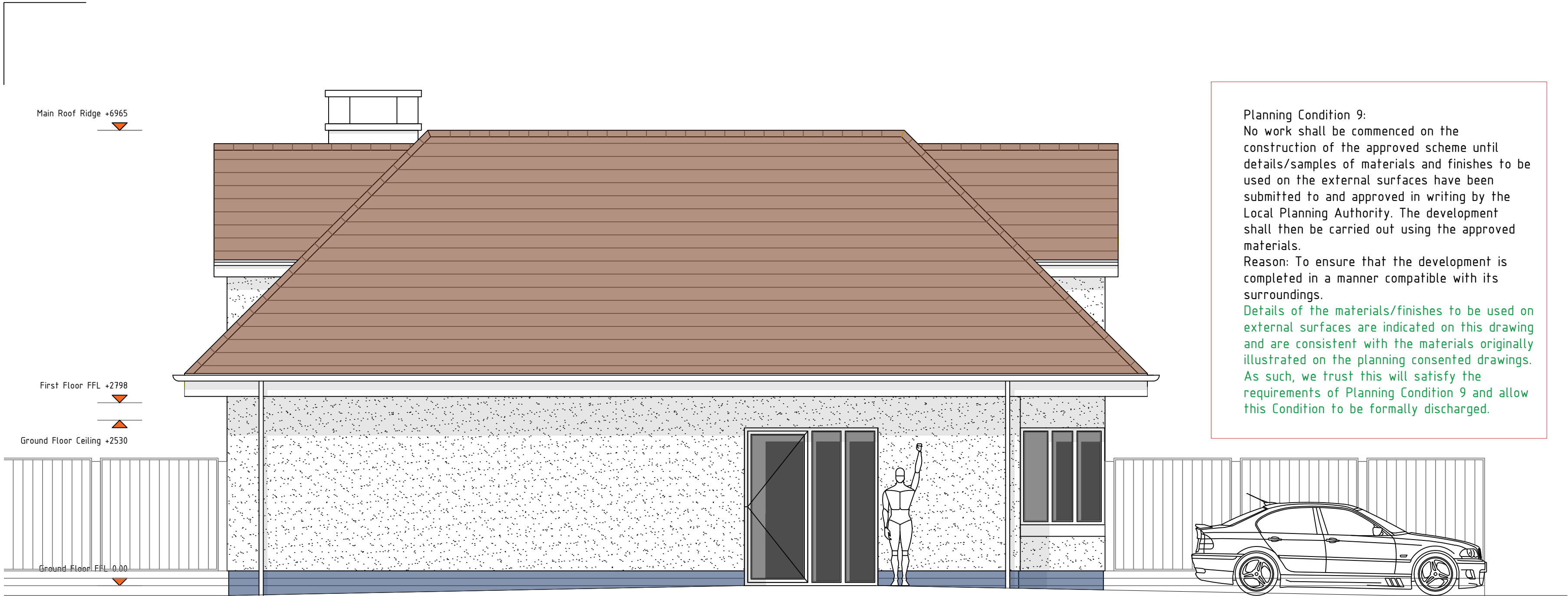




Planning Condition 9:
No work shall be commenced on the construction of the approved scheme until details/samples of materials and finishes to be used on the external surfaces have been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out using the approved materials.
Reason: To ensure that the development is completed in a manner compatible with its surroundings.
Details of the materials/finishes to be used on external surfaces are indicated on this drawing and are consistent with the materials originally illustrated on the planning consented drawings. As such, we trust this will satisfy the requirements of Planning Condition 9 and allow this Condition to be formally discharged.

This drawing is copyright of Stephen Quin Architects. It should not be used to scale, and all dimensions to be checked on site, with any discrepancy to be reported to the Architect.

This drawing relates to proposed works at:
4 Pencarn Avenue, Coedkernew, Duffryn, Newport, NP10 8TJ, and is produced for planning purposes (Condition discharge) only.

For structural details please refer to client appointed structural engineer's design and full specification.

Any/all demolition works subject to structural engineers approval and full design and specification.

All planning conditions to be approved prior to commencement of related works.

Drainage details are indicative only. Approval by local authority Building Control and Dwr Cymru/Welsh Water required prior to installation. Drainage design to be provided by drainage engineer.

Contractor to check all dimensions on site before commencement of any works, and any anomalies must be reported. Do not scale from drawings, figured dimensions only to be used.

Prior to commencement of works, full discussion and agreement to be made with immediate neighbours from confirmation of intended works to be carried out. Contractor must ensure full protection is provided to boundary. Client appointed party wall surveyor to confirm of Party Wall Notice is required to be served.

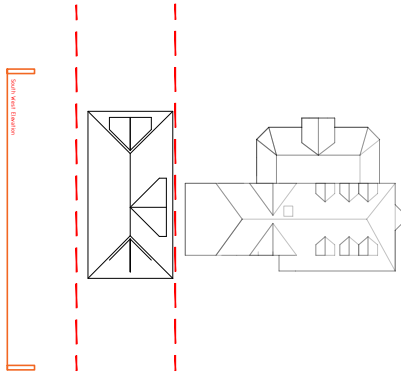


Image 01: 10mm thk white colour sand-cement render



Image 06: staffordshire blue engineering brick plinth



Image 02: rosemary clay tile



Image 03: rosemary clay valley tile



Image 04: white timber and rw goods



Image 05: vertical closeboarded panel fence 2.1m high pressure-treated timber with a top capping

Client
Mrs Tracy Gainey

Project
4 Pencarn Avenue, Coedkernew,
Duffryn, Newport, NP10 8TJ.

Title
Proposed Side/North West Elevation:
For Condition Discharge

Drawing Status	Drawn	Date	Scale
RIBA Stage 3 Developed Design	SQ	15.07.26	1:50@A2
Drawing No	Rev		
1205-23-212	--		