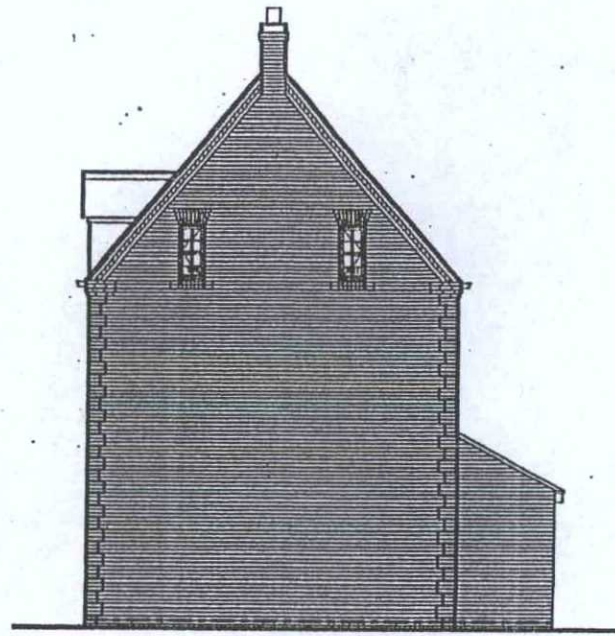
House Type
FALKIRK (NEW PREMIER)
-STATESMAN RANGE

Title
PLANS AND ELEVATIONS
3 - STOREY WITH BALCONY

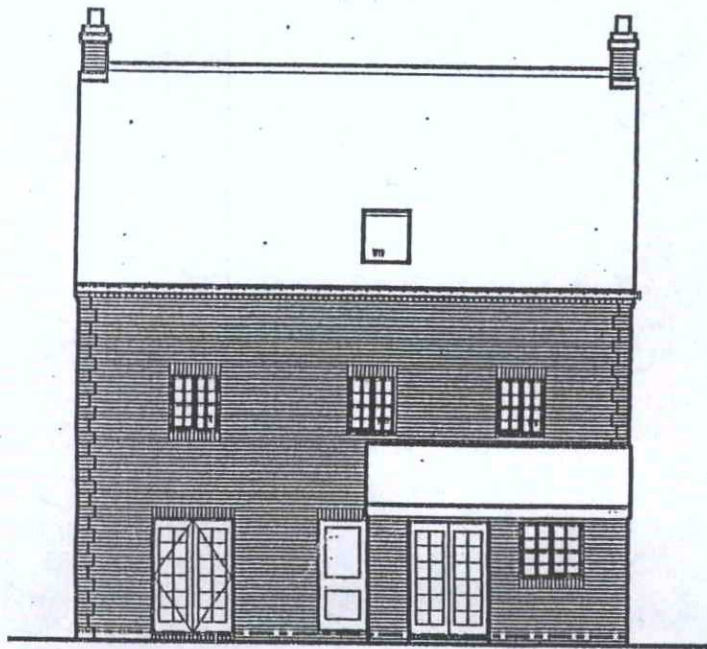
Scales	Not to scale	Dwg.No.	2118/FA3B/01B
Date	AUG 00		



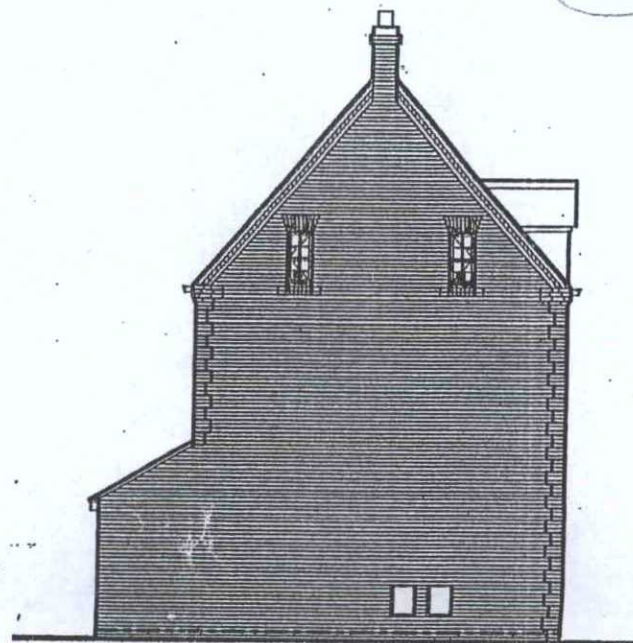
Front Elevation



Gable Elevation

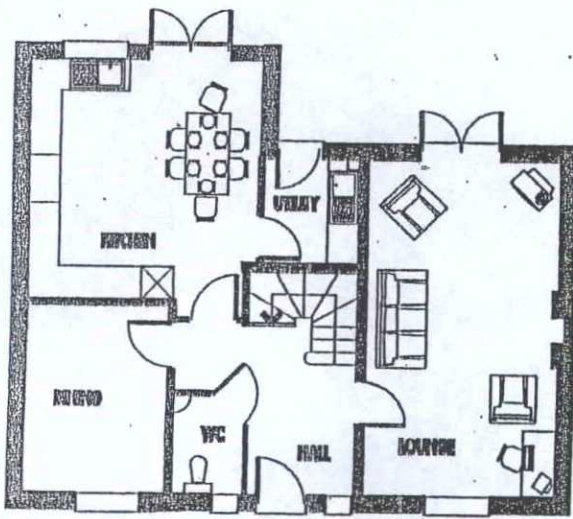


Rear Elevation

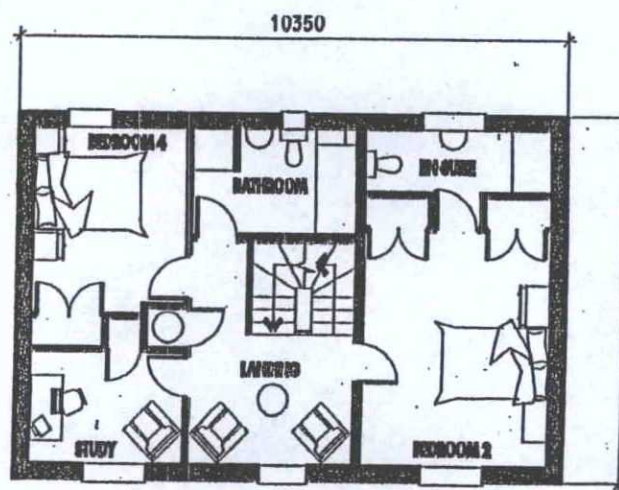


Gable Elevation

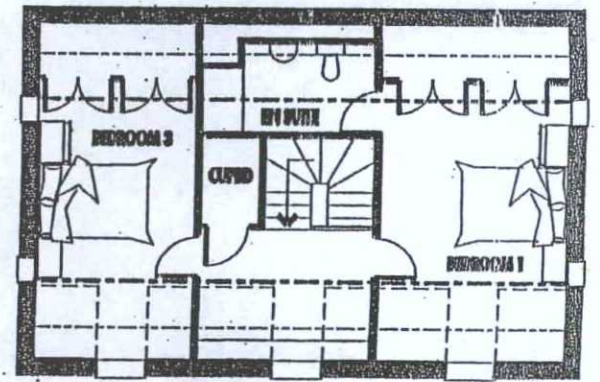
B1



Ground Floor



First Floor



Second Floor

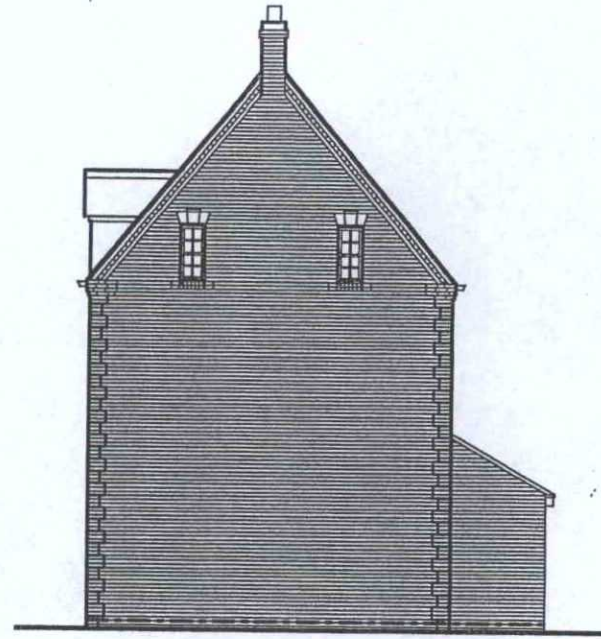
FLOOR AREA <small>See standard drawing 8/118 for details.</small>	1995	Square feet
		Square metres

DRAWING REVISIONS	VERSION NUMBER	HOUSE TYPE	THE BICESTER
		DRAWING	PLANNING DRAWING
		SCALE	1/100
		DATE	Apr 2001
		DRAWING NO.	BICE/200
		REV.	

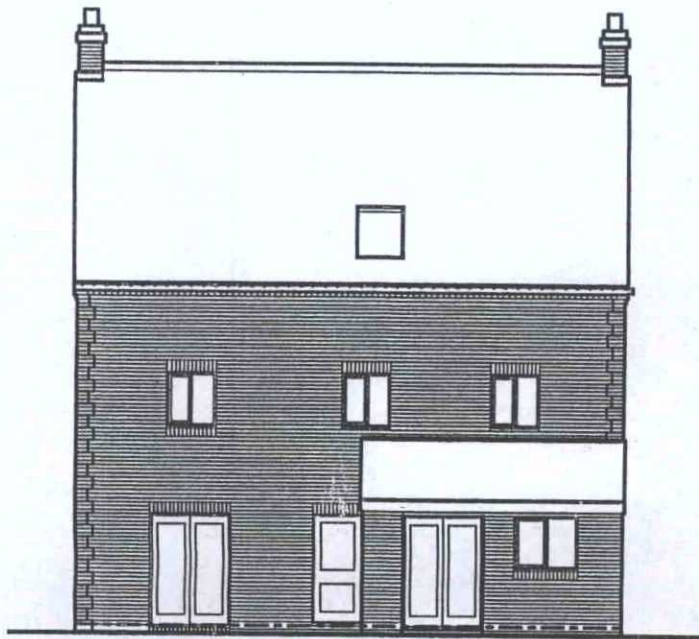




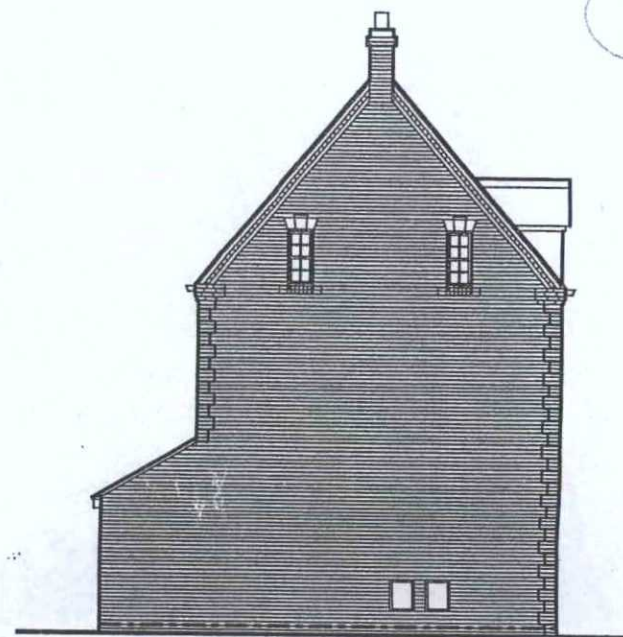
Front Elevation



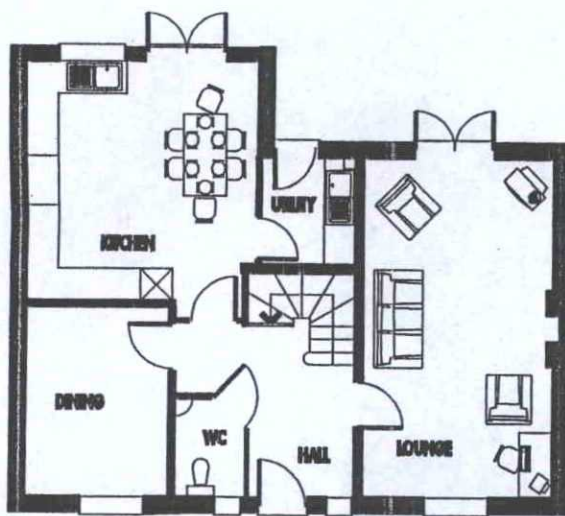
Gable Elevation



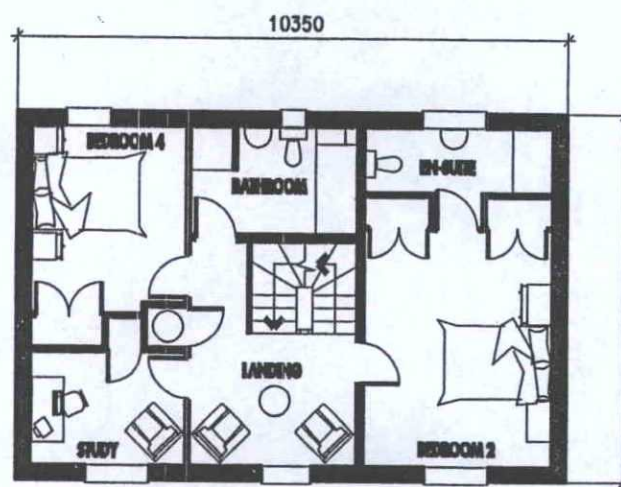
Rear Elevation



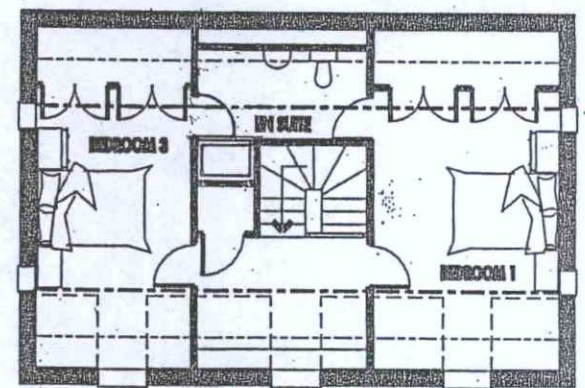
Gable Elevation



Ground Floor



First Floor

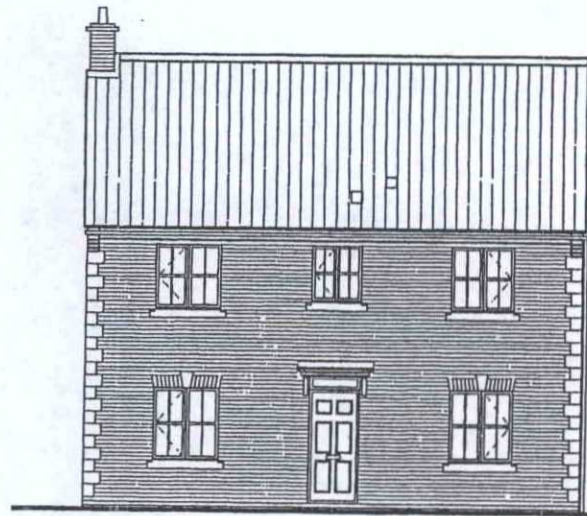


Second Floor

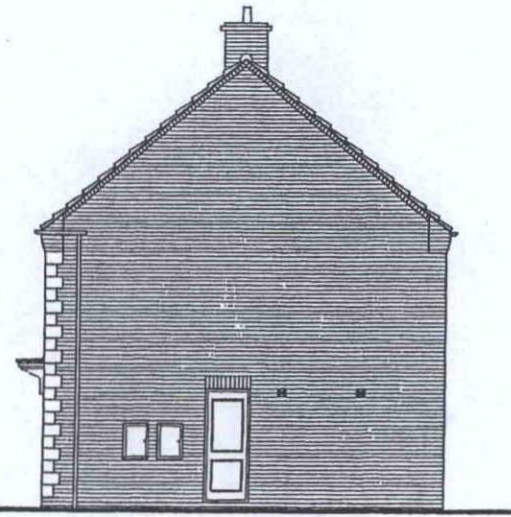
FLOOR AREA <small>See standard drwg 5/15 for details.</small>	1985	Square feet
		Square metres

DRAWING REVISIONS	VERSION NUMBER	HOUSE TYPE	THE BICESTER		
		DRAWING	PLANNING DRAWING		
		SCALE	1:100	DRAWING NO.	REV.
		DATE	Apr 2001	BICE/300	
		DRAWN			

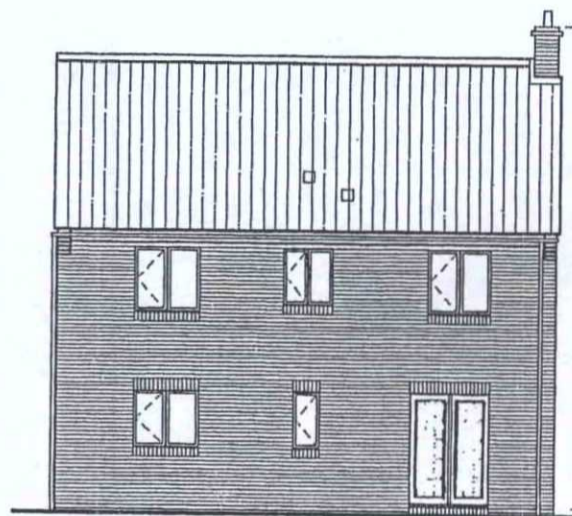




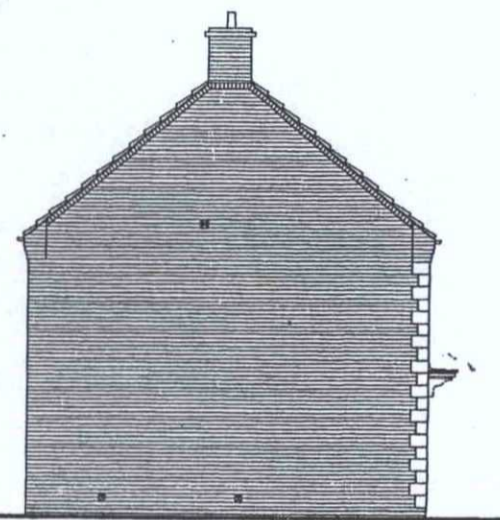
FRONT ELEVATION



SIDE ELEVATION

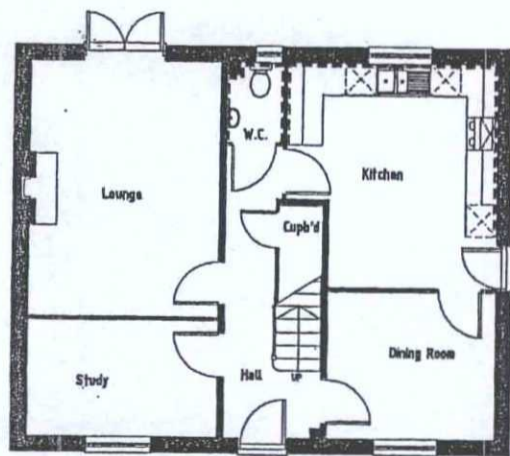


REAR ELEVATION

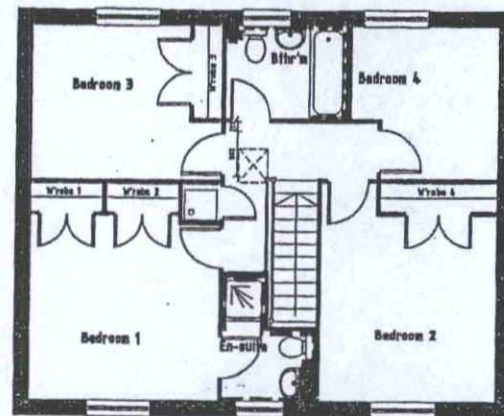


SIDE ELEVATION

AN



GROUND FLOOR



FIRST FLOOR

FLOOR AREA See standard drwg 5/115 for details.	1291.8	Square feet
	120	Square metres

DRAWING REVISIONS

VERSION NUMBER

HOUSE TYPE

The Anvil

DRAWING

Planning Drawing

SCALE 1 : 100

DATE JUNE 2000

DRAWN I.F.

DRAWING NO.

ANVI/200

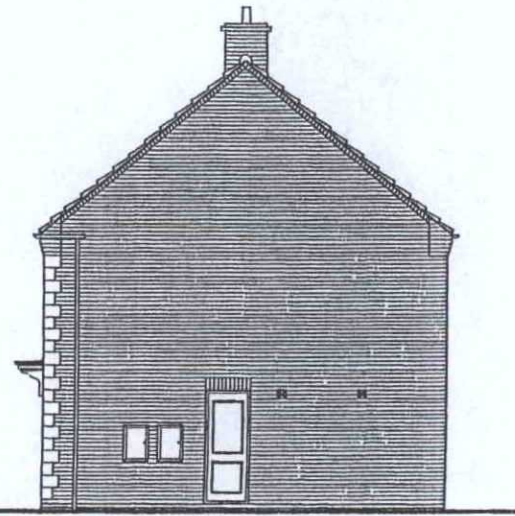
REV.

Westbury

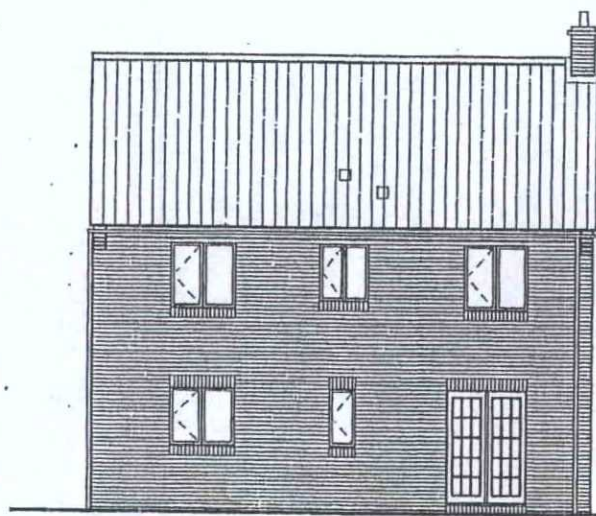
Group Technical Department
Westbury House : Lansdown Road : Cheltenham : GL50 2WH
Tel : (01242) 236191 : Fax : (01242) 251684



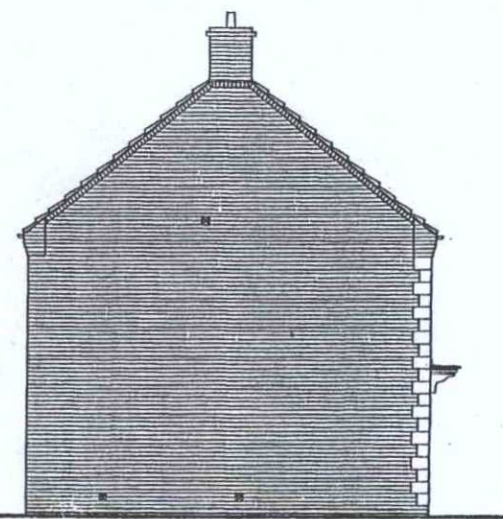
FRONT ELEVATION



SIDE ELEVATION

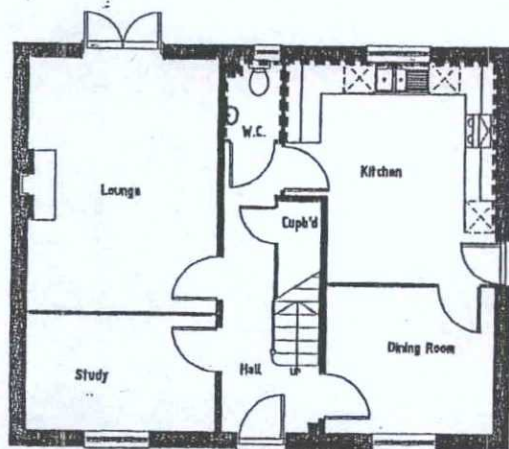


REAR ELEVATION

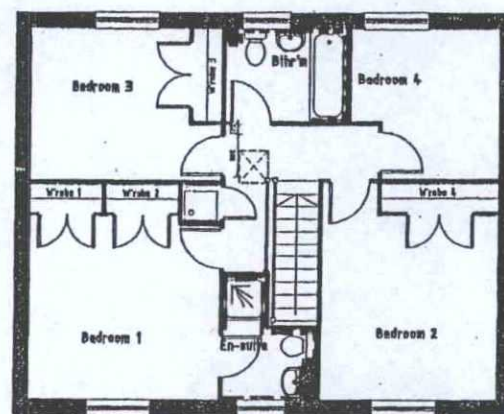


SIDE ELEVATION

AN



GROUND FLOOR



FIRST FLOOR

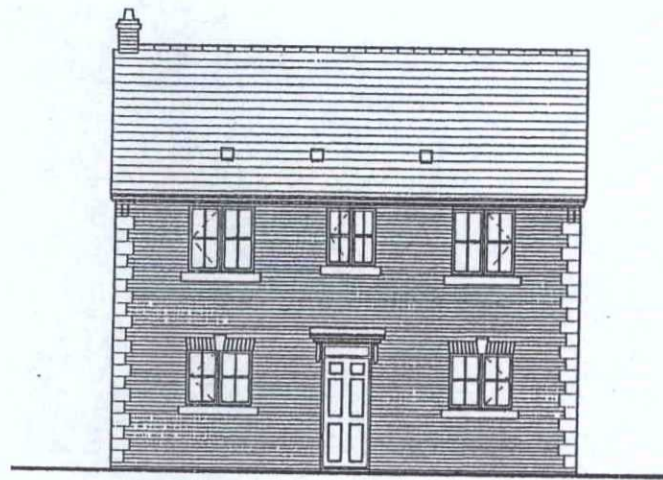
FLOOR AREA	1291.8	Square feet
	120	Square metres

See standard drwg 5/115 for details.

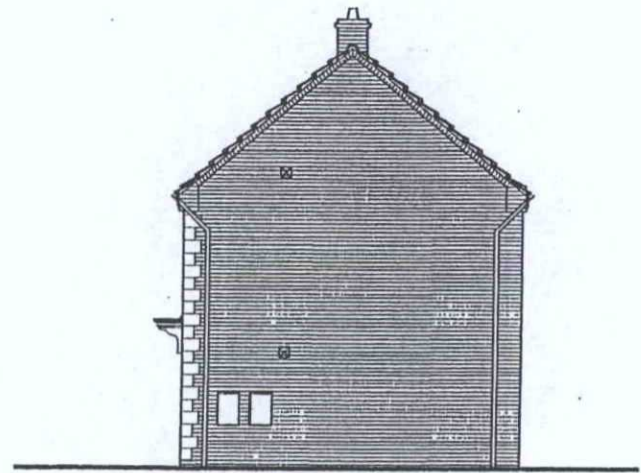
DRAWING REVISIONS	VERSION NUMBER	HOUSE TYPE	The Anvil		
		DRAWING	Planning Drawing		
		SCALE	1 : 100	DRAWING NO.	ANVI/300
		DATE	JUNE 2000	REV.	
		DRAWN	I.F.		

Westbury

Group Technical Department
 Westbury House : Lansdown Road : Cheltenham : GL50 2WH
 Tel : (01242) 238191 : Fax : (01242) 261684



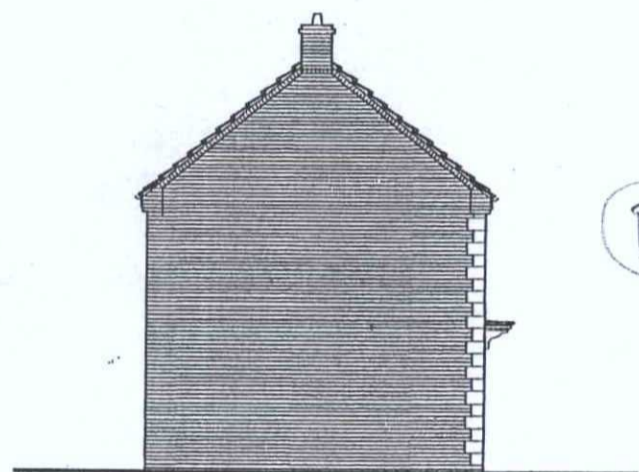
FRONT ELEVATION



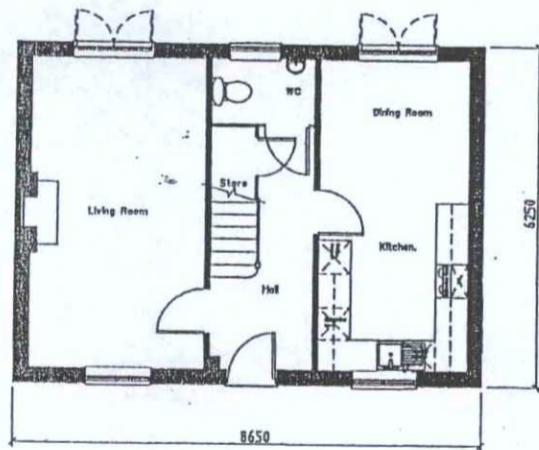
SIDE ELEVATION



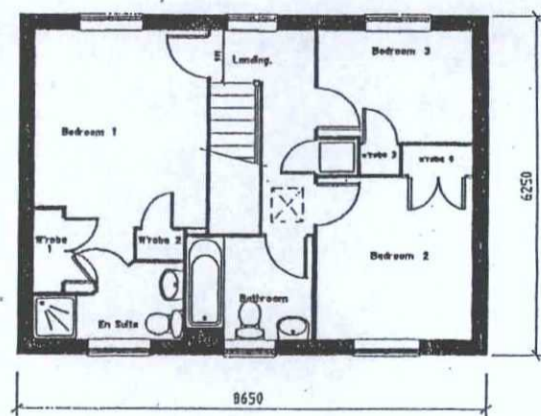
REAR ELEVATION



SIDE ELEVATION



GROUND FLOOR



FIRST FLOOR

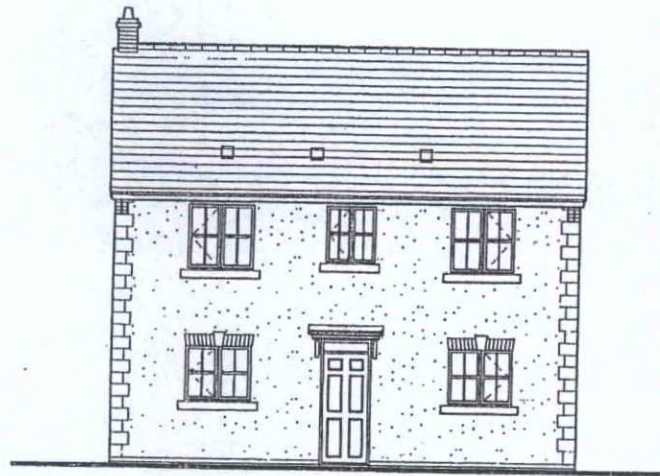
FLOOR AREA	993.6	Square feet
	92.34	Square metres

See standard drwg 5/115 for details.

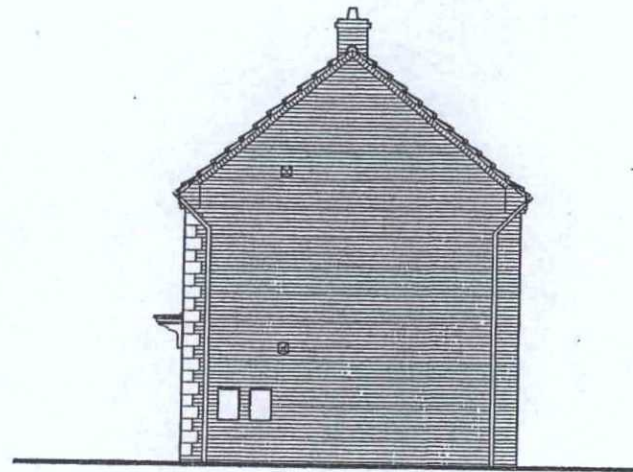
DRAWING REVISION		HOUSE TYPE	
		The Blacksmiths Cottage	
		DRAWING Planning Drawing	
		SCALE 1:100	DRAWING NO. BLAC/200
		DATE JUNE 2000	REV.
		DRAWN KDJ	

Westbury

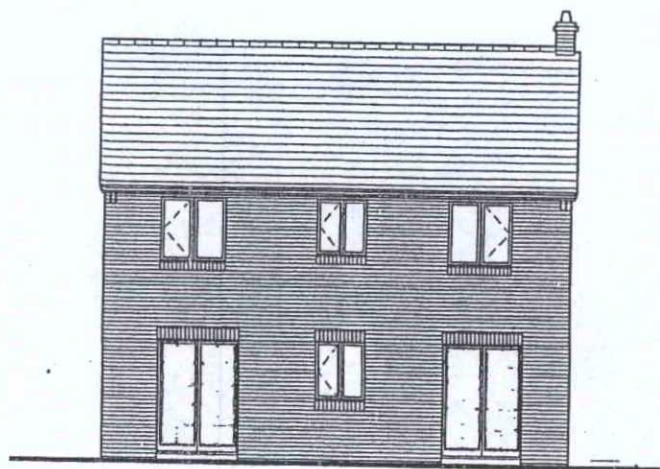
Group Product Development
 Westbury House : Lansdown Road : Cheltenham : GL50 2JA
 Tel : (01242) 236191 : Fax : (01242) 251684



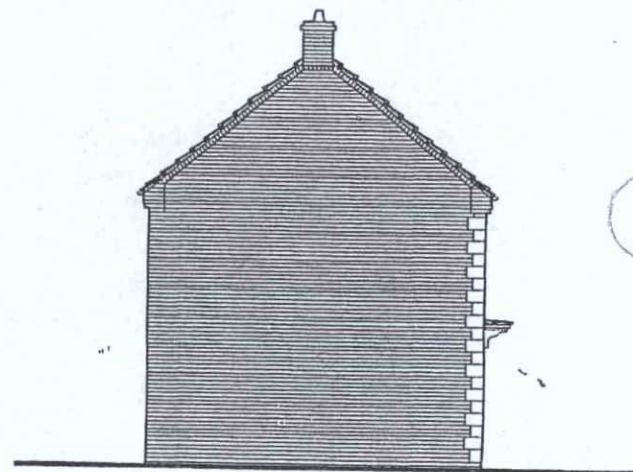
FRONT ELEVATION



SIDE ELEVATION

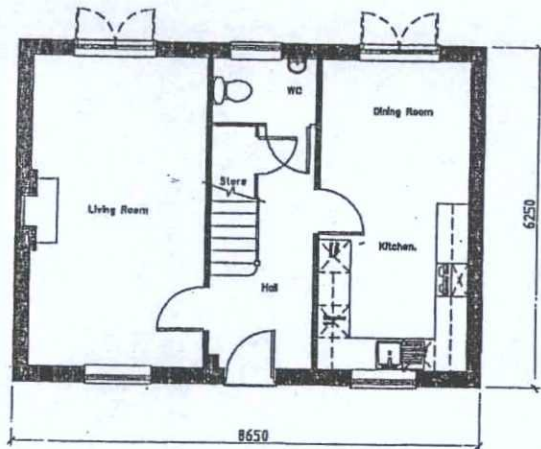


REAR ELEVATION

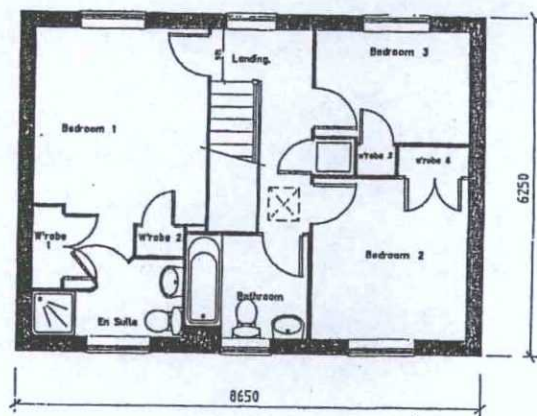


SIDE ELEVATION

BL



GROUND FLOOR



FIRST FLOOR

FLOOR AREA	993.6	Square feet
	92.34	Square metres

See standard drwg 5/115 for details.

DRAWING REVISION

HOUSE TYPE

The Blacksmiths Cottage
Planning Drawing

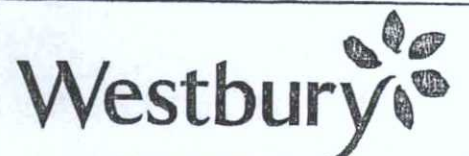
DRAWING

SCALE 1:100
DATE JUNE 2000
DRAWN KDJ

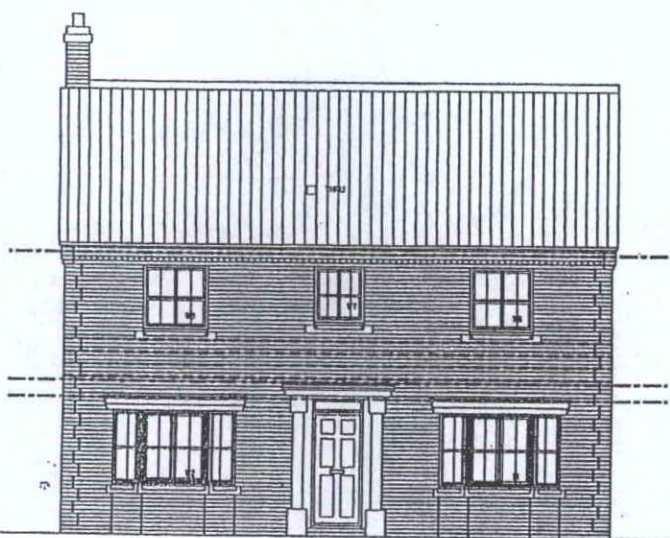
DRAWING NO.

BLAC/300

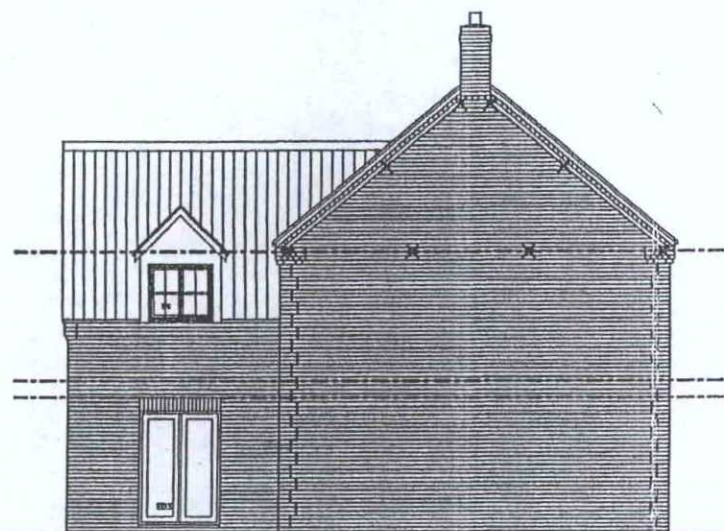
REV.



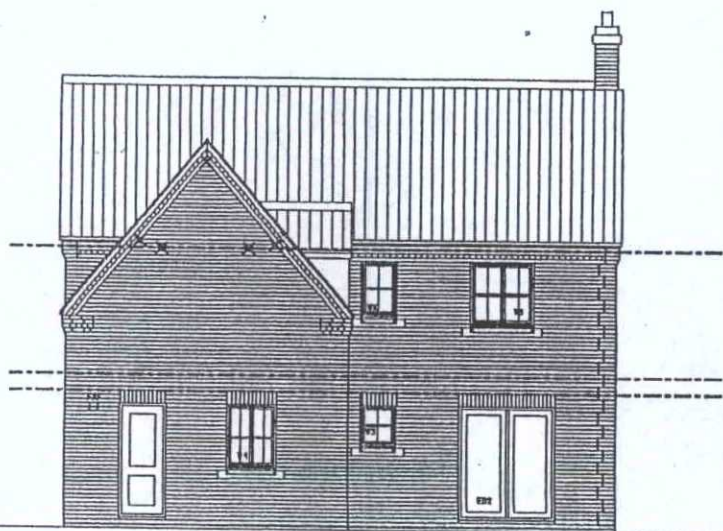
Westbury House : Lansdown Road : Cheltenham : GL60 2JA
Tel : (01242) 238191 : Fax : (01242) 261684



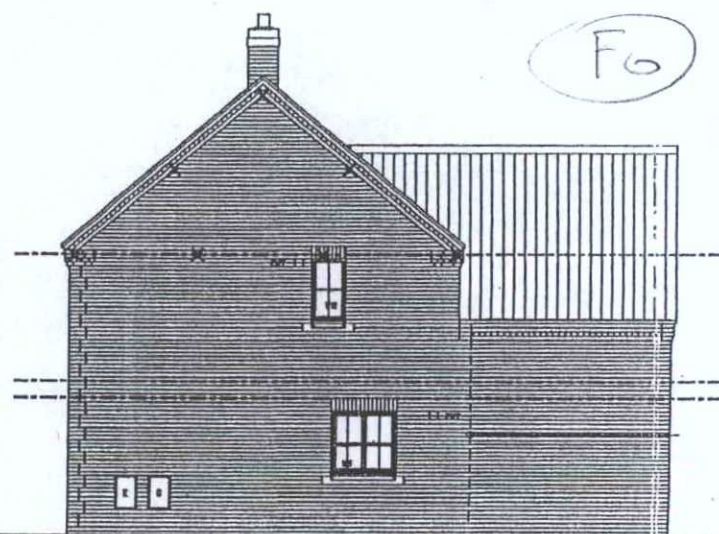
FRONT ELEVATION



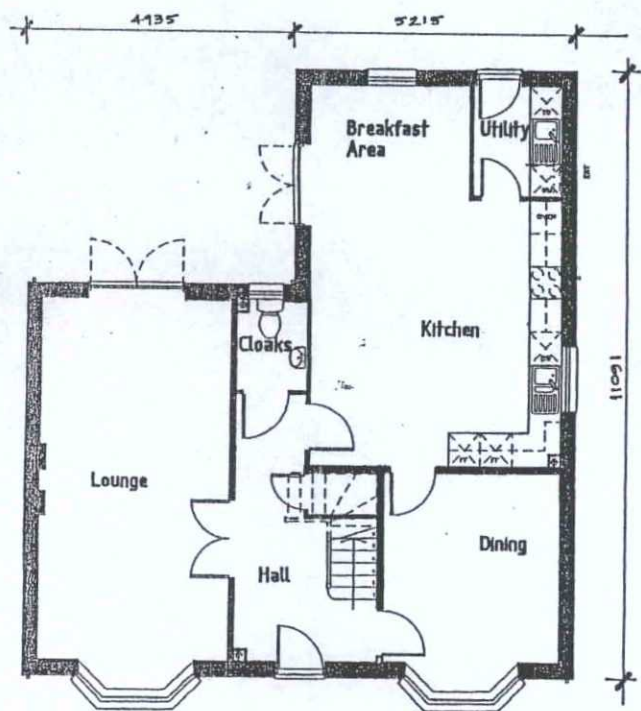
SIDE ELEVATION



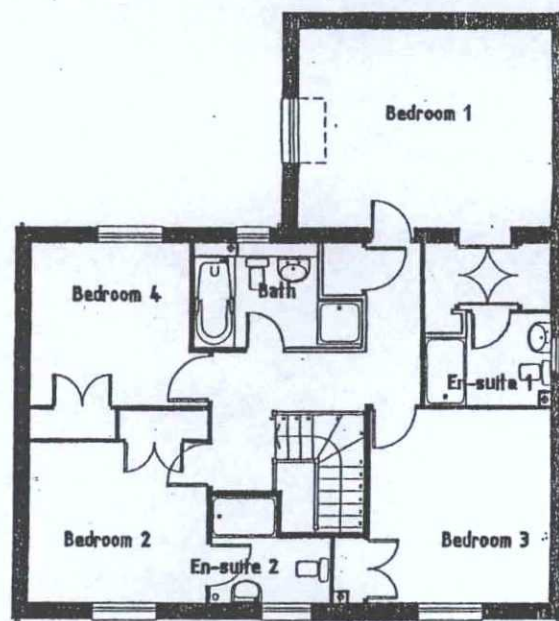
REAR ELEVATION



SIDE ELEVATION



GROUND FLOOR



FIRST FLOOR

FLOOR AREA	1770	Square feet
	164.44	Square metres

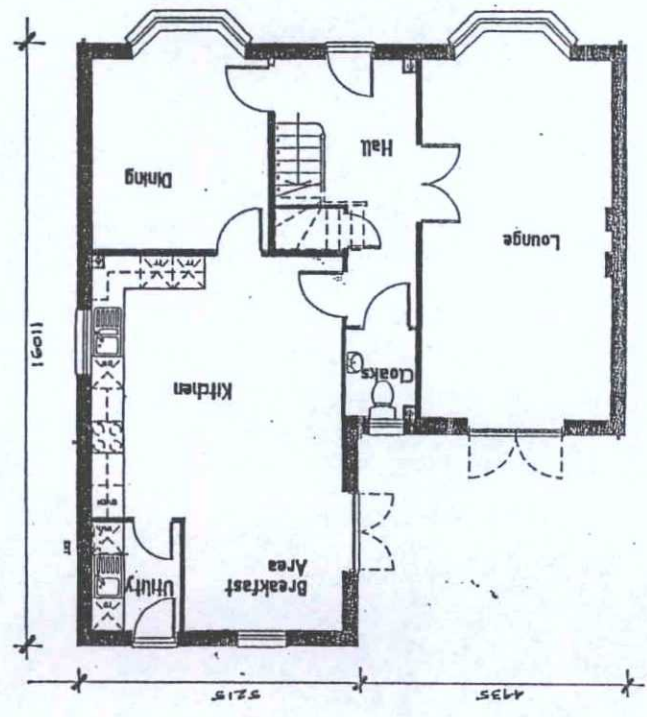
See standard drwg 5/115 for details.

DRAWING REVISIONS	VERSION NUMBER	HOUSE TYPE	The Forge	
		DRAWING	Planning Drawing	
		SCALE	1:100	DRAWING NO.
		DATE	Oct 2001	FORG/200
		DRAWN		REV.

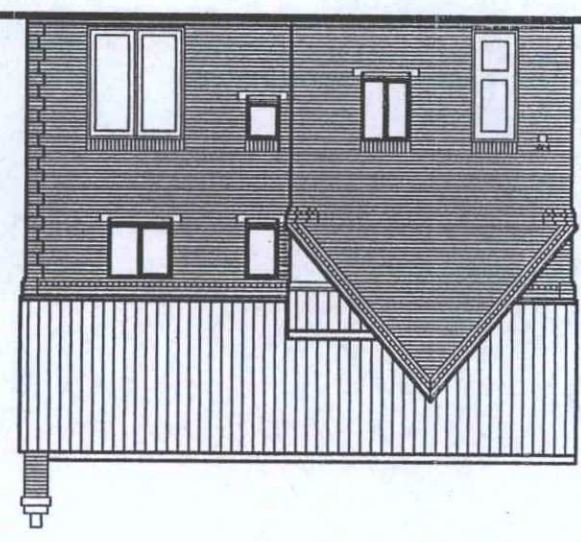


FLOOR AREA	See standard drawing S/115 for details.
Square feet	1770
Square metres	164.44

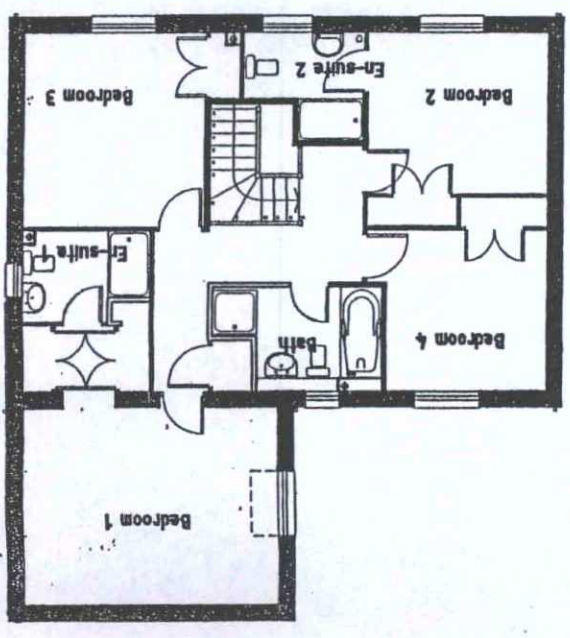
GROUND FLOOR



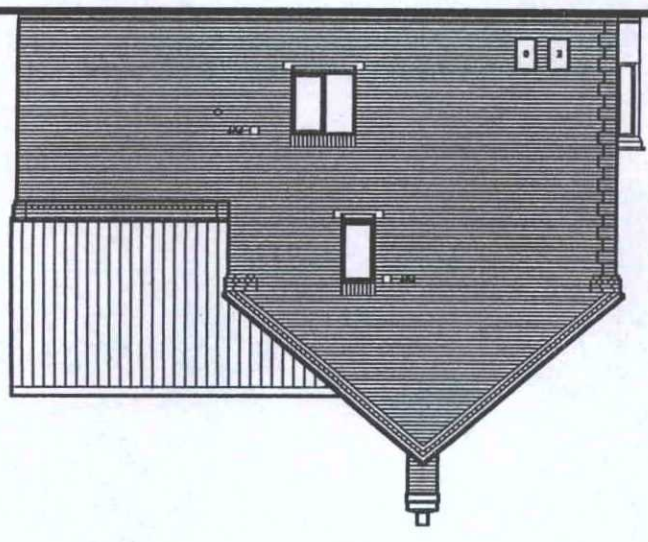
Rear Elevation



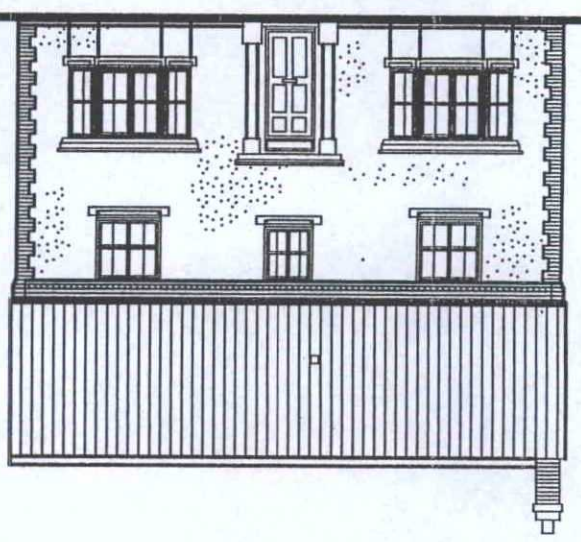
FIRST FLOOR



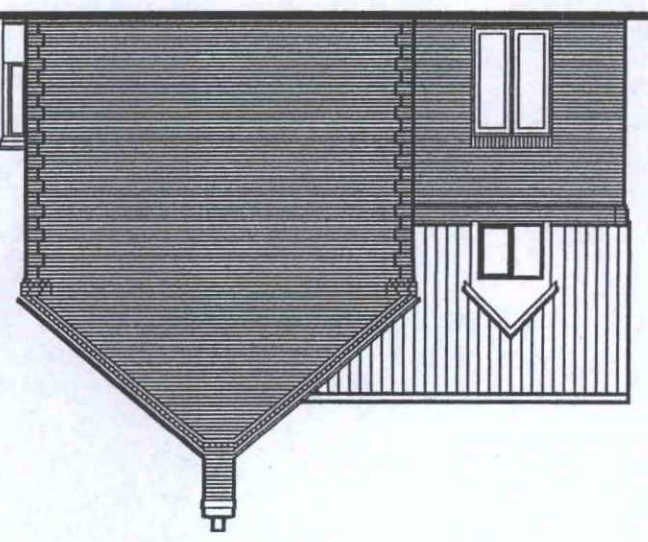
Side Elevation



Front Elevation



Side Elevation



Fo

VERSION NUMBER

The Denbigh

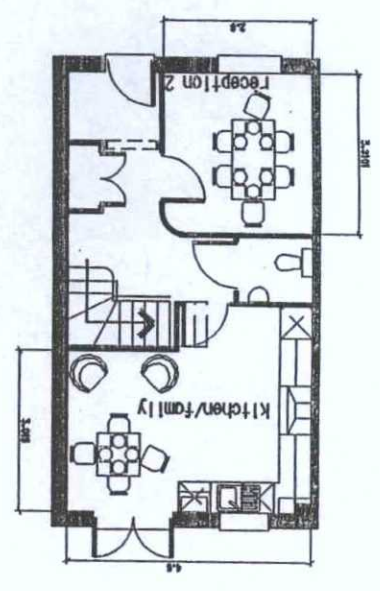
Planning Drawing

DATE FEBRUARY 2003
SCALE 1:100
DRAWING NO. CDEN/200

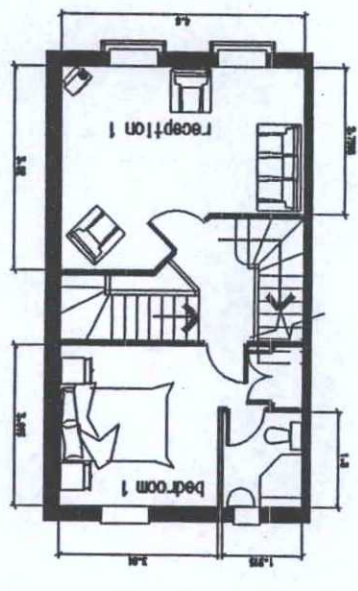
WESTBURY HOMES (HOLDINGS) LTD
South Wales Region, 44-47 Lansdown Crescent
Tel: 029 2078 8400 Fax: 029 2078 1044



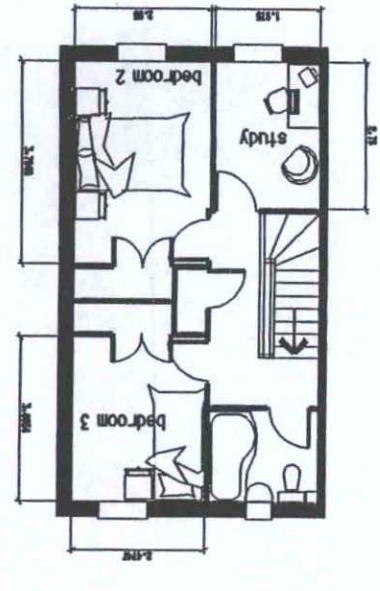
GROUND FLOOR PLAN



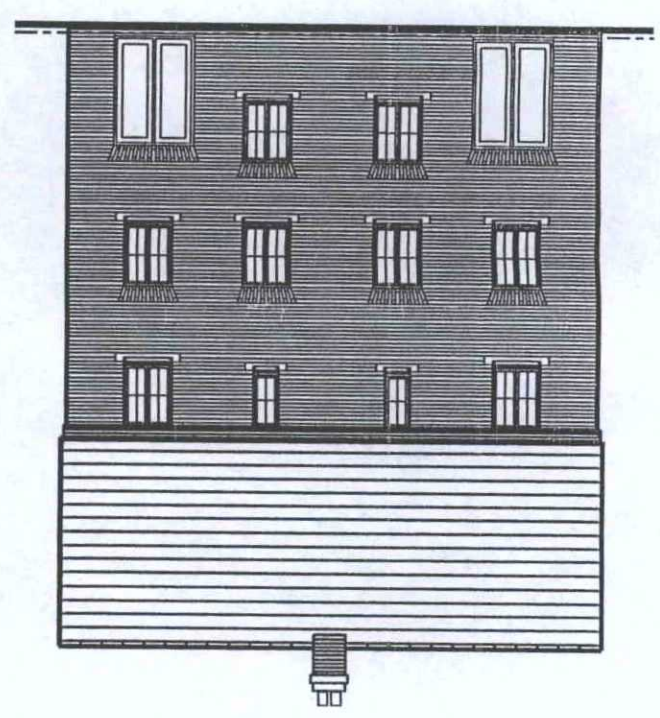
FIRST FLOOR PLAN



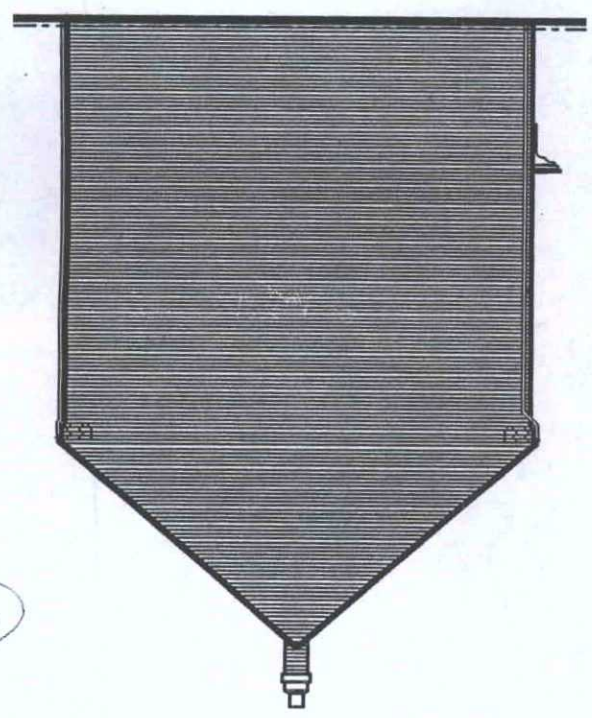
SECOND FLOOR PLAN



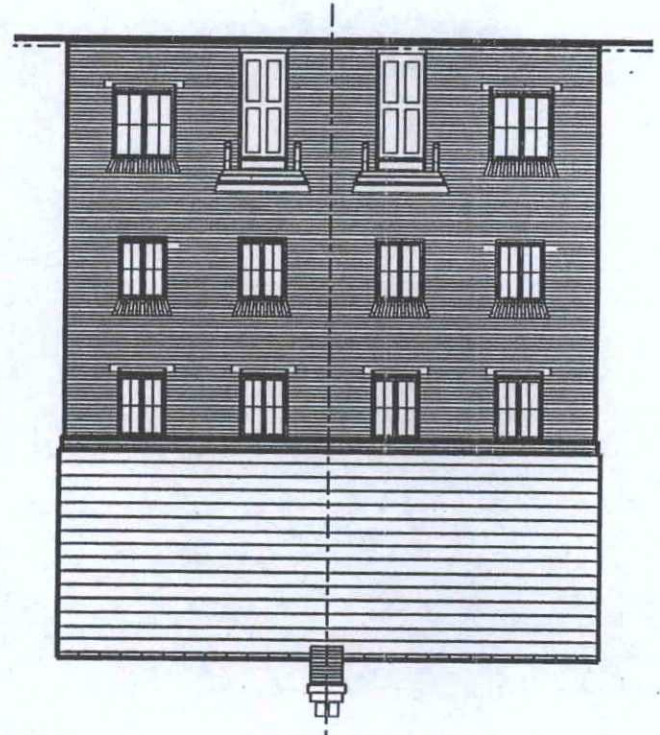
REAR ELEVATION
200 VAR



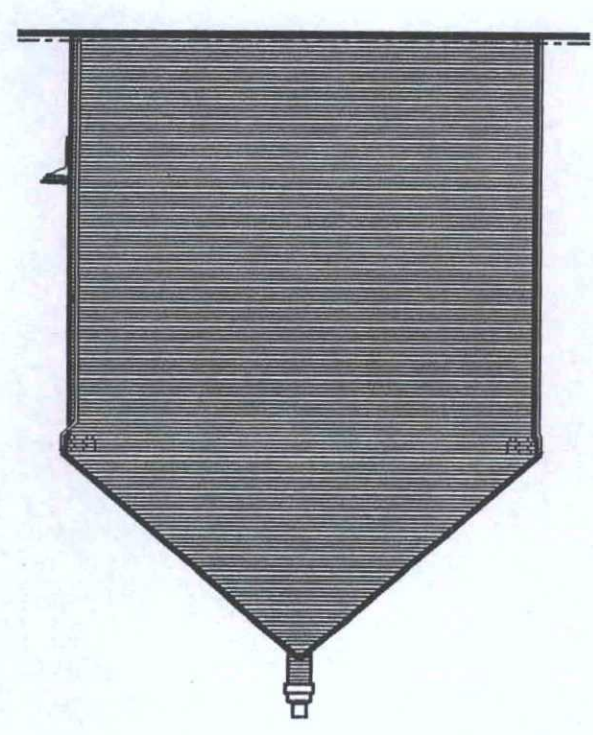
SIDE ELEVATION
200 VAR



FRONT ELEVATION
200 VAR



SIDE ELEVATION
200 VAR



DE

VERSION NUMBER

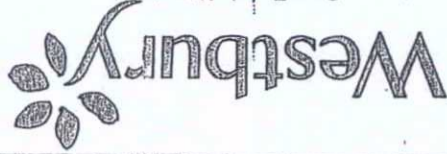
The Horseshoe

Planning Drawing

SCALE 1:100

DATE Oct 2001

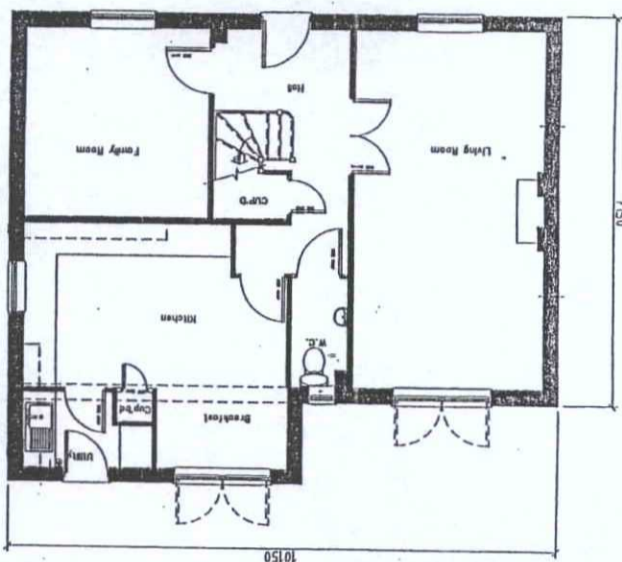
DRAWING NO. HOR/200



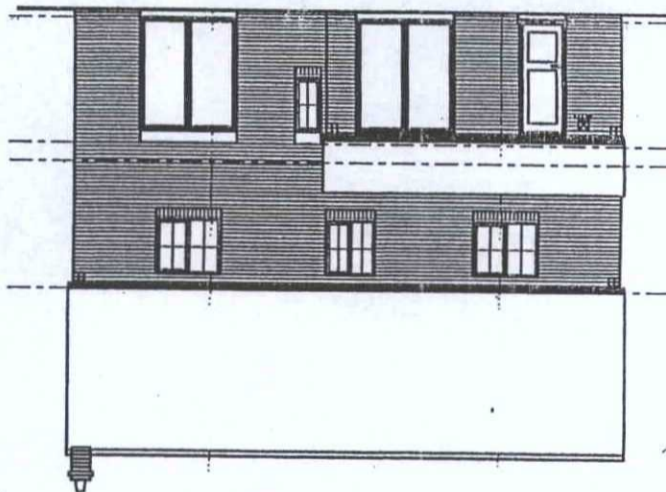
Westbury House : Lansdown Road : Cheltenham : GL50 2MH
Tel : (01242) 236181 : Fax : (01242) 251684

FLOOR AREA		See standard drwg 5/115 for details.
Square feet	1442.6	
Square metres	134	

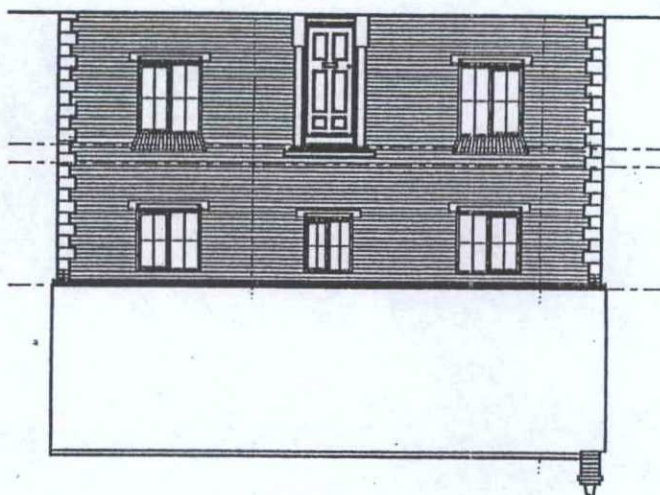
GROUND FLOOR



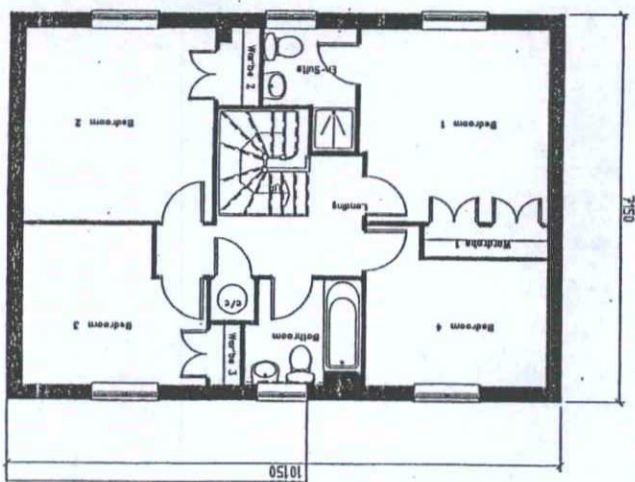
Rear Elevation



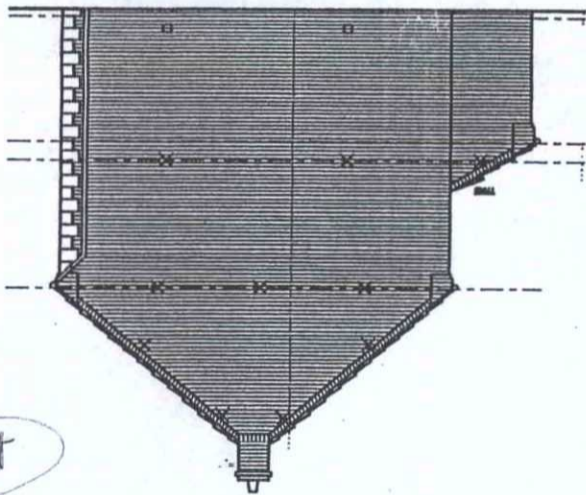
Front Elevation



FIRST FLOOR

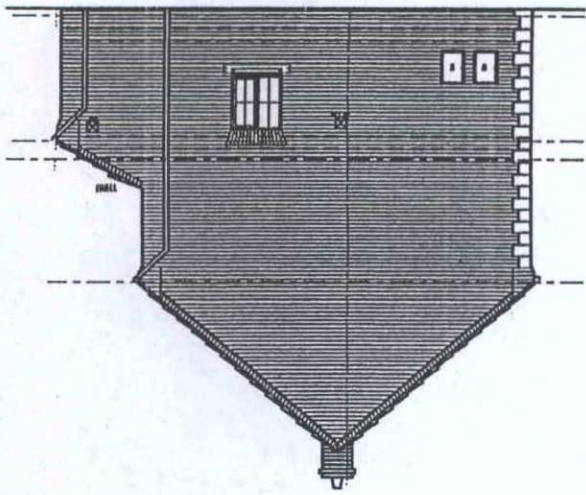


Gable Elevation



40

Gable Elevation



DRAWING REVISIONS

VERSION NUMBER

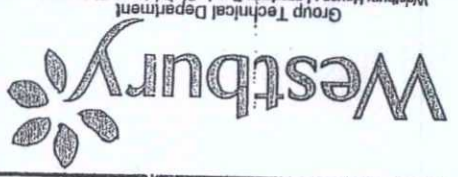
HOUSE TYPE
The Horseshoe

DRAWING
Planning Drawing

SCALE
1:100

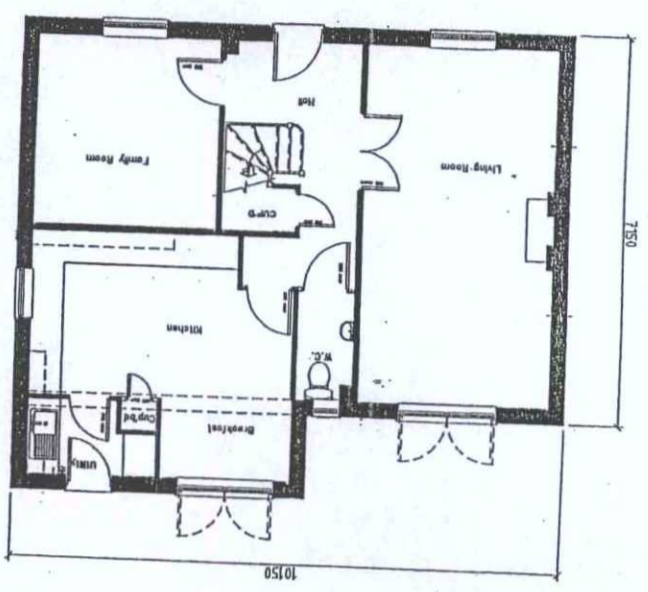
DATE
Oct 2001

DRAWING NO.
HORS/300

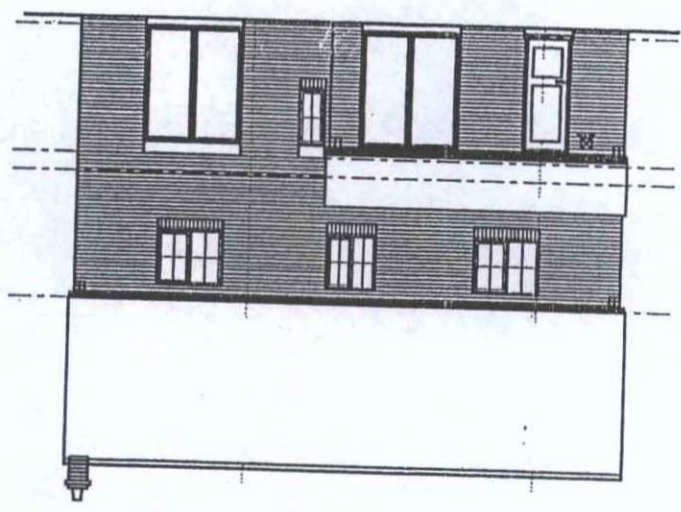


FLOOR AREA		See standard drawing S/115 for details.	
Square feet	1442.6	Square metres	134

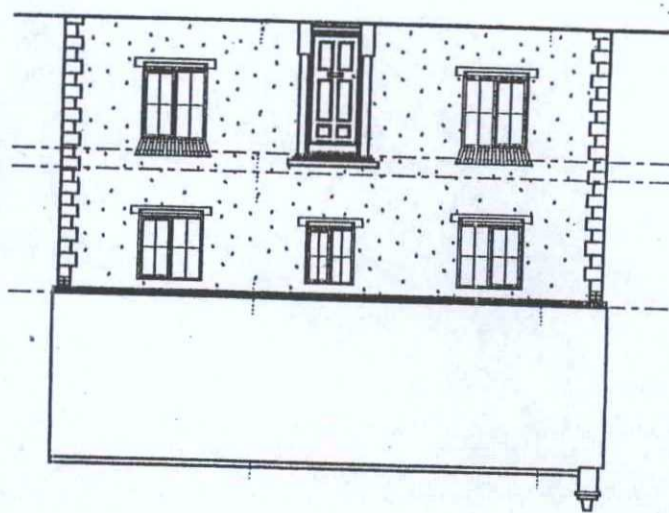
GROUND FLOOR



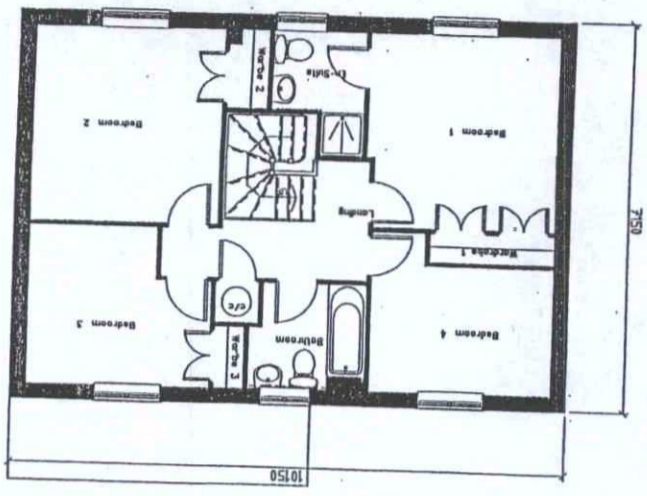
Rear Elevation



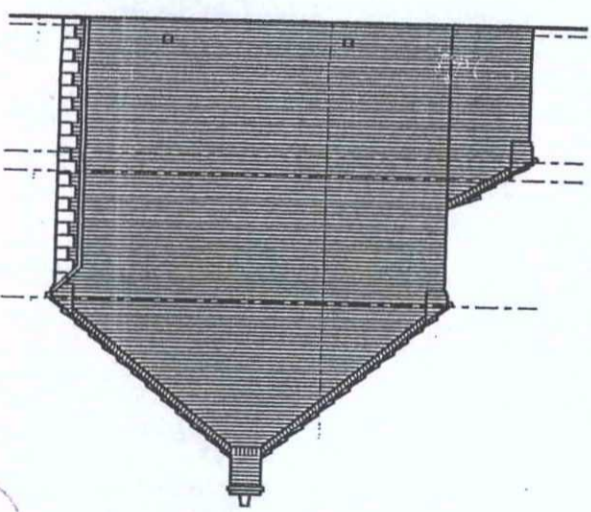
Front Elevation



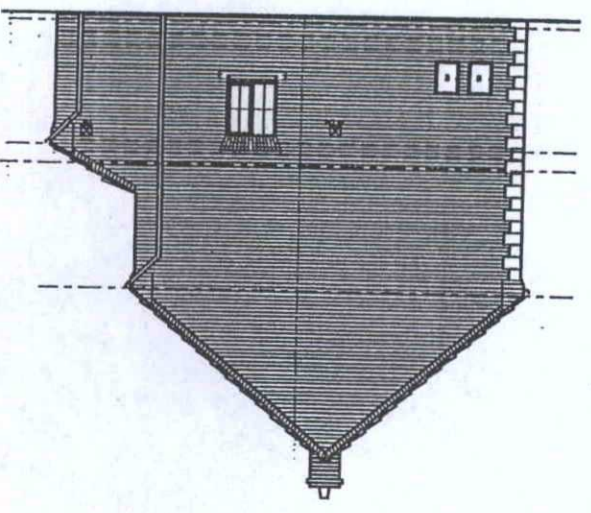
FIRST FLOOR



Gable Elevation

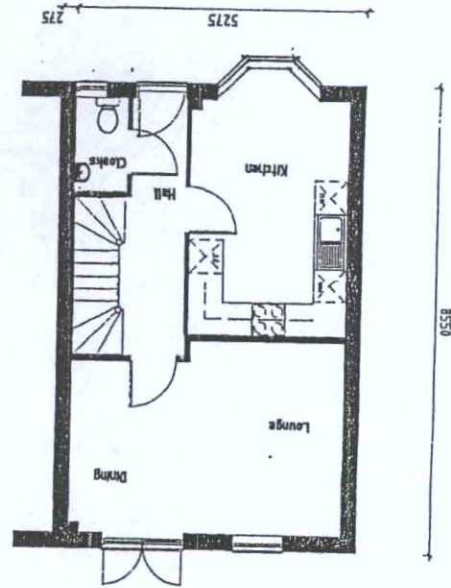


Gable Elevation

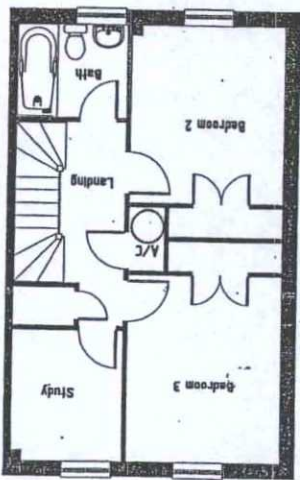


H10

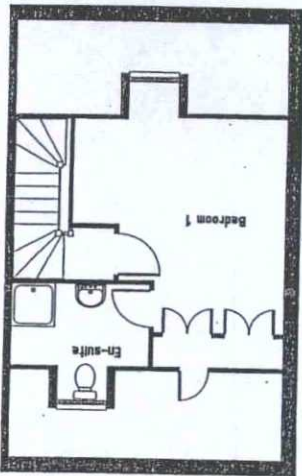
Ground Floor Plan



First Floor Plan

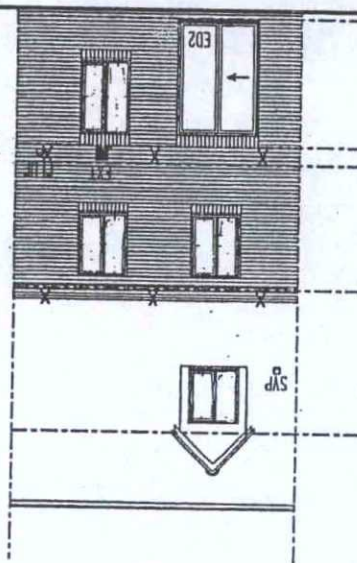


Second Floor Plan

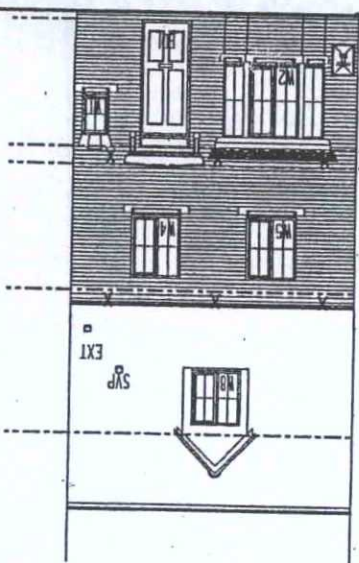


BRICK MID TERRACE UNIT

Rear Elevation



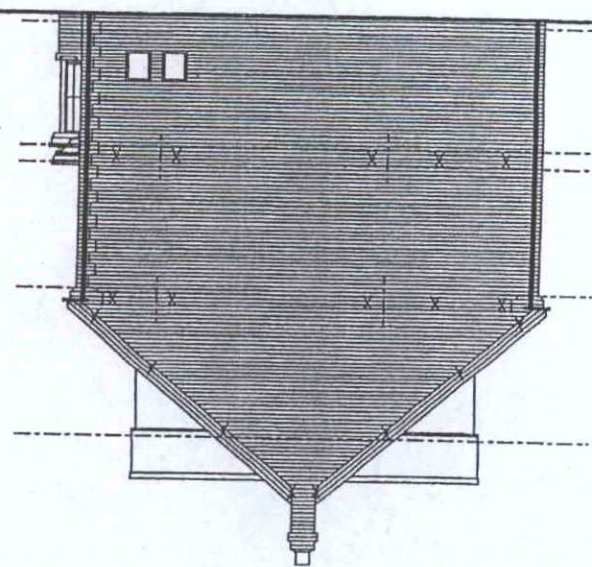
Front Elevation



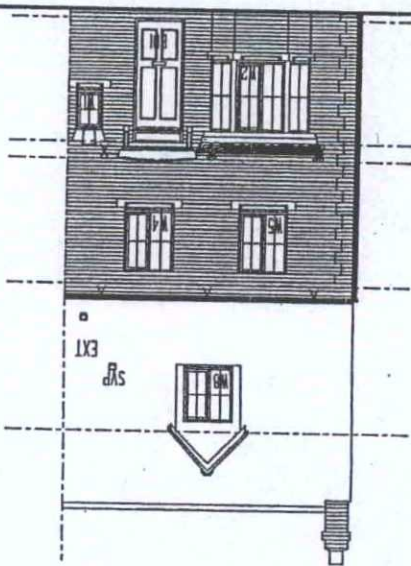
LF

BRICK END TERRACE UNIT

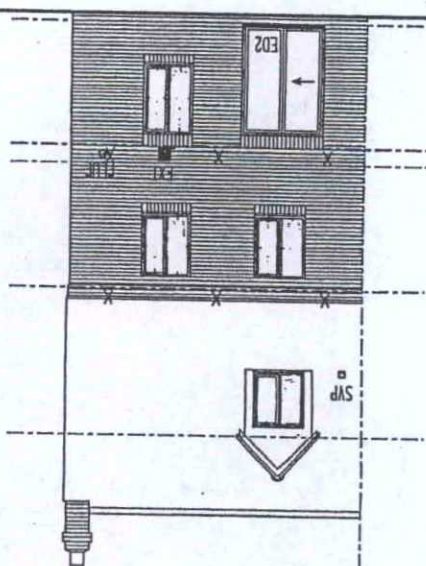
Gable Elevation



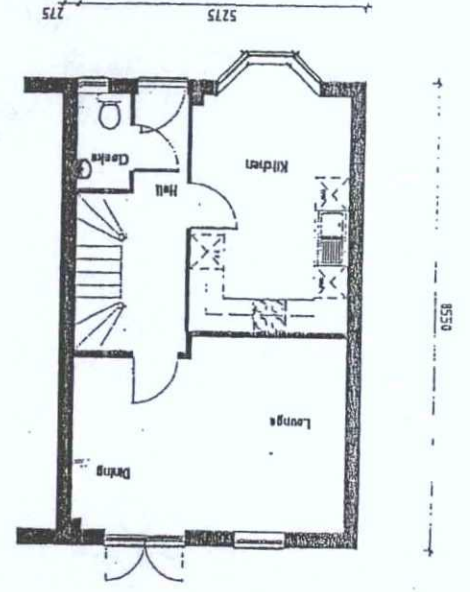
Front Elevation



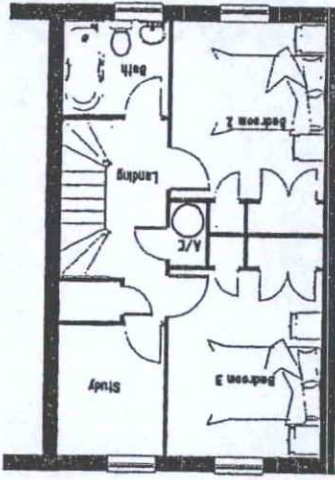
Rear Elevation



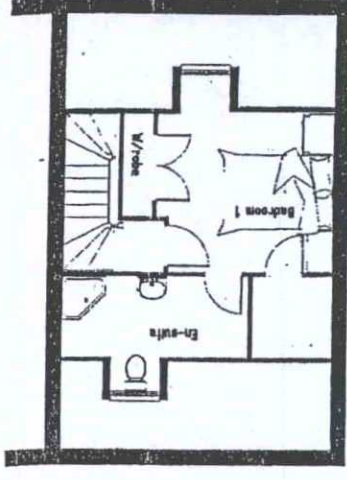
Ground Floor Plan



First Floor Plan

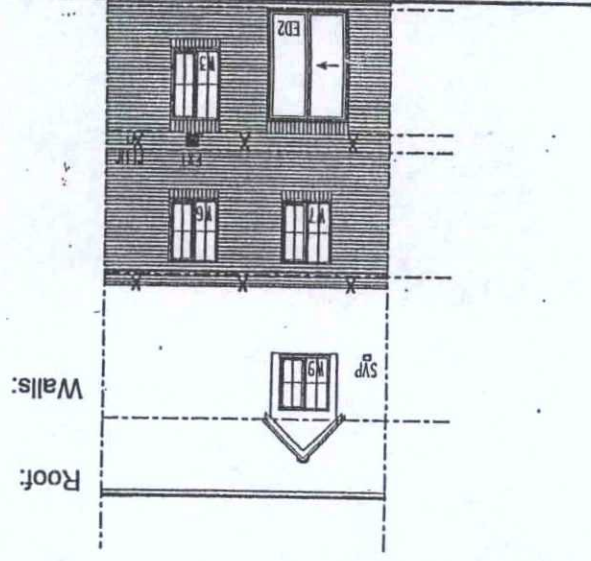


Second Floor Plan

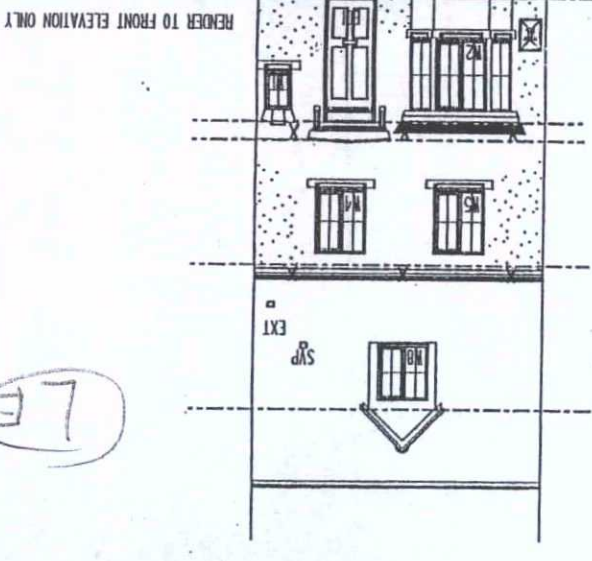


RENDER MID TERRACE UNIT

Rear Elevation



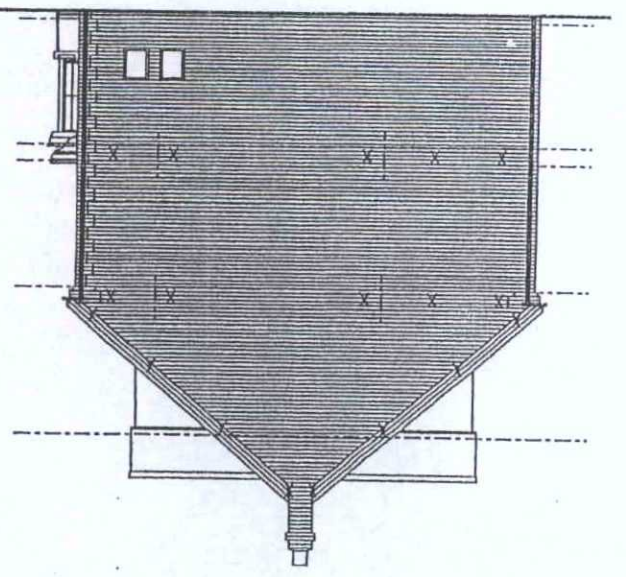
Front Elevation



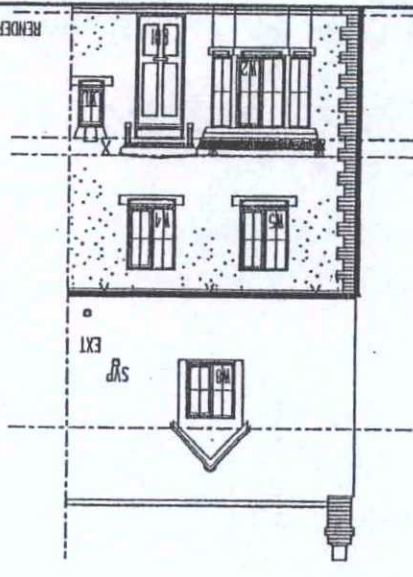
LF

RENDER END TERRACE UNIT

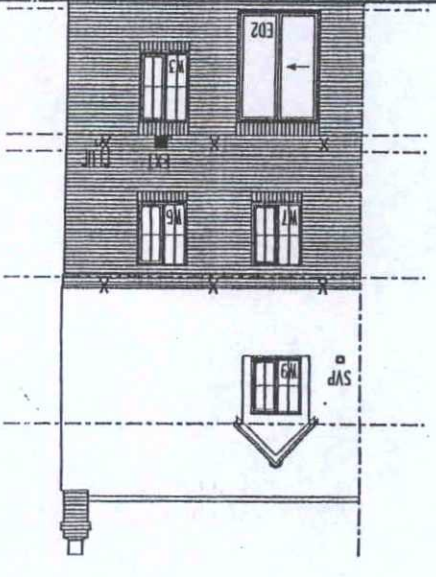
Gable Elevation



Front Elevation



Rear Elevation



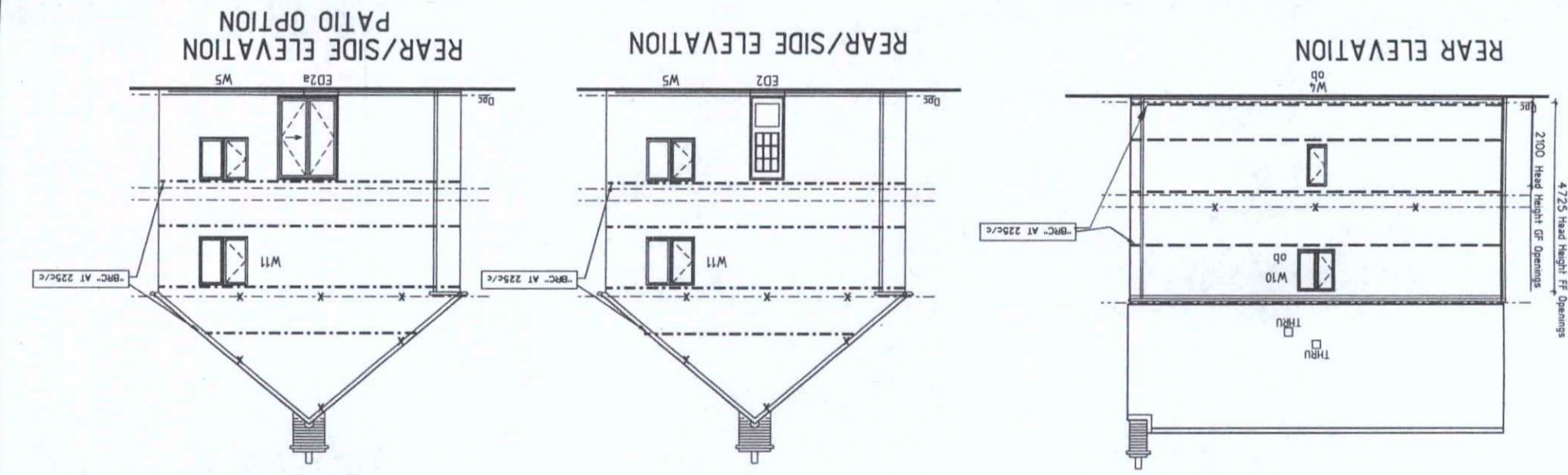
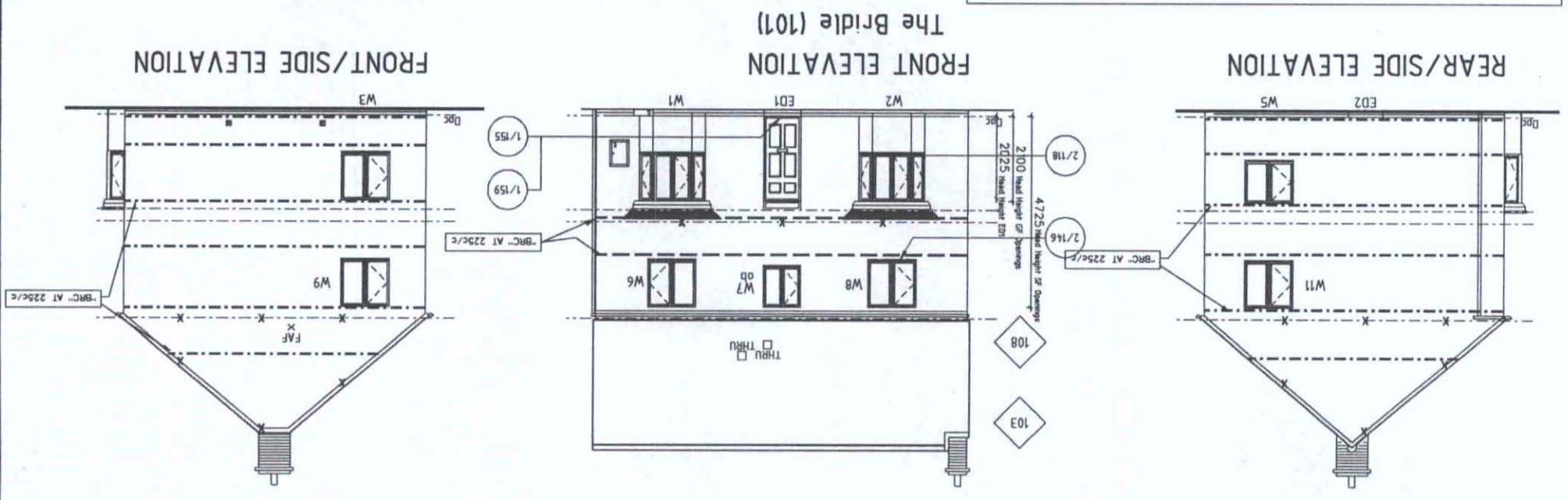
RENDER TO FRONT ELEVATION ONLY

SUBJECT TO APPROVAL

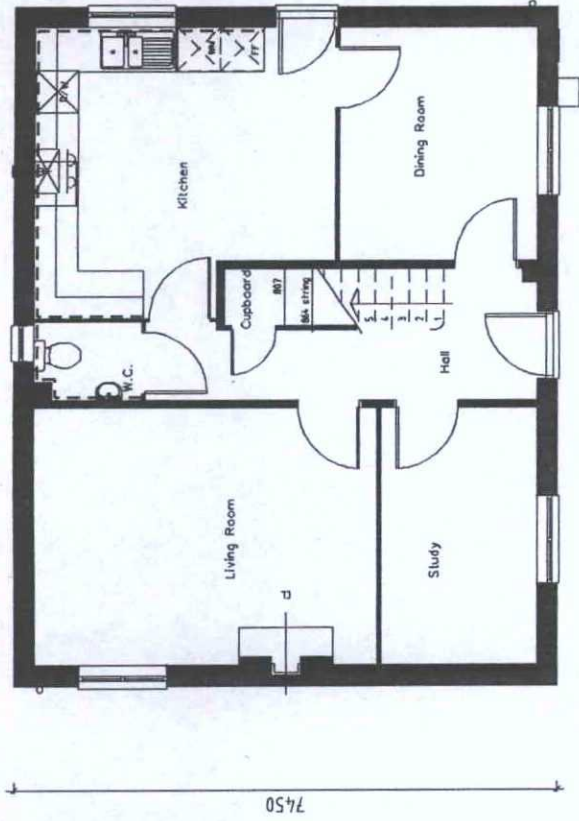
FOR ALL NOTES, PLEASE REFER TO PLAN DRAWING... \ 01

For Movement Control please refer to levels:
 21 Concrete bricks or rendered blockwork, and recon stone (with straight bed joints only)
 22 Clay Bricks
 24 Random Reconstituted Stone

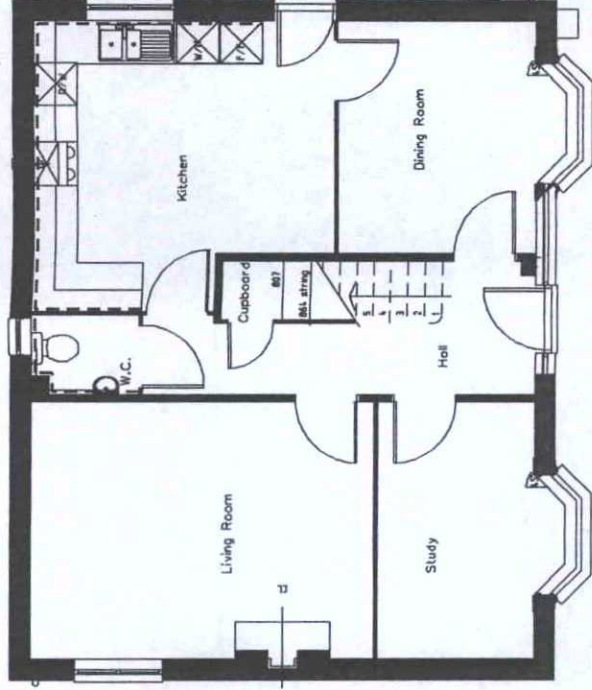
"BRC" CRACK CONTROL"
 BED JOINT REINFORCEMENT (STAINLESS STEEL)
 EQUALLY SPACED @ 225mm c/c
 REF: SCC 60
 MIN LAPS: 225mm
 20mm SIDE COVER



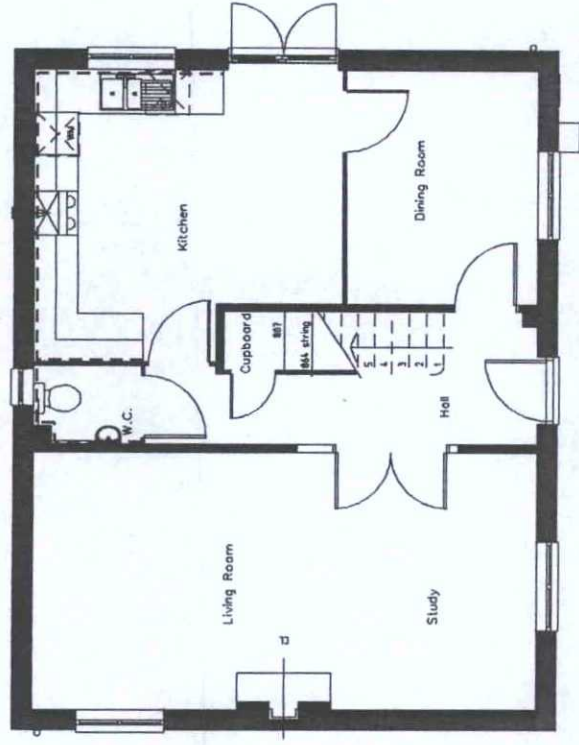
Ground floor plan



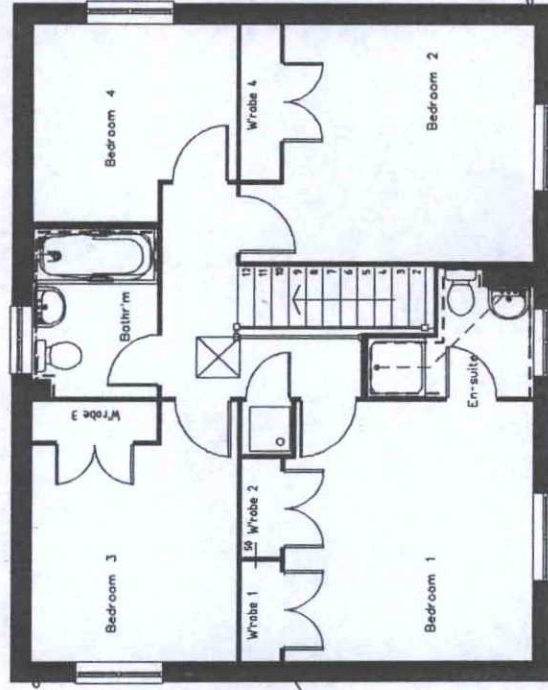
Ground floor plan
(Bay option)



Ground floor plan
(Patio door option)



First floor plan



FOR ALL NOTES, PLEASE REFER TO PLAN DRAWING... \ 01

VERSION NUMBER **03**

HOUSE TYPE
The Bridle

DRAWING
Planning drawing

SCALE	DATE	DRAWN	REV.
1:100	Mar. 2002	Gtd	-
DRAWING NO.			3BRI/100

DRAWING REVISIONS

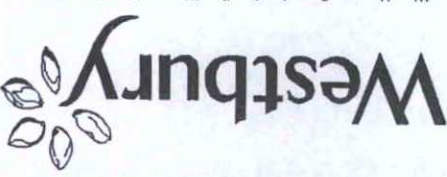


Group Technical Department
Westbury House · Lansdown Road · Cheltenham · GL50 2WH
Tel : (01242) 236191 · Fax : (01242) 251584

AS

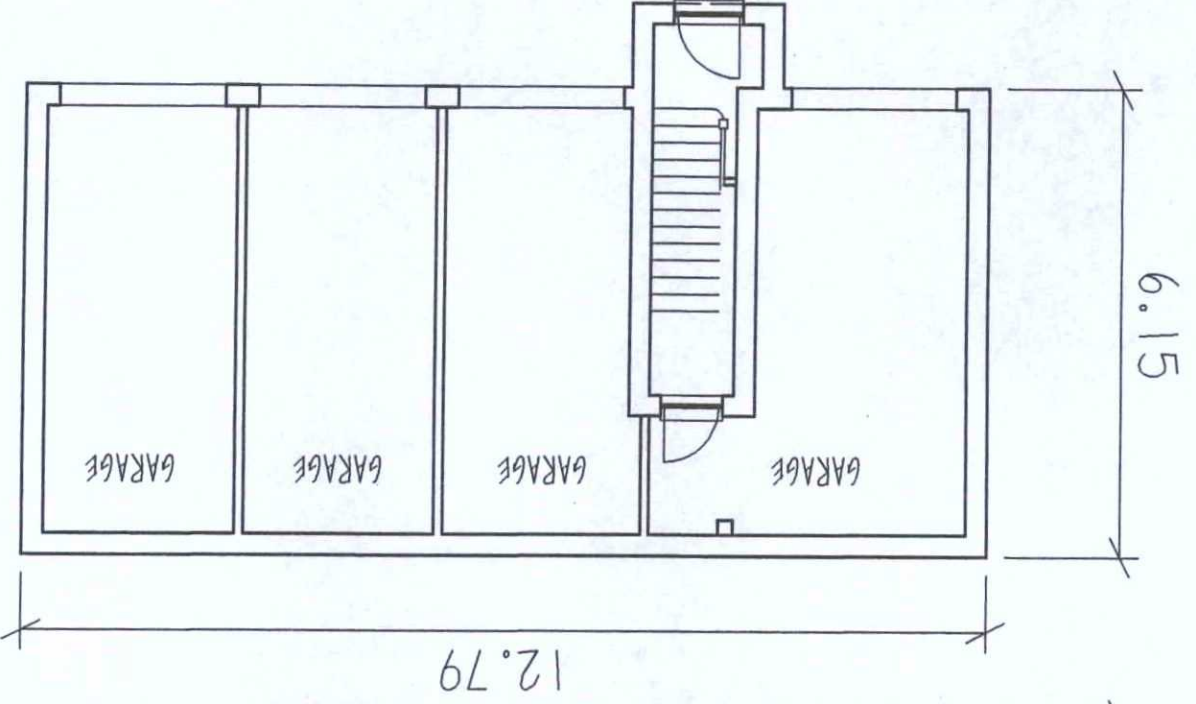
Revisions

Westbury Court Anglia Way Moulton Park
 Northampton NN3 6JA
 Tel: (01604) 497400 Fax: (01604) 790773

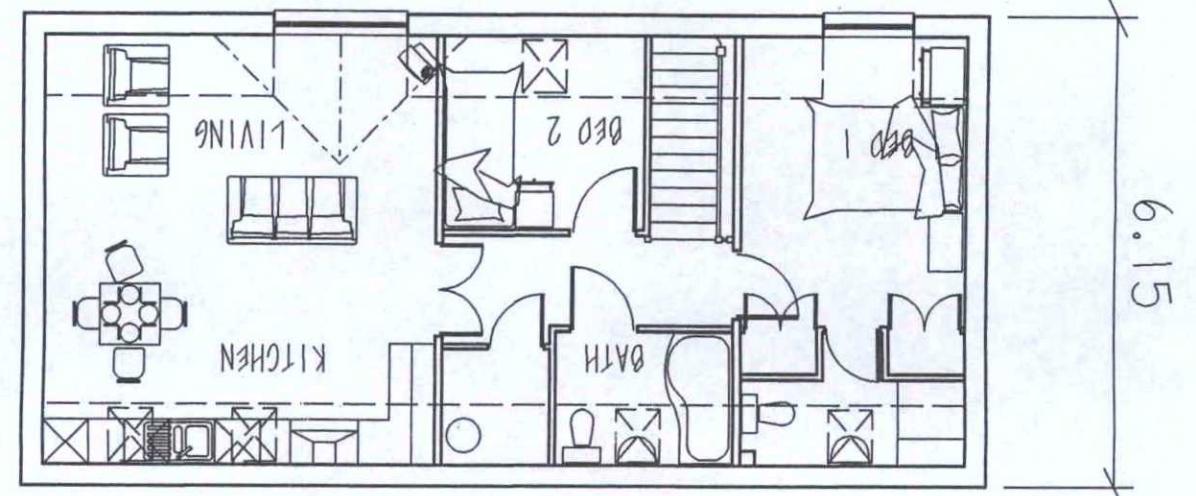


Date:	1/100
Book:	RICH/001
Drawn By:	
Dwg. No.:	
Drawing:	RICHMOND PLANNING
Site:	

GROUND FLOOR PLAN

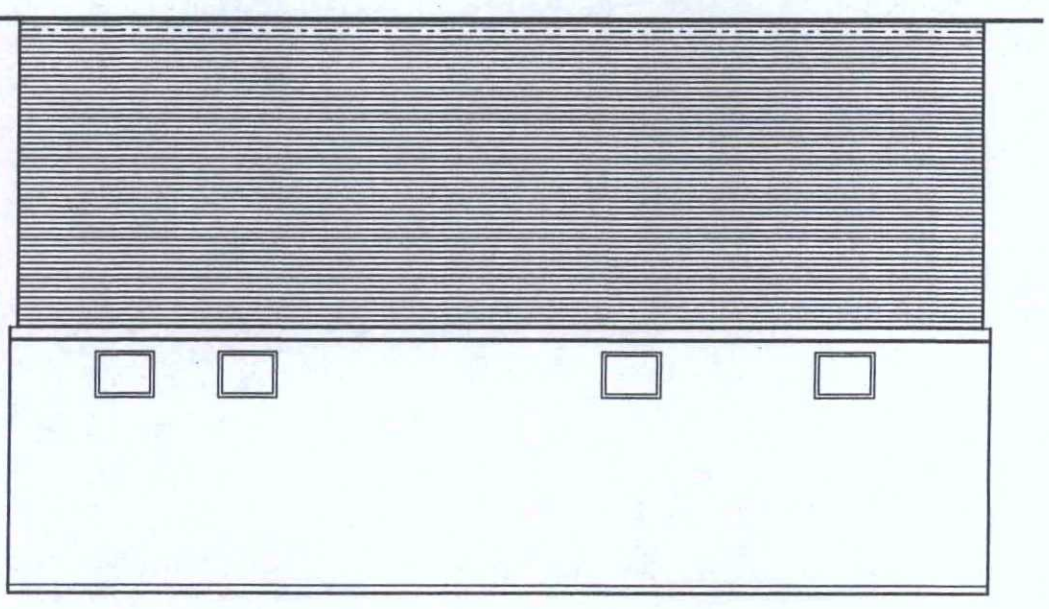
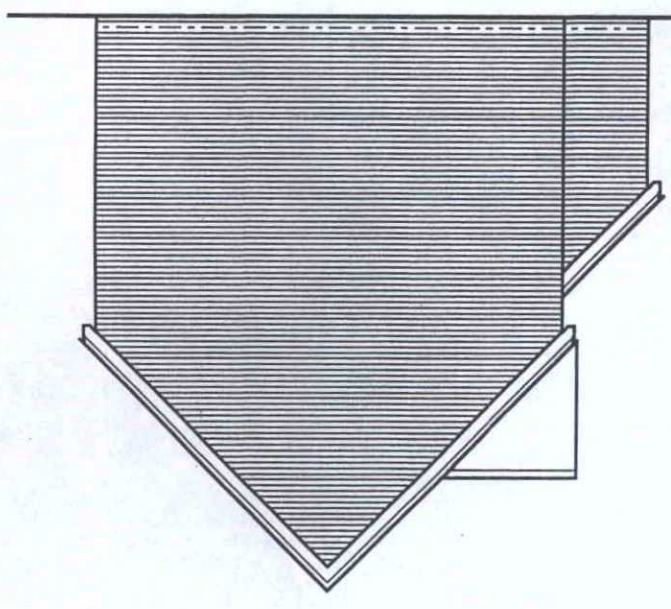


FIRST FLOOR PLAN



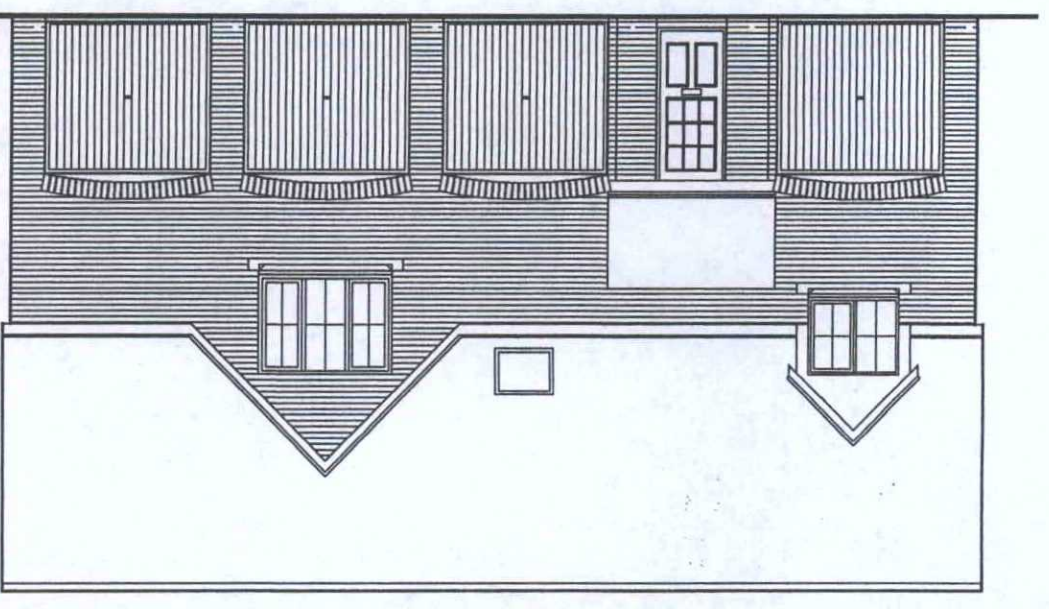
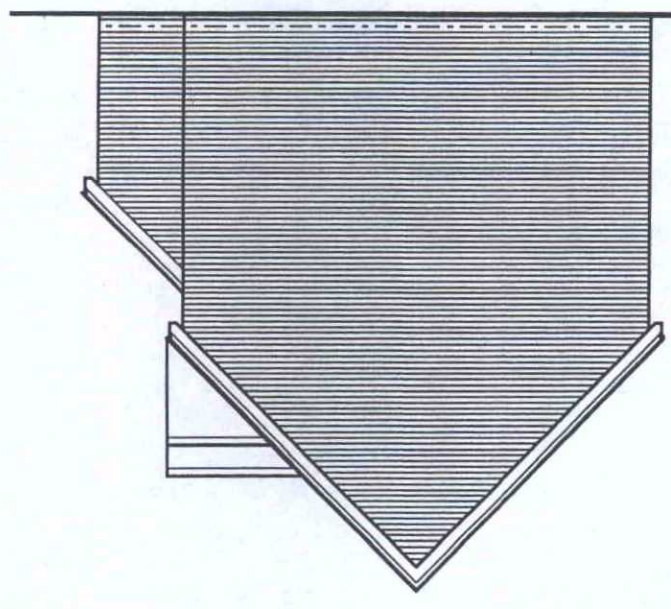
SIDE ELEVATION

REAR ELEVATION

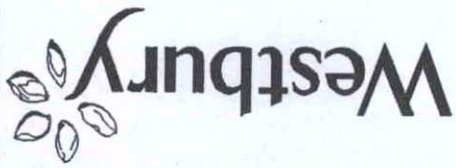


SIDE ELEVATION

FRONT ELEVATION



Westbury Court Anglo Way Moulton Park
Northampton NN3 6JA
Tel: (01604) 497400 Fax: (01604) 790773



DRWG No: RICH/001

Date: 1/100

Drawn By:

Scale:

Date:

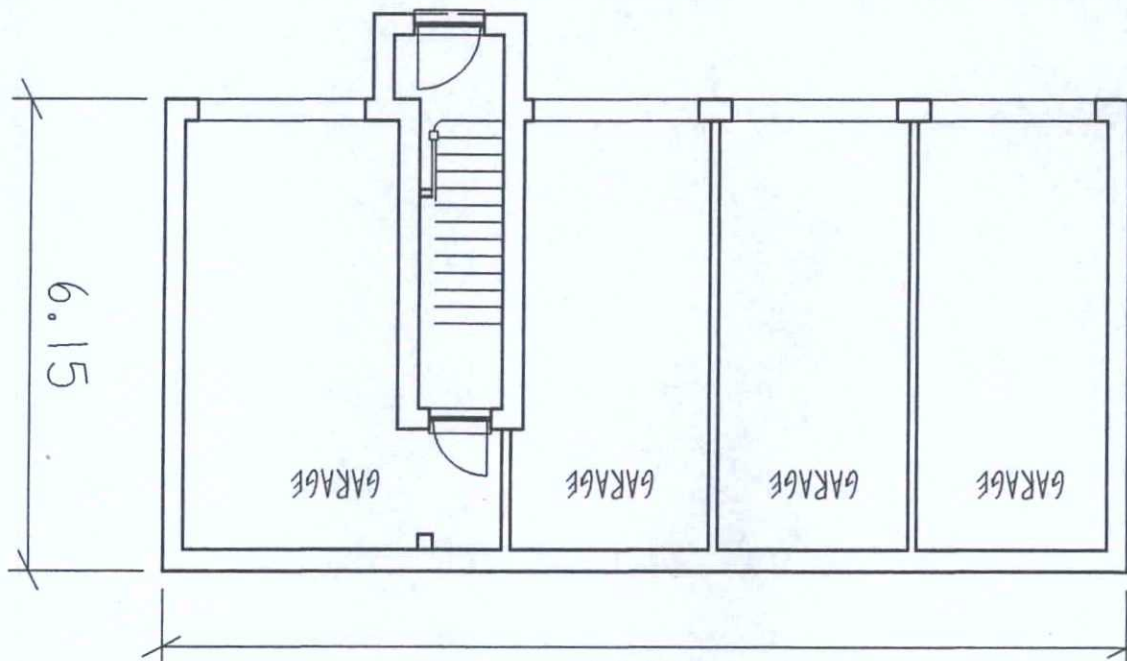
Drawing:

Shc:

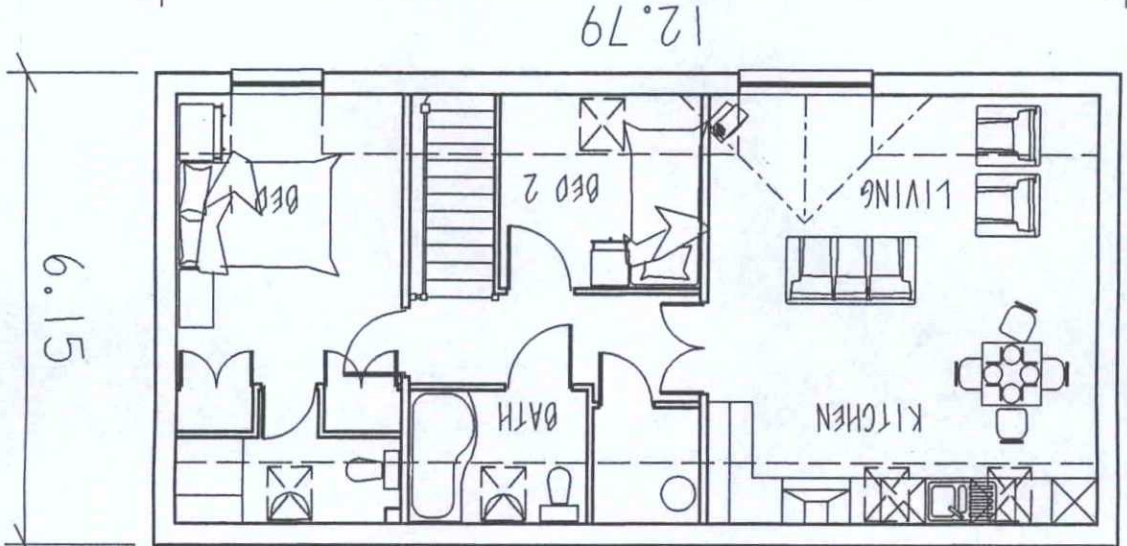
RICHMOND PLANNING

opp

Revisions

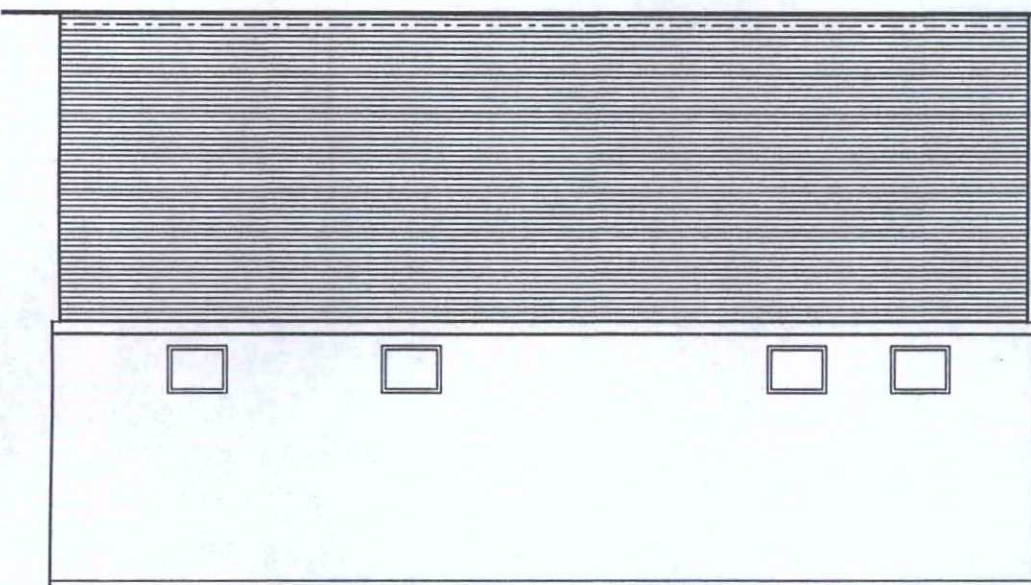


GROUND FLOOR PLAN

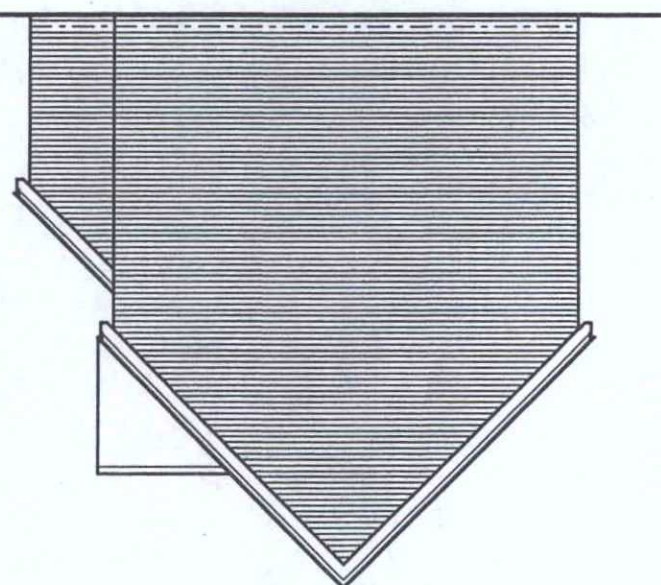


FIRST FLOOR PLAN

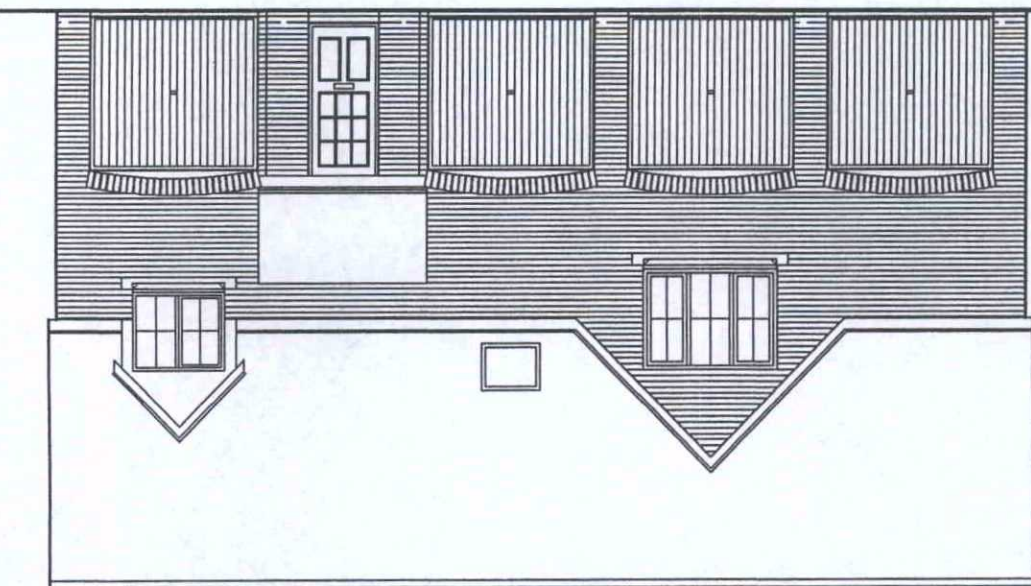
REAR ELEVATION



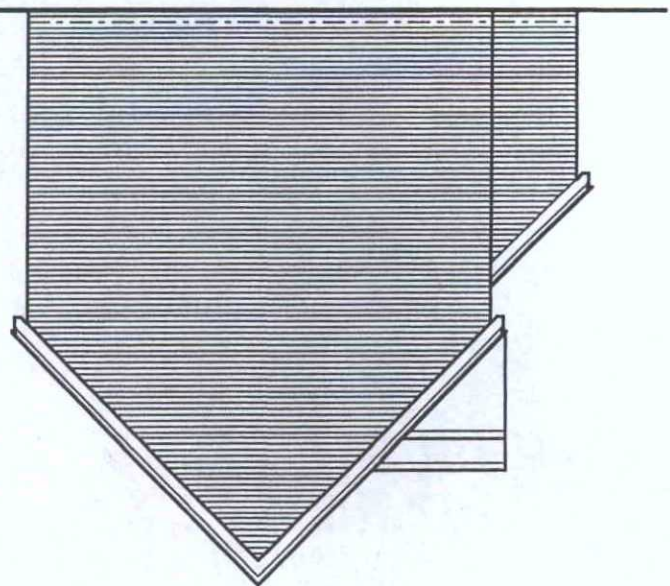
SIDE ELEVATION

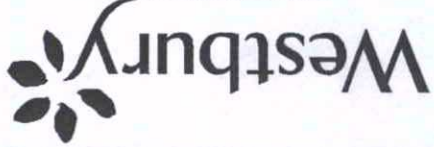


FRONT ELEVATION



SIDE ELEVATION





Group Technical Department
 Westbury House : Lansdown Road : Cheltenham : GL50 2WH
 Tel : (01242) 236181 : Fax : (01242) 251584

HOUSE TYPE	The Shire
DRAWING NO.	Elevations
SCALE	1:50
DATE	Mar 2002
DRAWN BY	GID
REV.	BSHI/02 A

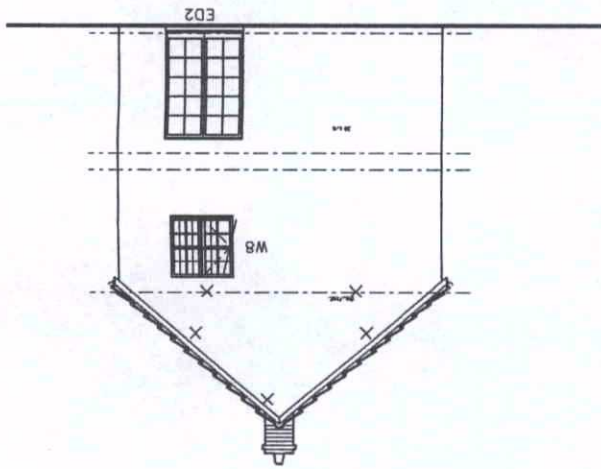
VERSION NUMBER	03
"BRC" CRACK CONTROL AND MOVEMENT DETAILS ADDED	
DRAWING REVISIONS	
A 24.04.03 JG	

"BRC" CRACK CONTROL " BED JOINT REINFORCEMENT (STAINLESS STEEL) EQUALLY SPACED @ 225mm c/c REF: SCC 60 20mm SIDE COVER MIN LAPS: 225mm

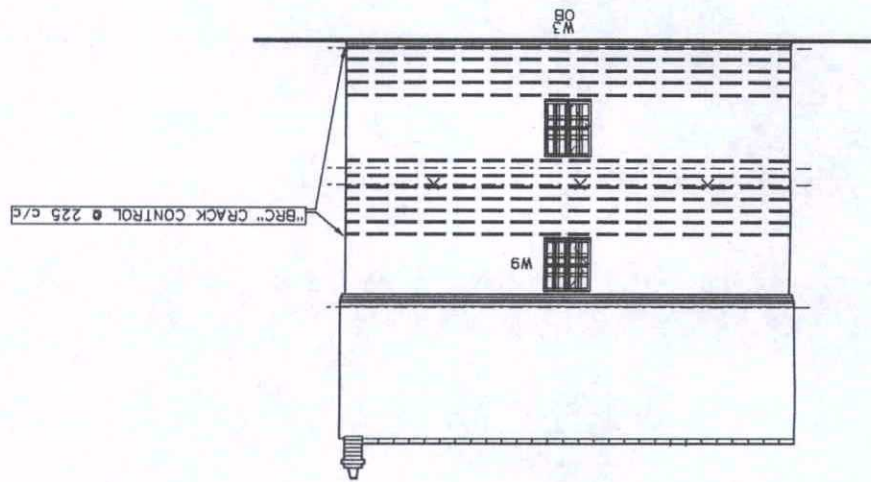
For Movement Control please refer to levels:
 21 Concrete bricks or rendered blockwork, and recon stone (with straight bed joints only)
 22 Clay Bricks
 24 Random Reconstituted Stone

MOVEMENT CONTROL DETAILS FOR: CONCRETE BRICKS, RENDERED BLOCKWORK AND RECON STONE (WITH STRAIGHT BED JOINTS ONLY)

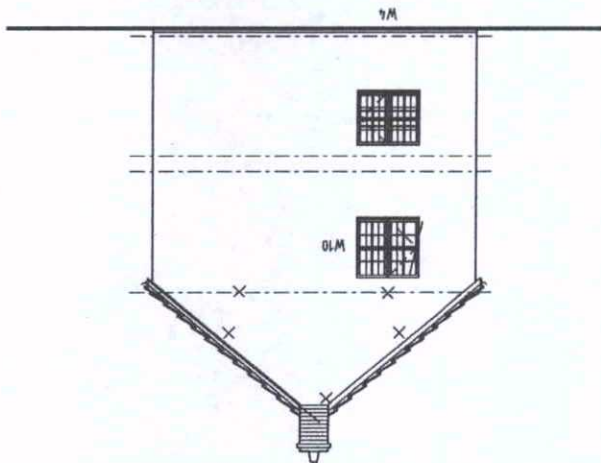
FRONT / SIDE ELEVATION



REAR ELEVATION

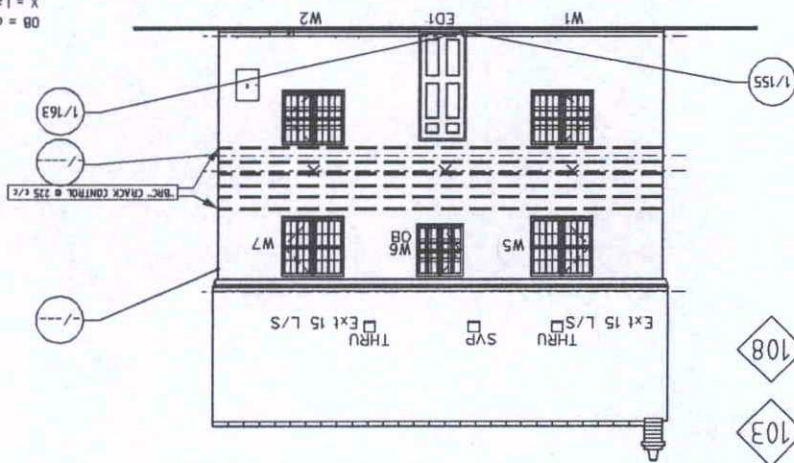


REAR / SIDE ELEVATION

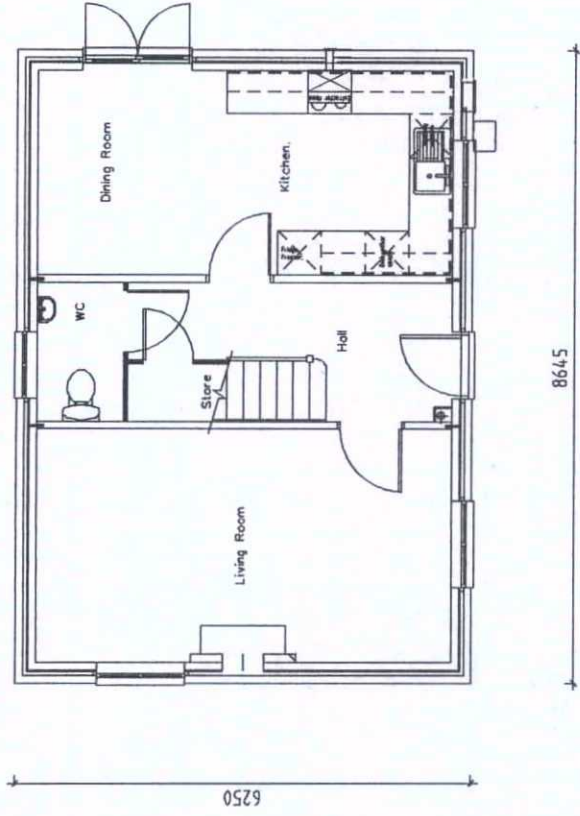


FRONT ELEVATION The Shire Cottage (100) - variation

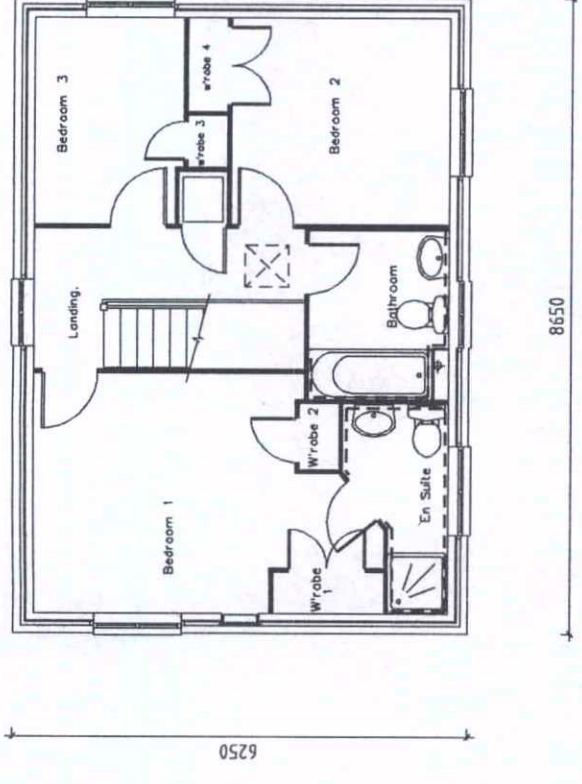
OB = obscure glass
 X = Lateral restraint
 straps.



108
 103



Ground Floor Plan



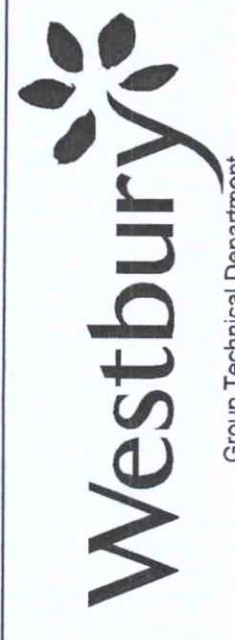
First Floor Plan

FOR ALL NOTES, PLEASE REFER TO PLAN DRAWING... \ 01

VERSION NUMBER **03**

HOUSE TYPE	The Shire		
DRAWING	Planning drawing		
SCALE	1:100	DRAWING NO.	3SHI/100
DATE	Mar. 2002	REV.	-
DRAWN	Gtd		

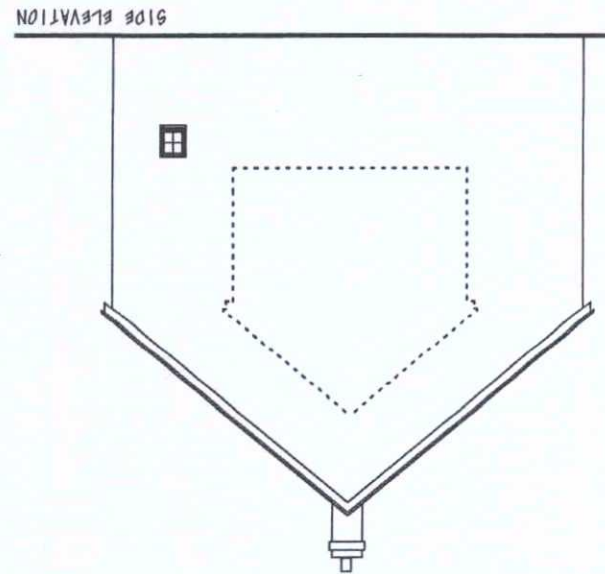
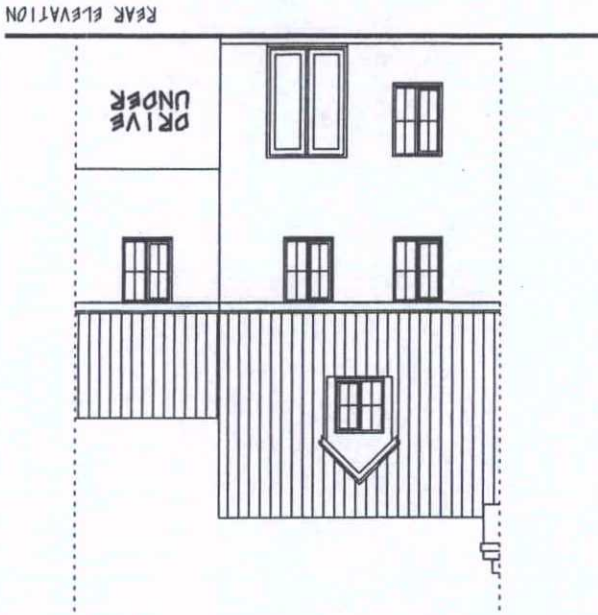
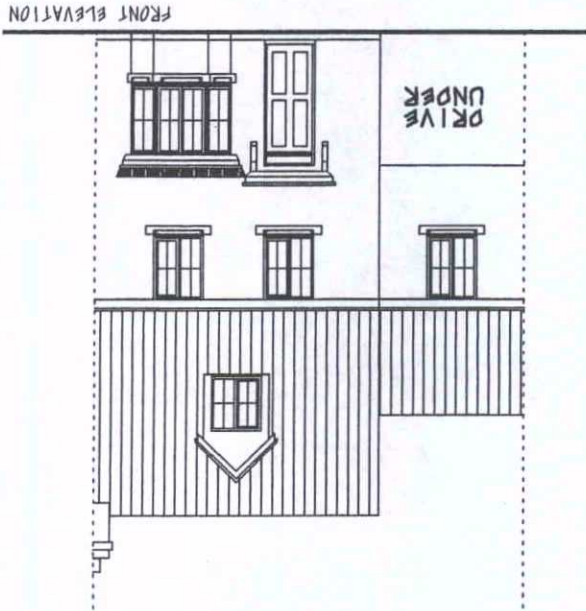
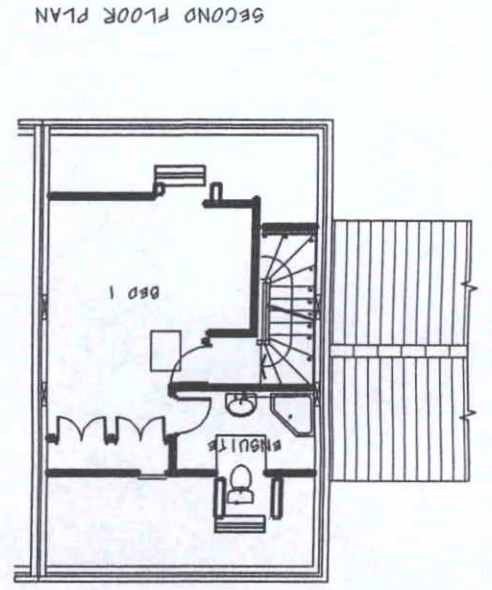
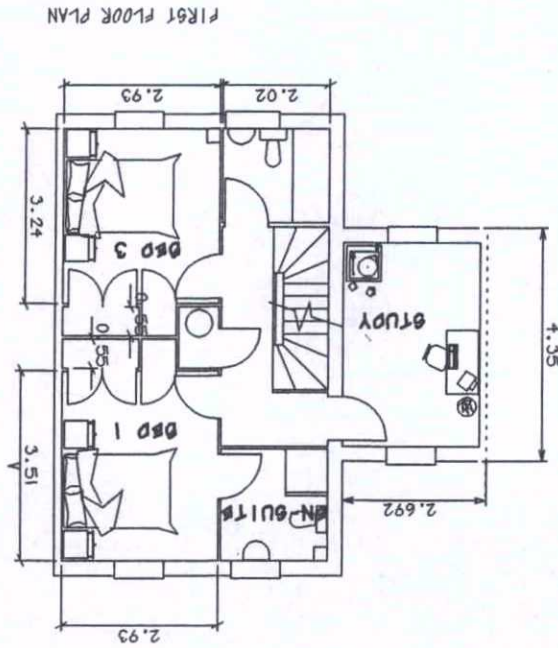
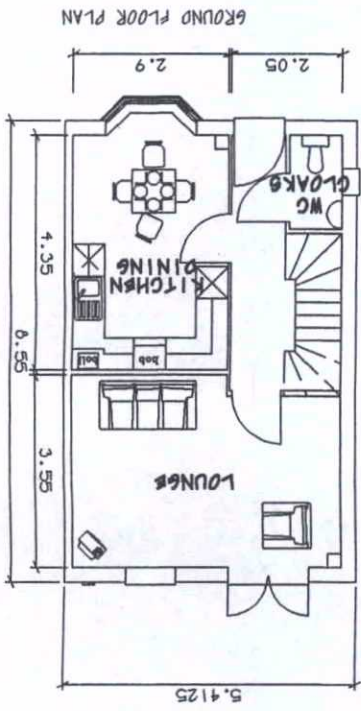
DRAWING REVISIONS



Group Technical Department
 Westbury House : Lansdown Road : Cheltenham : GL50 2WH
 Tel : (01242) 236191 : Fax : (01242) 251584

HouseType: WORCESTER PLANNING	Date: 04/01/2001	Drawn By: WORC
Drawing: PLANNING DRAWING OPP	Scale: 1:100	Dwg. No: 04/01/2001

Westbury Court Anglia Way Moulton Park
Northampton NN3 6JA
Tel: (01604) 497400 Fax: (01604) 790773

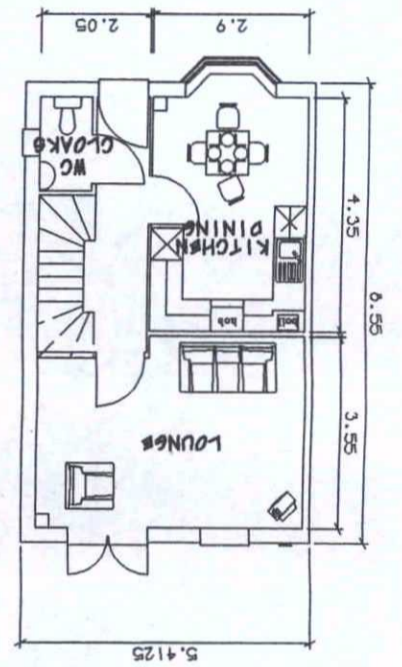


Revisions
A: STUDY INCREASED IN WIDTH 12/2/01

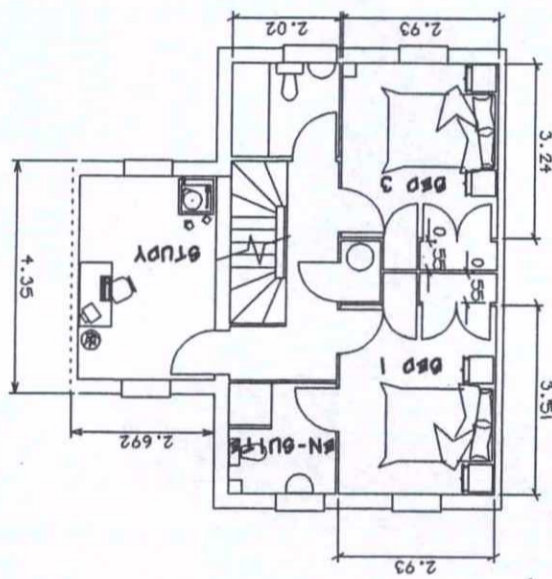
Westbury
Westbury Court Anglia Way Moulton Park
Northampton NN3 6JA
Tel: (01604) 497400 Fax: (01604) 790773

HouseType: WORCESTER PLANNING
Drawing: PLANNING DRAWING AS
Date: 04/01/2001 Scale: 1:100 Drawn By: WORC

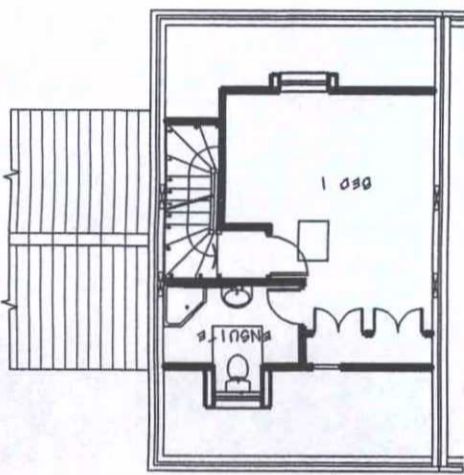
GROUND FLOOR PLAN



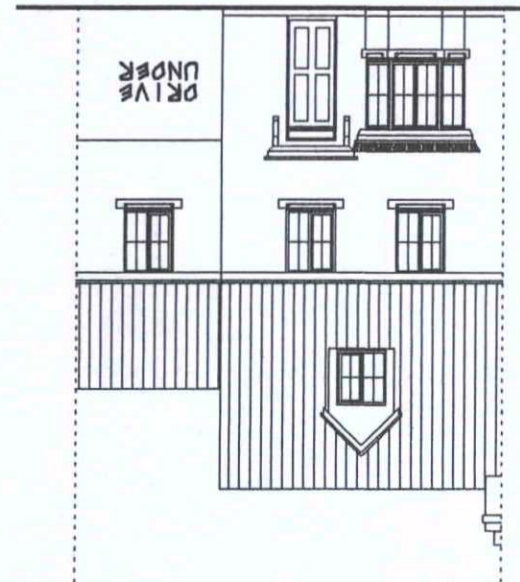
FIRST FLOOR PLAN



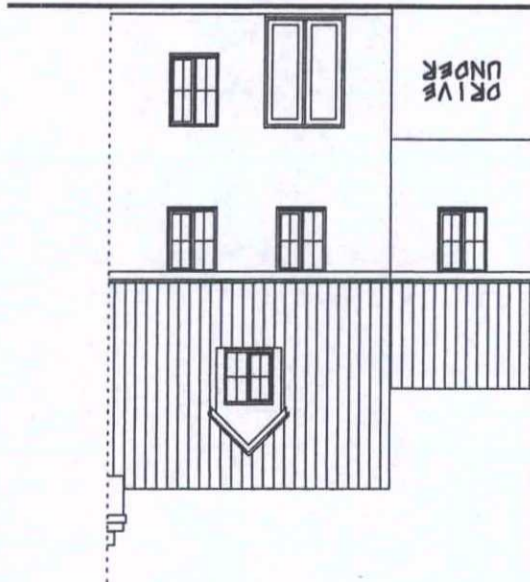
SECOND FLOOR PLAN



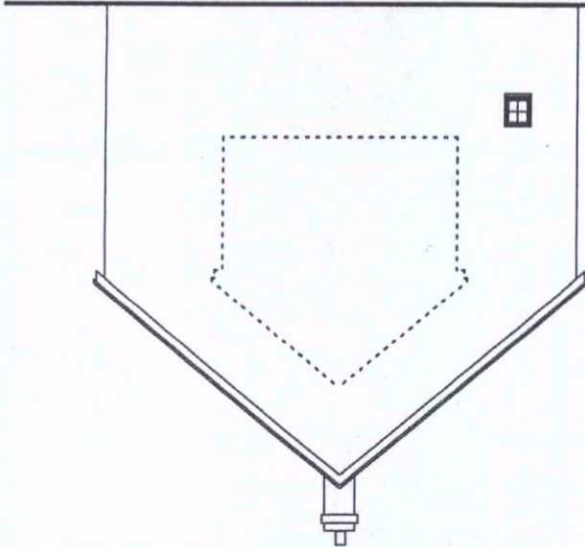
FRONT ELEVATION

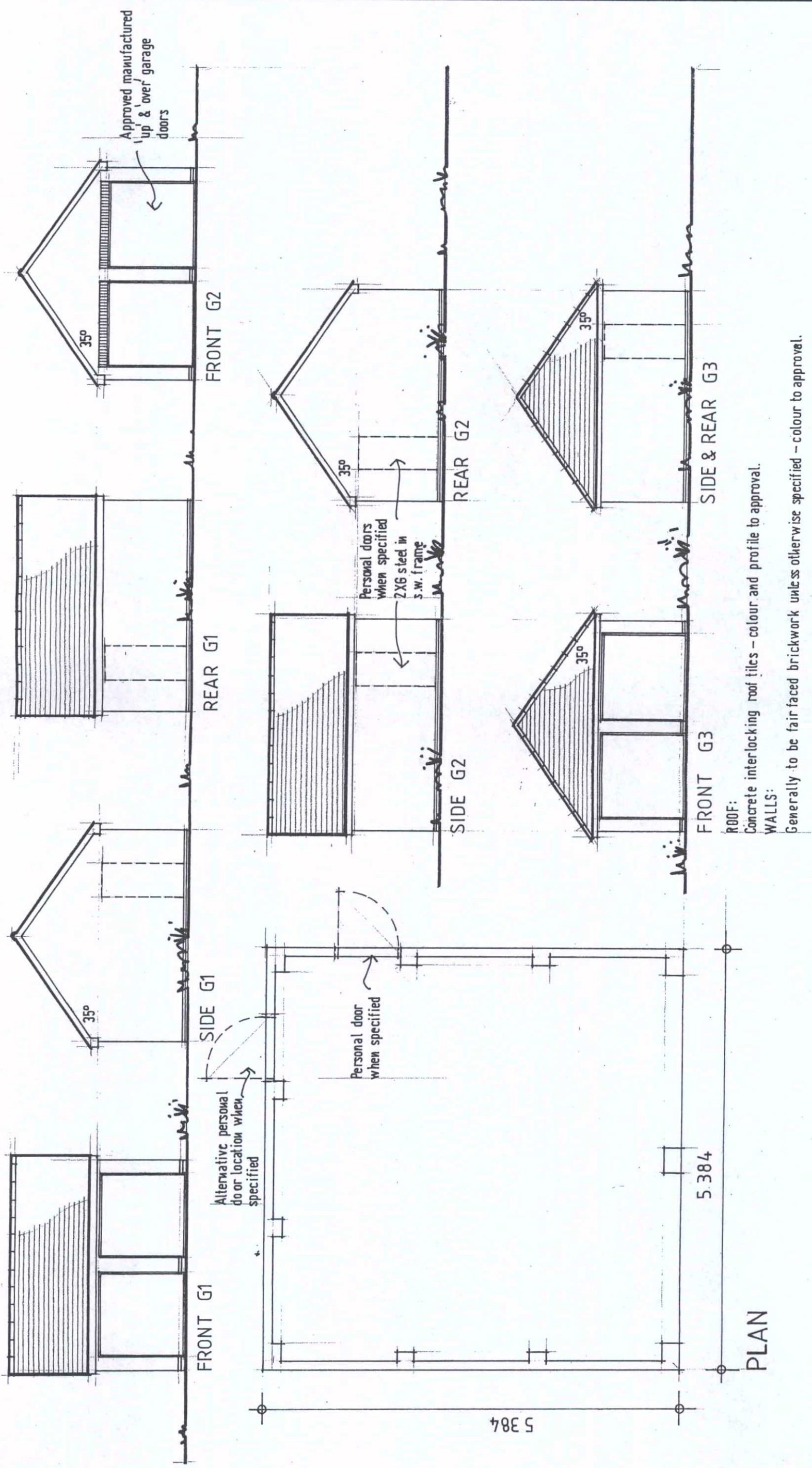


REAR ELEVATION




SIDE ELEVATION



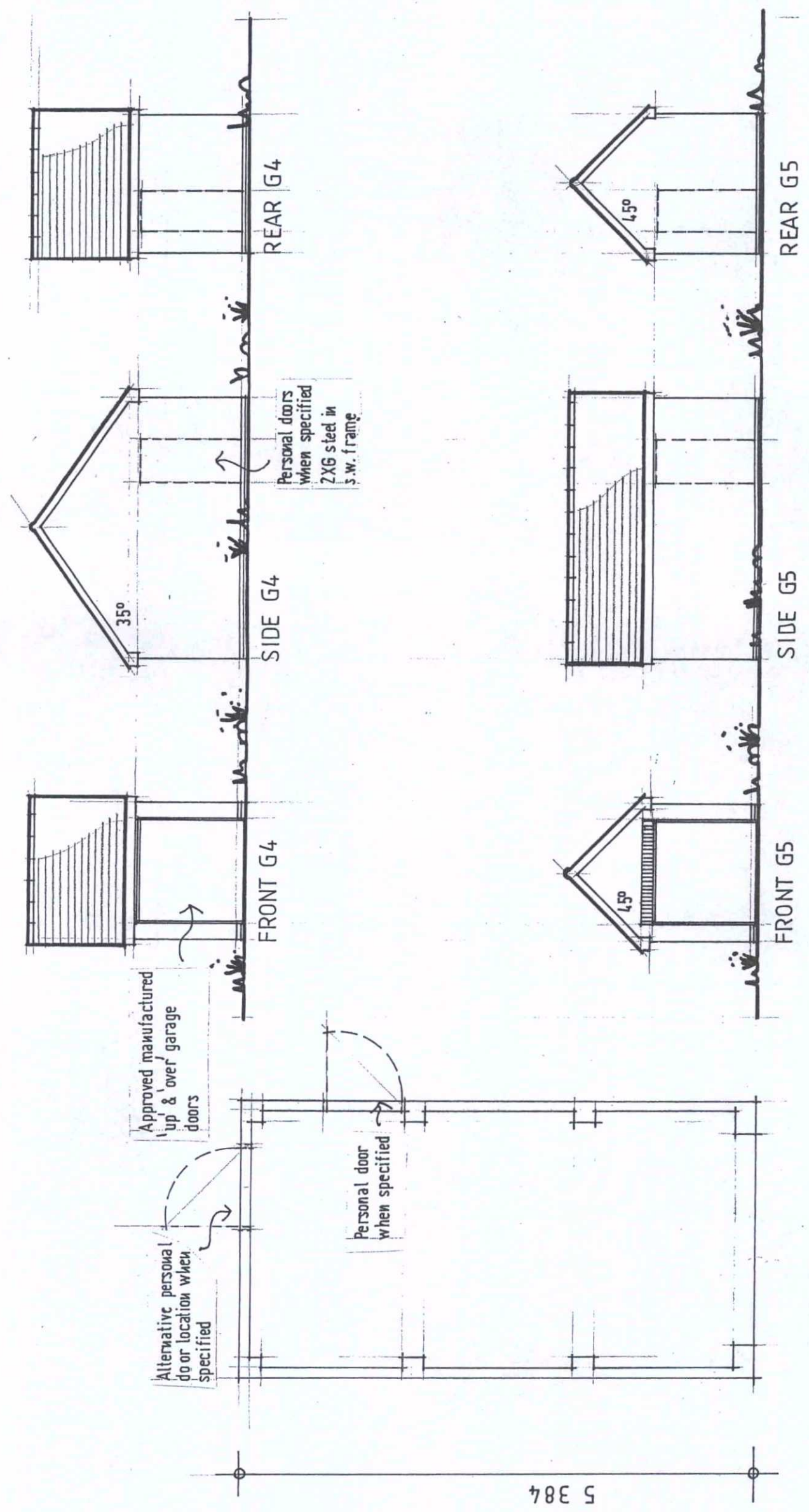


ROOF: Concrete interlocking roof tiles - colour and profile to approval.
WALLS: Generally to be fair faced brickwork unless otherwise specified - colour to approval.

PLAN

REVISION		SCALE: 1:50 1:100		TITLE: DOUBLE GARAGE		 WESTBURY HOMES (HOLDINGS) LTD <small>South Wales Road, 3427 Lakeside Centre Cardiff Business Park, Lakeside Cardiff CF14 6GG Tel: 029 2079 8400 Fax: 029 2079 1044</small>	
		DATE: MARCH '02.		DWG NO: STD/GAR/G1-G2-G3			
		DRAWN:					

TITLE:
SINGLE GARAGE
 DWG NO: STD/GAR/G4-G5

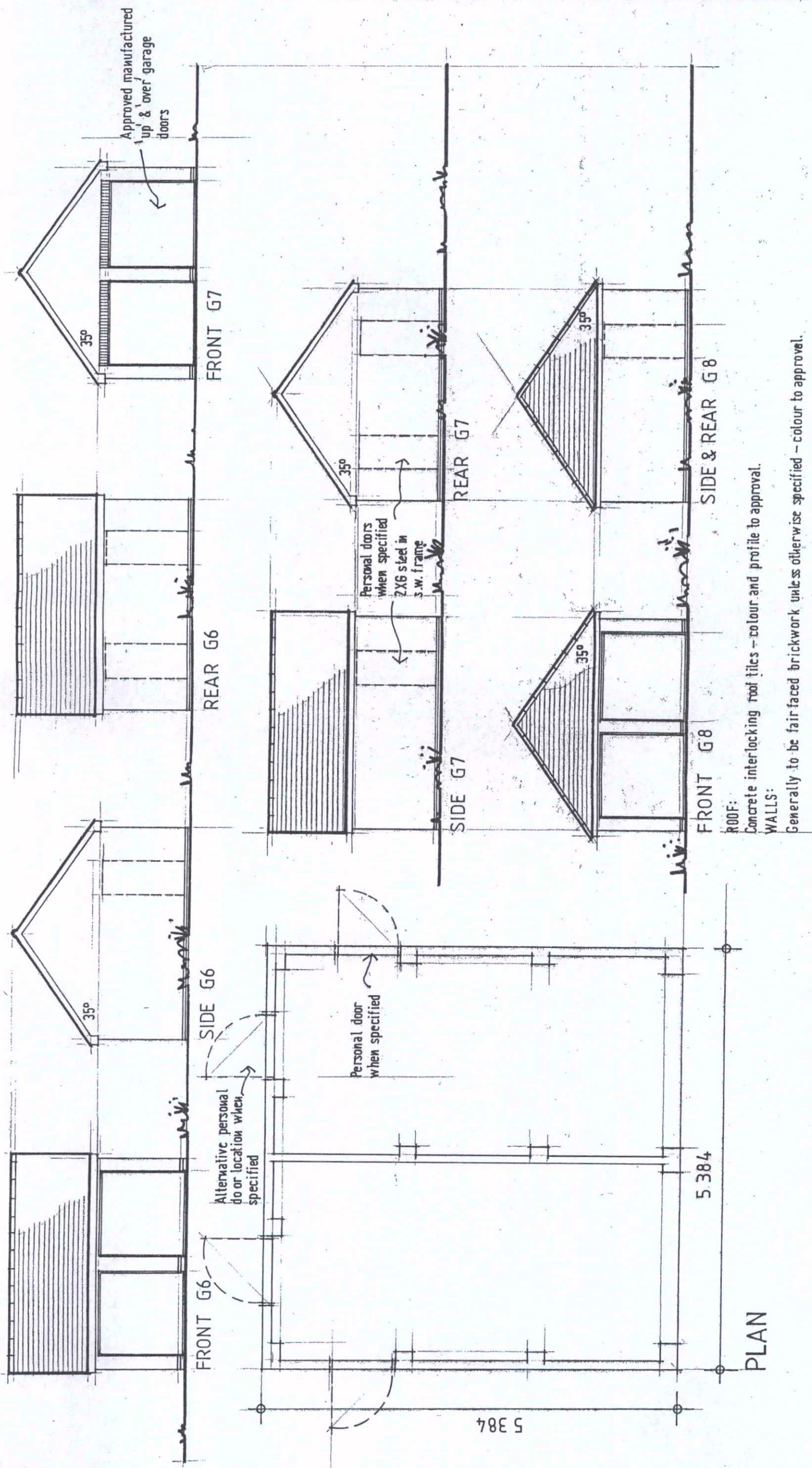


ROOF: Concrete interlocking roof tiles - colour and profile to approval.
 WALLS: Generally to be fair faced brickwork unless otherwise specified - colour to approval.

2856

PLAN

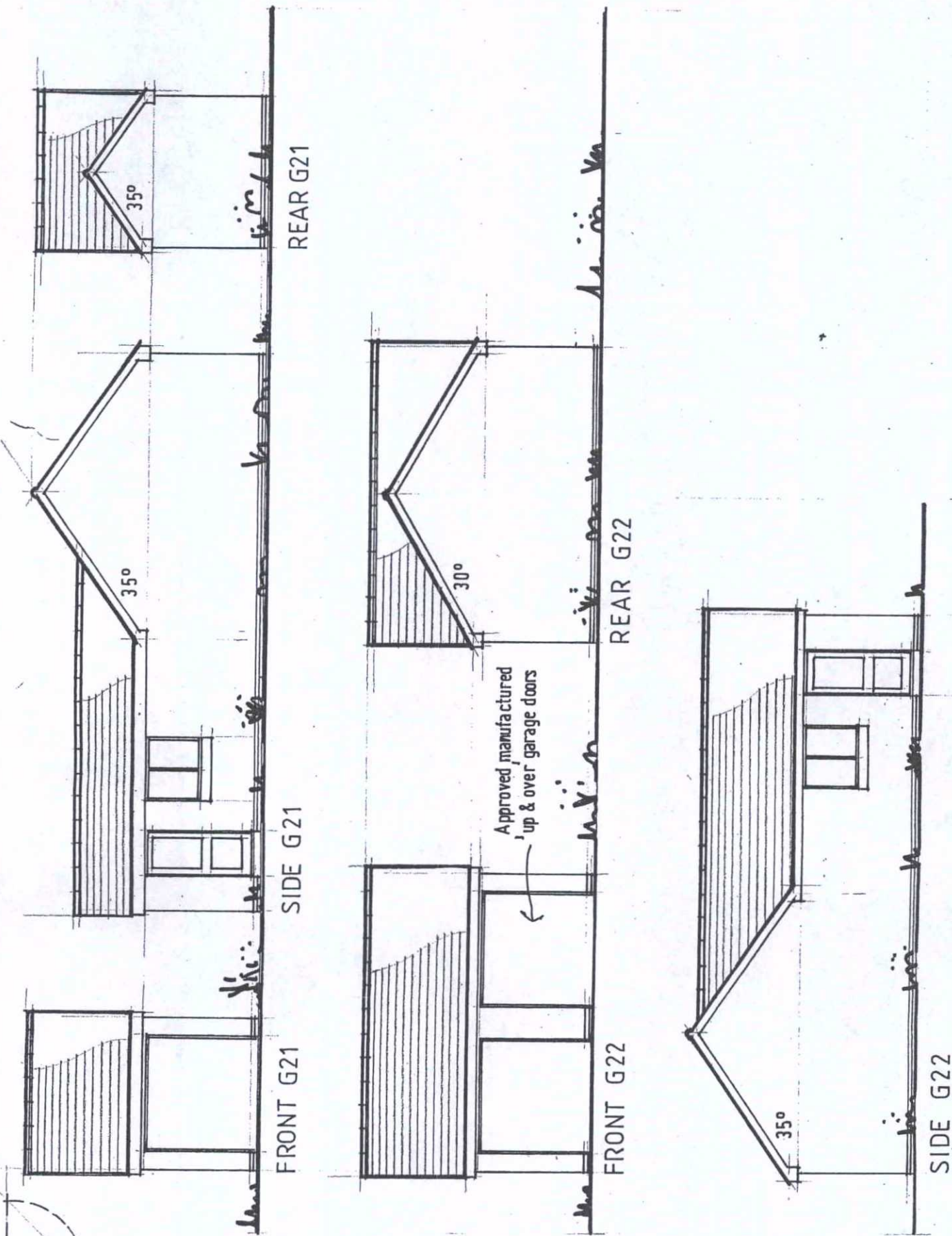
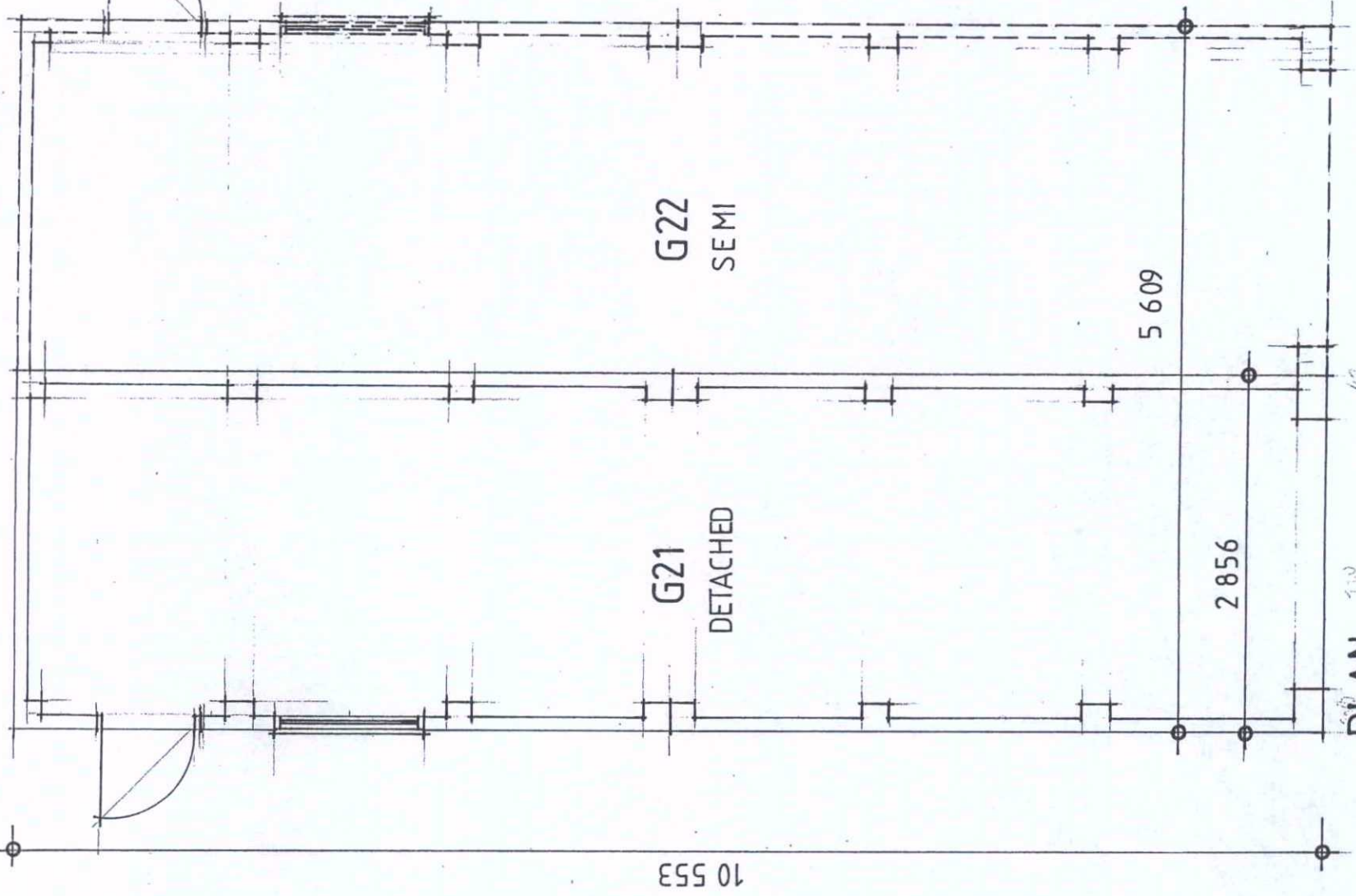
SCALE:	1:50	1:100
DATE:	MARCH '02.	DRAWN:
REVISION		



REVISION

SCALE: 1:50 1:100
 DATE: MARCH '02.
 DRAWN:

TITLE: SINGLE GARAGE - SEMI
 DWG NO: STD/GAR/G6-G7-G8



ROOF: Concrete interlocking roof tiles - colour and profile to approval.
WALLS: Generally to be fair faced brickwork unless otherwise specified - colour to approval.

REVISION

SCALE: 1:50 1:100

DATE: MAY, '02

DRAWN:

TITLE:

DET. & SEMI/TANDEM GAR

DWG NO: STD/GAR/G21-G22



WESTBURY HOMES (HOLDINGS) LTD
 South Wales Road, 3427 Lakeside, Cardiff
 Cardiff Business Park, Lakeside Cardiff CF14 6GG
 Tel: 030 2070 8400 Fax: 030 2070 1044

NOTES

Posts to be set in holes 300 x 300 x 600 or 800 or 750mm deep and bedded in weak concrete for half their depth below ground level, and remaining depth to be filled with rammed earth.

Posts should be weathered approx. 30 degrees from the horizontal leaving a flat approx. 38mm wide.

Boards should be minimum 100mm wide x 19mm to 6mm nailed to each rail and should lap 12mm min.

Nails: Galv. nails should be used throughout to avoid rust staining on the timber.

Posts to be softwood and to be pretreated with preservative.

Boarding to be softwood pretreated with preservative.

Posts and Fence in accordance with B.S. 1722 pt 5.

Revisions

Site: **WESTBURY HOMES FENCE STYLES**

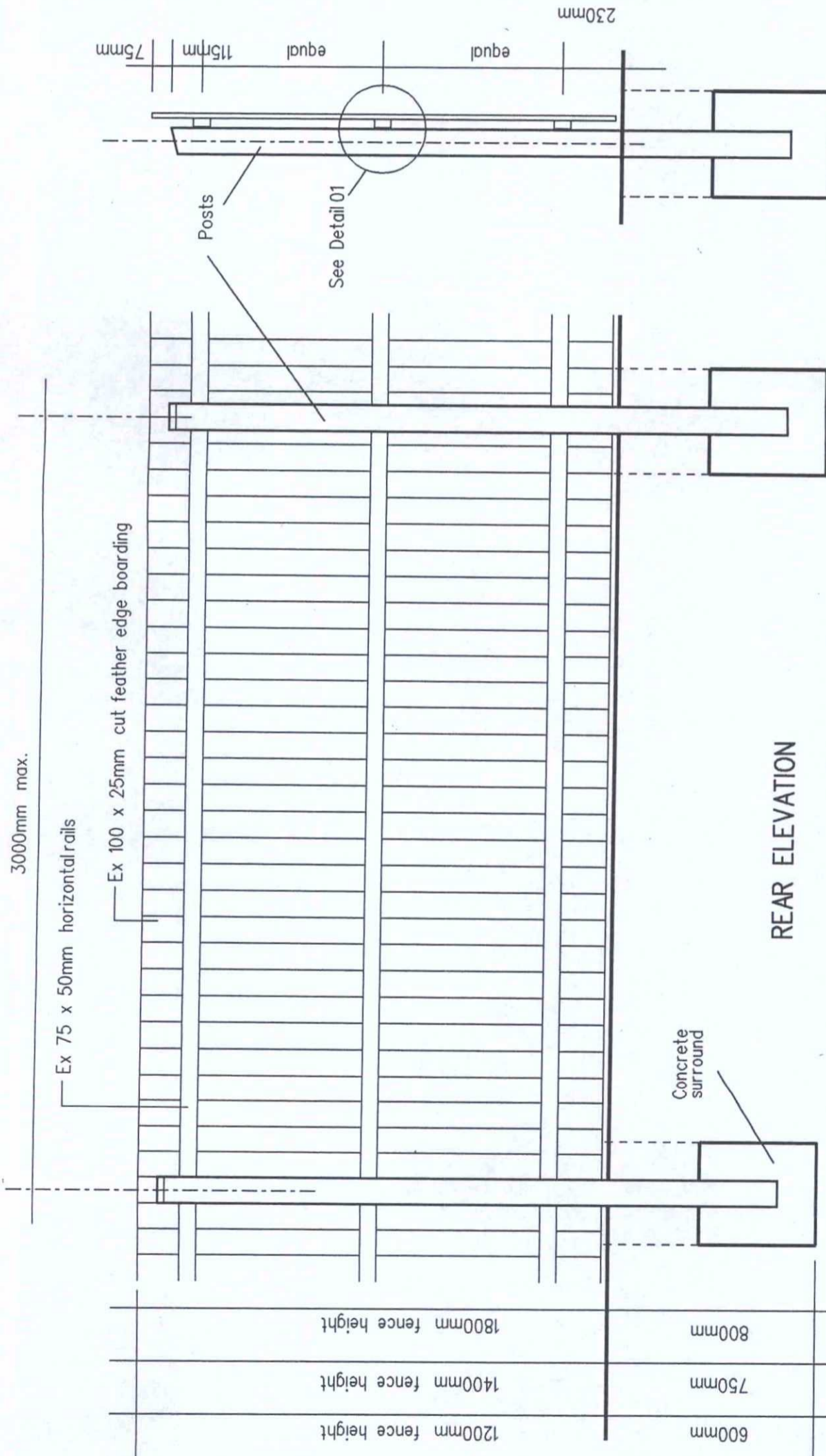
Drawing: **1800MM HIGH CLOSEBOARD FENCE**

Date: **JUNE 98**
 Scale: **1:20**
 Drawn By: **PC**
 Dwg. No: **FE/06**

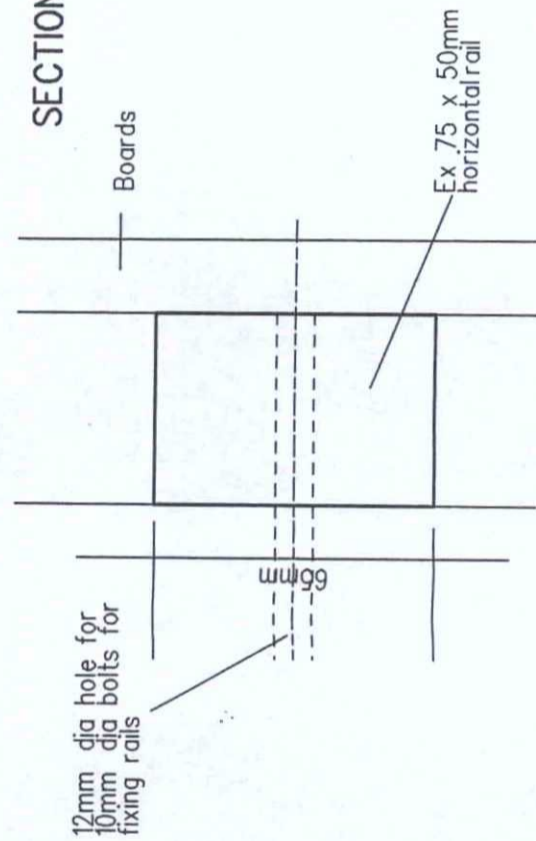
Westbury

WESTBURY HOMES (HOLDINGS) LTD

South Wales Region, 34-37 Lambourne Park,
 Cardiff Business Park, Llanishan CARDIFF CF4 5GG
 Tel. 01222 761414 Fax. 01222 761044



SECTION



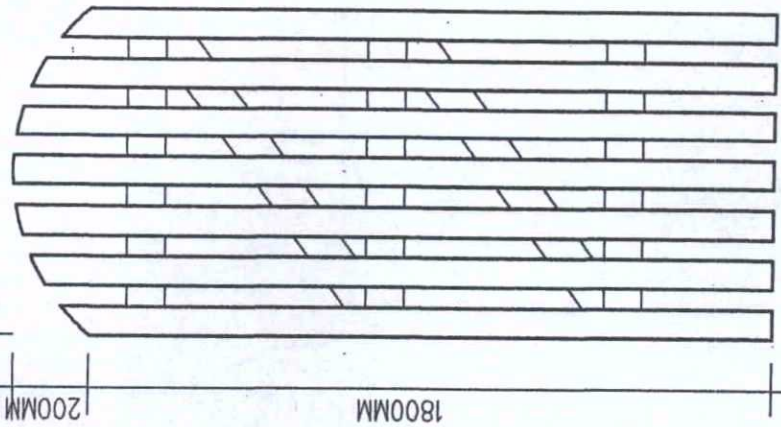
DETAIL 01

B.S. ref no. 1722 Pt 5.	Height to top of filling..	No. of rails	Length of posts	Section
BW 100A	1000	2	1600	100 x 100
BW 120	1200	2	1800	125 x 100
BW 140	1400	3	2000	125 x 100
BW 180A	1800	3	2600	125 x 100

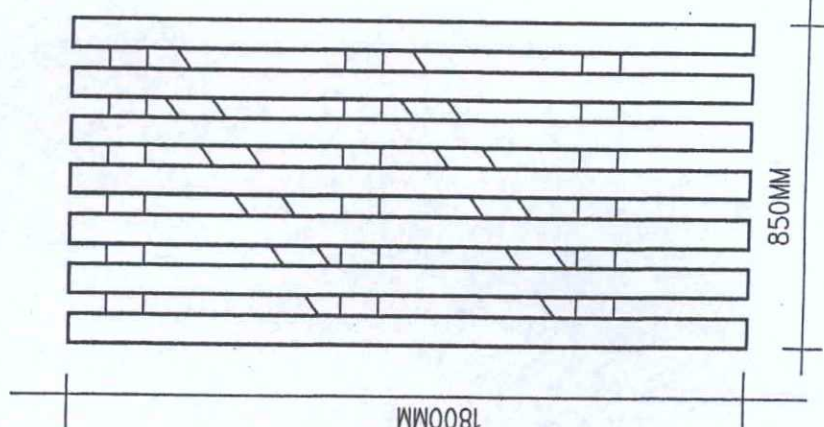
1200mm fence height
 1400mm fence height
 1800mm fence height

600mm
 750mm
 800mm

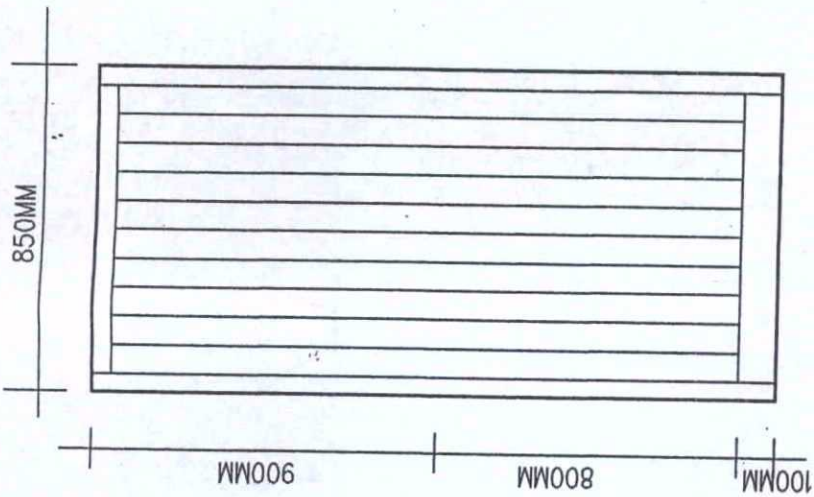
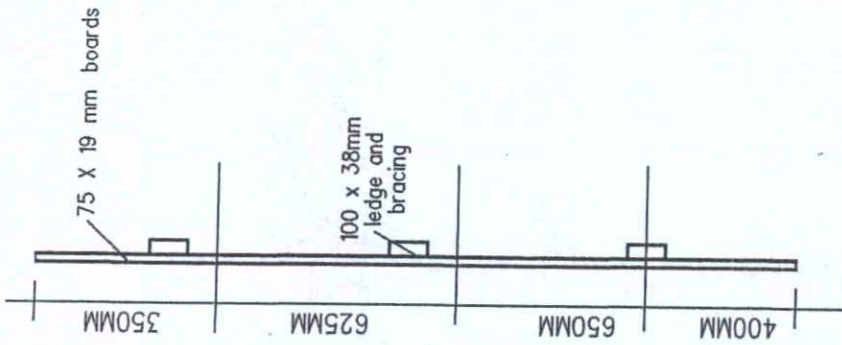
75 | 175 | 175 | 54 | 54 | 154



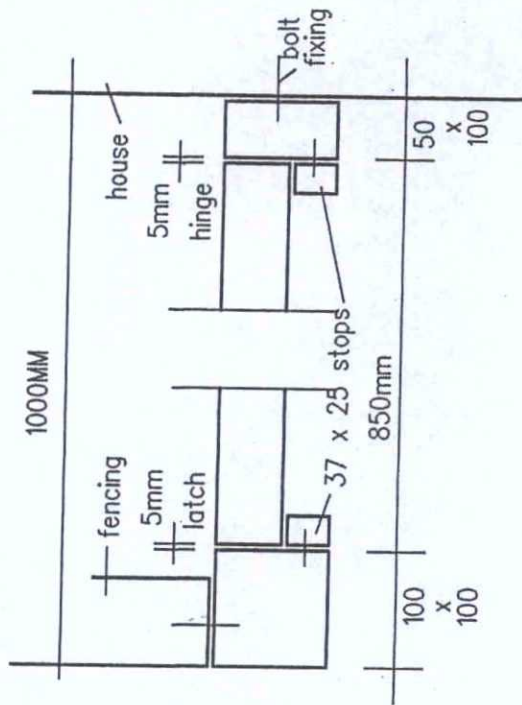
PALISADE GATE TYPE A



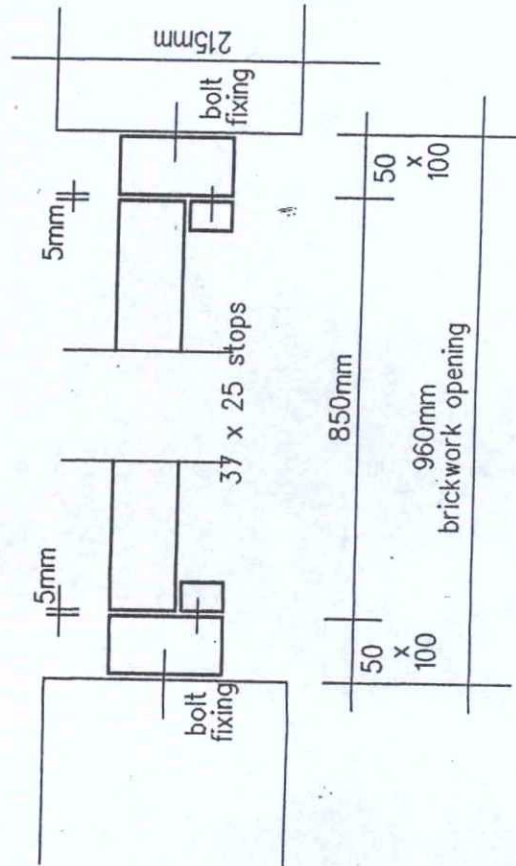
PALISADE GATE TYPE B



CLOSE BOARD GATE TYPE C



PLAN DETAIL 01



PLAN DETAIL 02

NOTES

GATE OPENINGS

The standard gate opening will be 850mm wide with 5mm tolerance both sides. Any purpose made gates to be specified on the payment D drawing by the layout designer

GATE POSTS

Gates will be hung on 100 x 50mm posts, fixed with 100 x 12mm dia rawl bolts, 3 no per 1.8m high posts. The slaming / fence post will be 100 x 100mm set in ground as stated

NB

Gates will not be hung on the fence elevation. Where gates are set in a screen wall, both hanging and slaming posts will be 100 x 50mm fixed as the aforementioned

Gates will align at the top with the adjacent fencing / wall with a maximum of 50mm ground clearance.

For ironmongery see specification.

Revisions

Site:

WESTBURY HOMES FENCE STYLES

Drawing:

1800MM HIGH GATES

Date:

JUNE 98

Dwg. No:

FE/07

Scale:

1:20

Drawn By:

PC



WESTBURY HOMES (HOLDINGS) LTD

South Wales Region, 34-37 Lambourne Park, Cardiff Business Park, Llanishan CARDIFF CF4 6G3

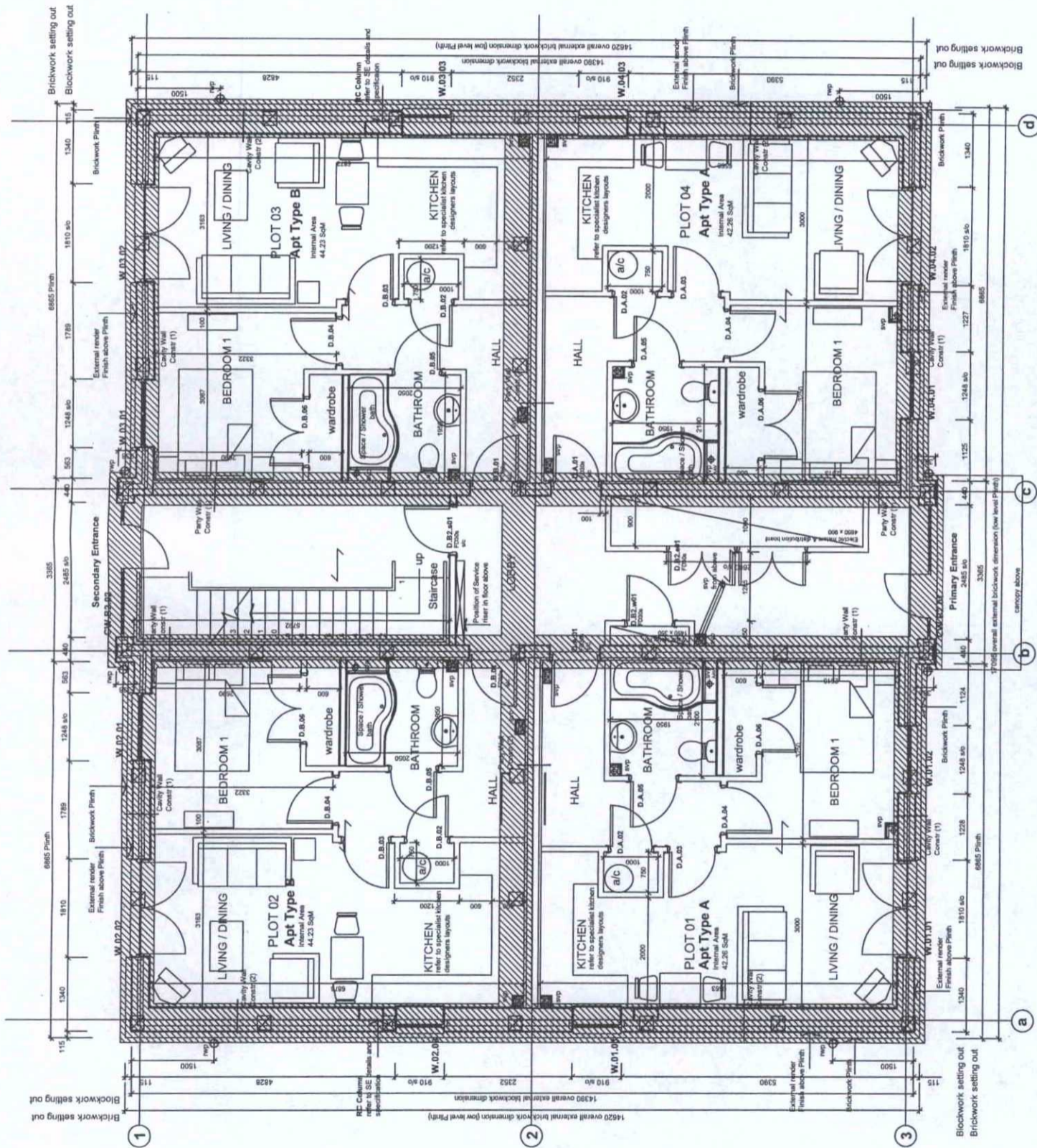
Tel. 01222 761414 Fax. 01222 761044

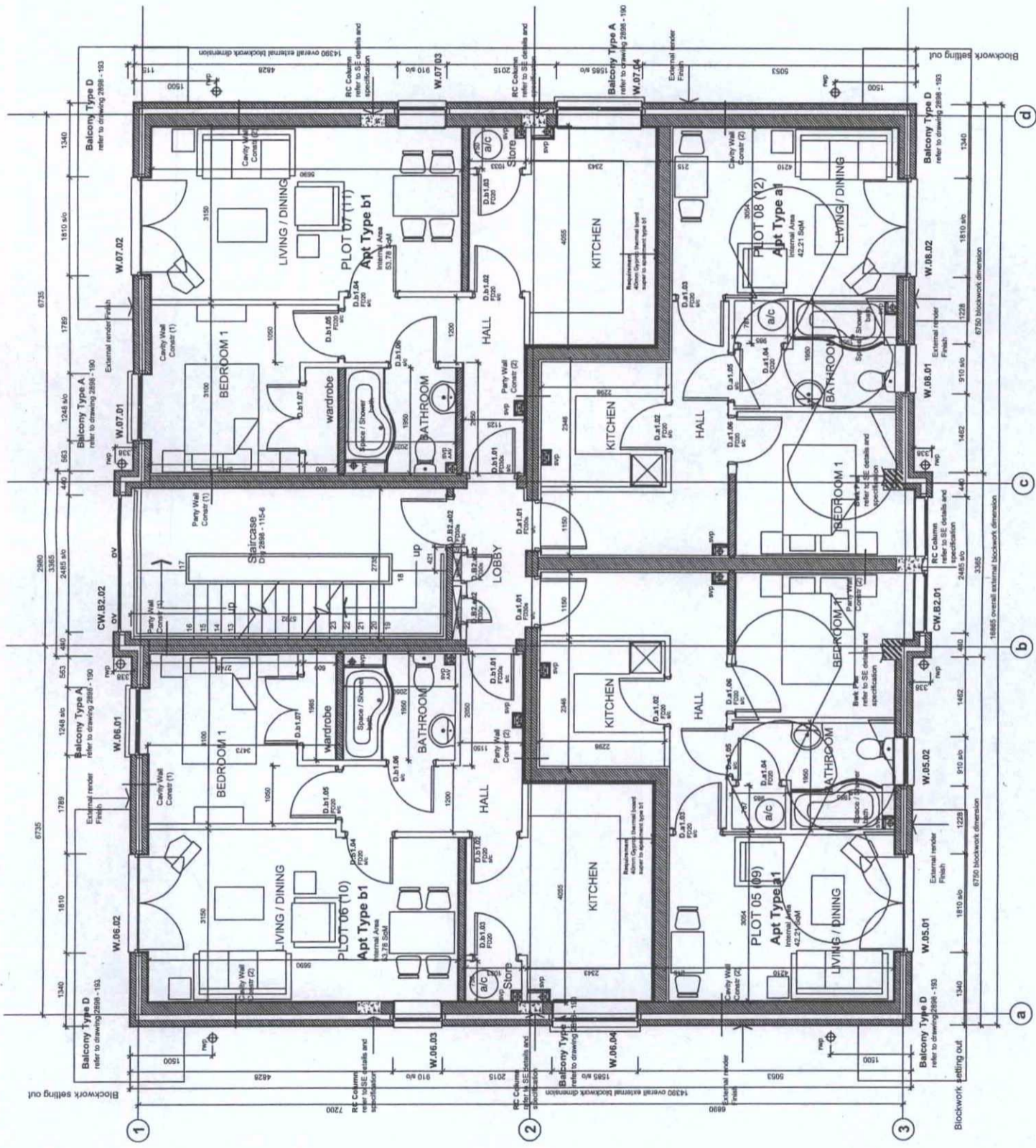
The Pavilion

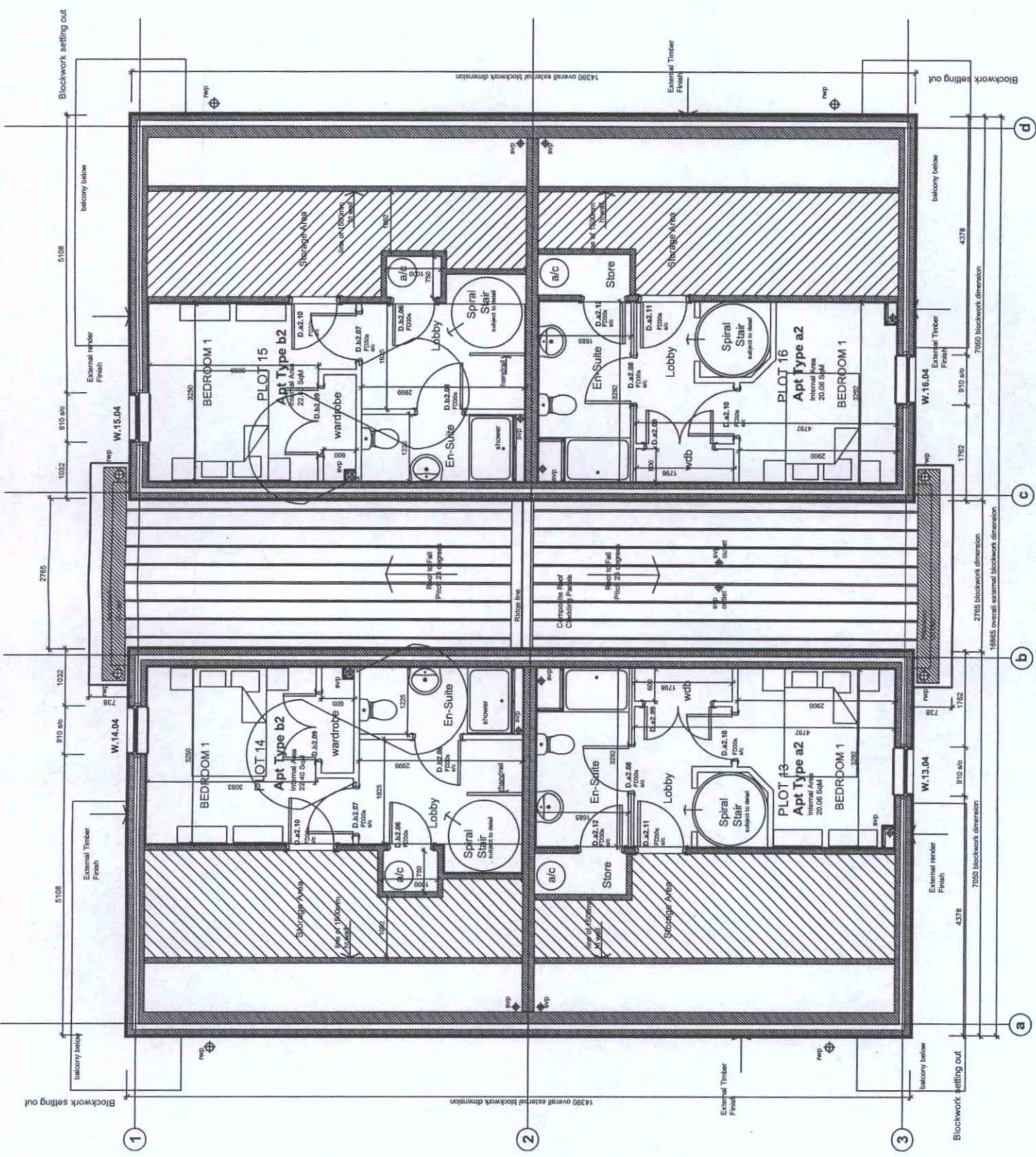
Ground Floor

Scale 1:100

PAV/001





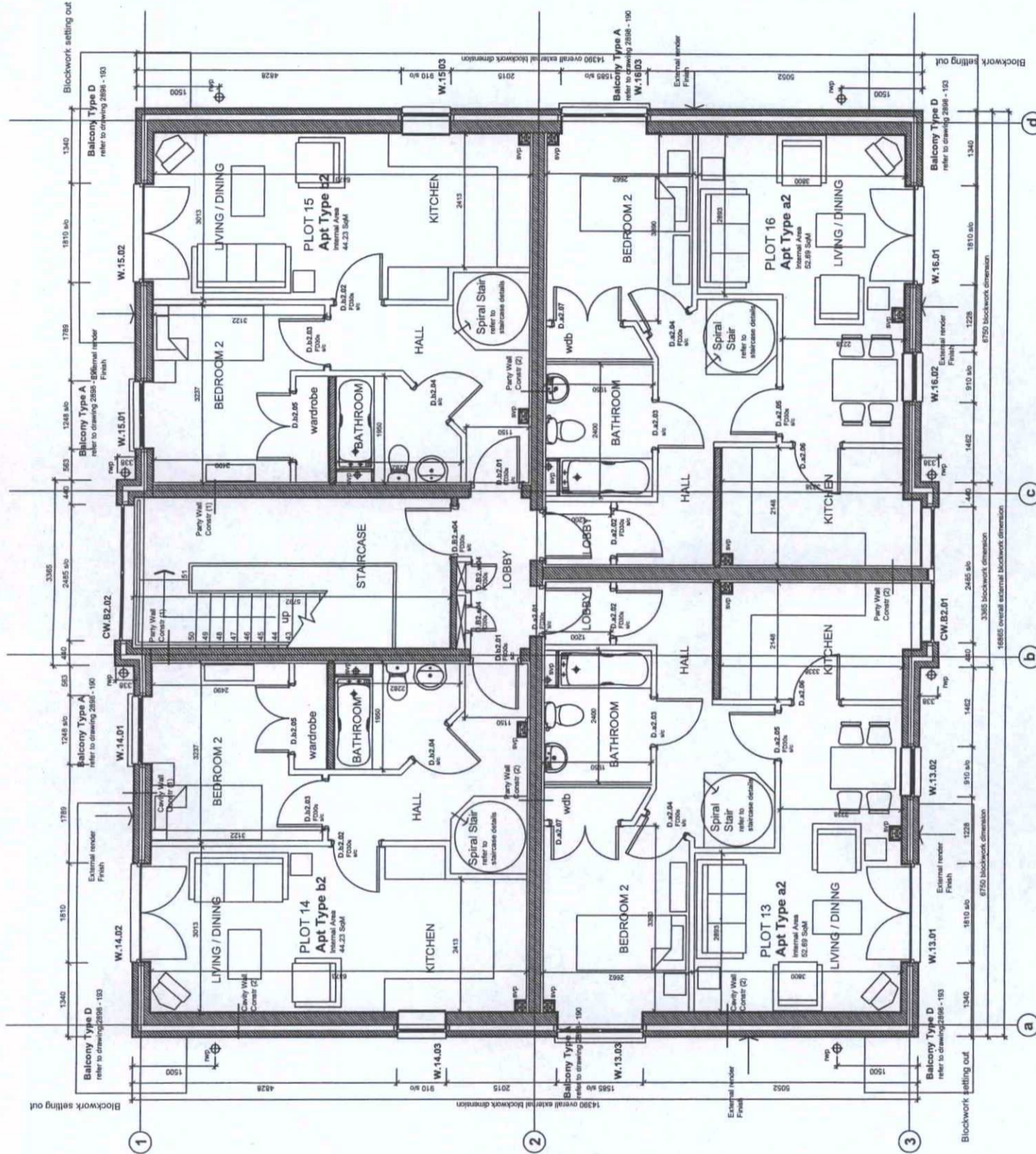


The Pavilion

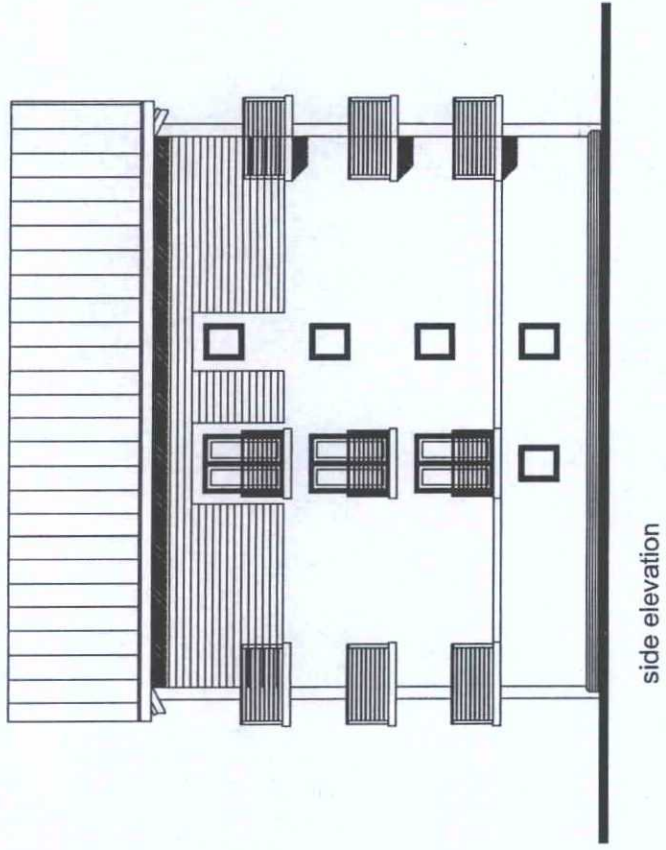
Mezzanine

Scale
1:100

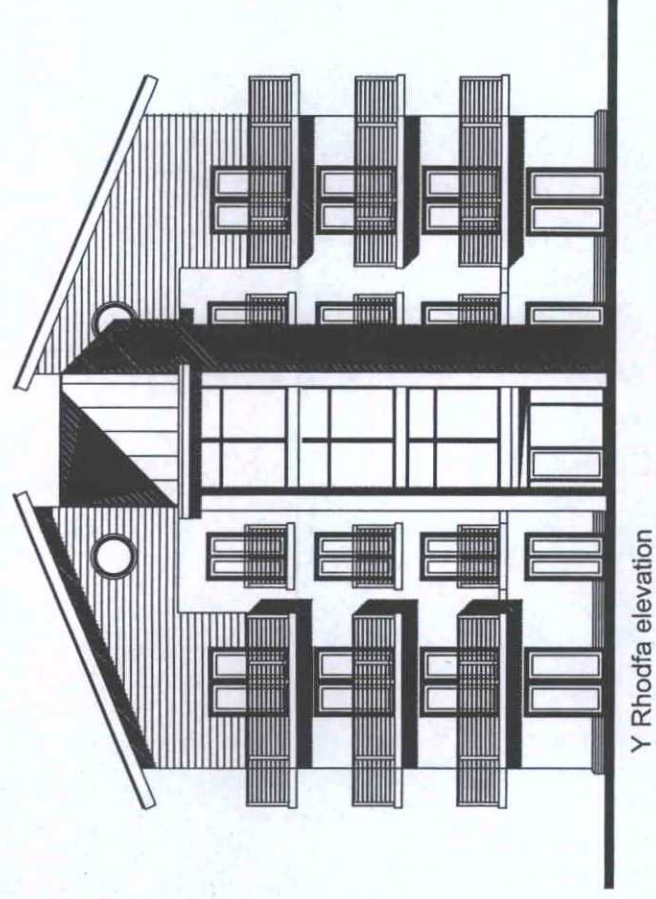
PAV/003



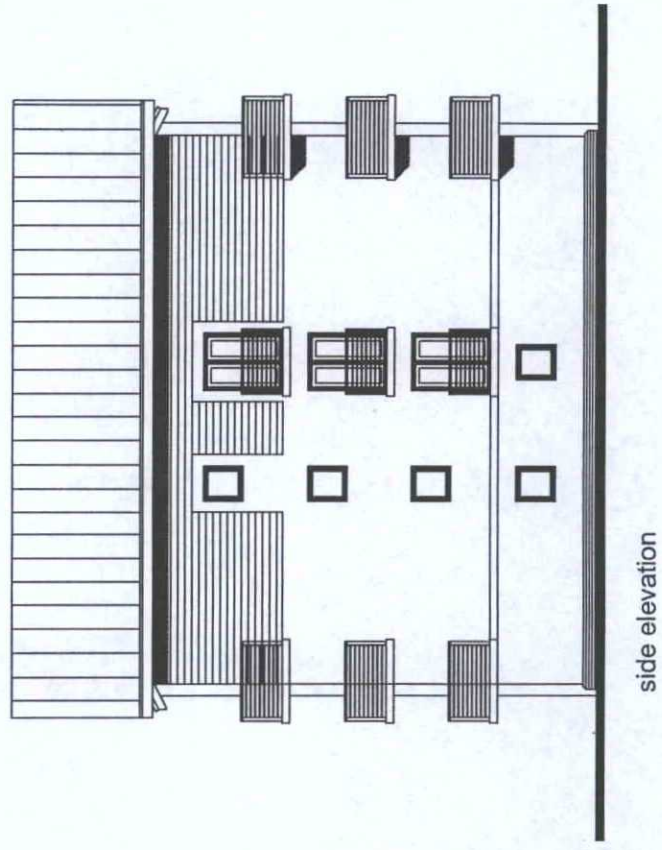
The Pavilion
 Third Floor
 Scale 1:100
 PAV/004



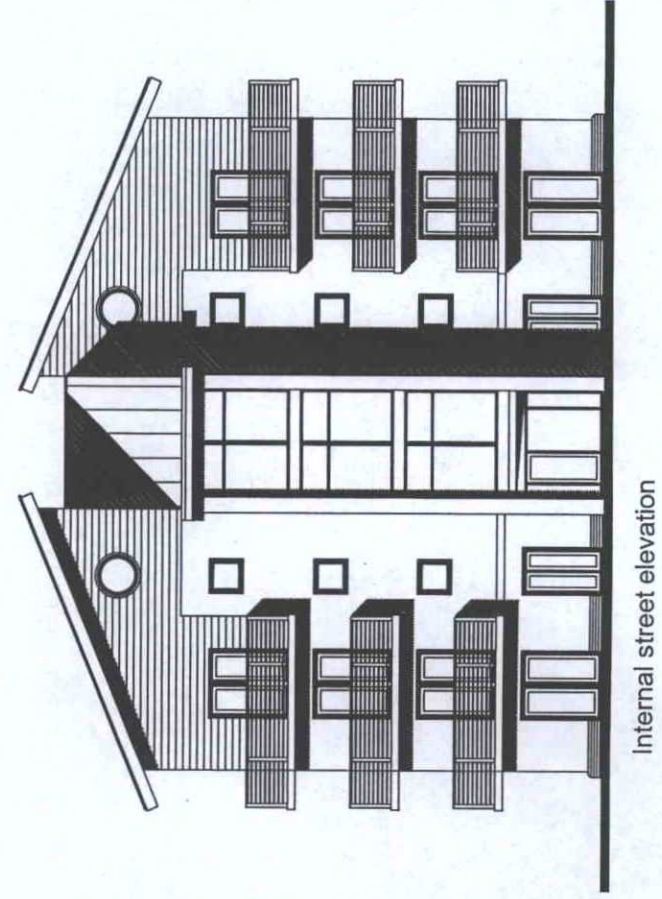
side elevation



Y Rhodfa elevation



side elevation



Internal street elevation

The Pavilion

Elevations

Scale 1:200

PAV/006