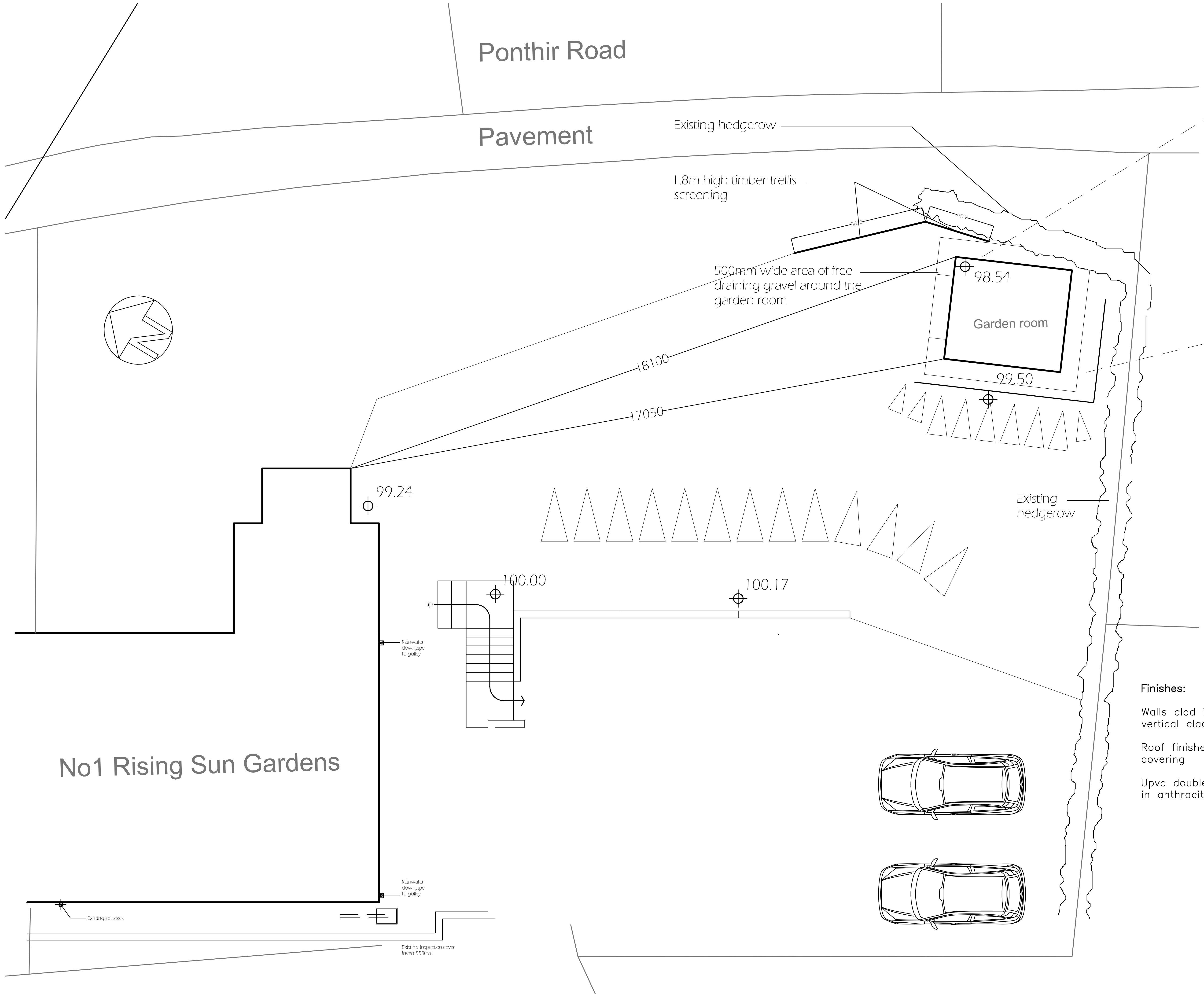
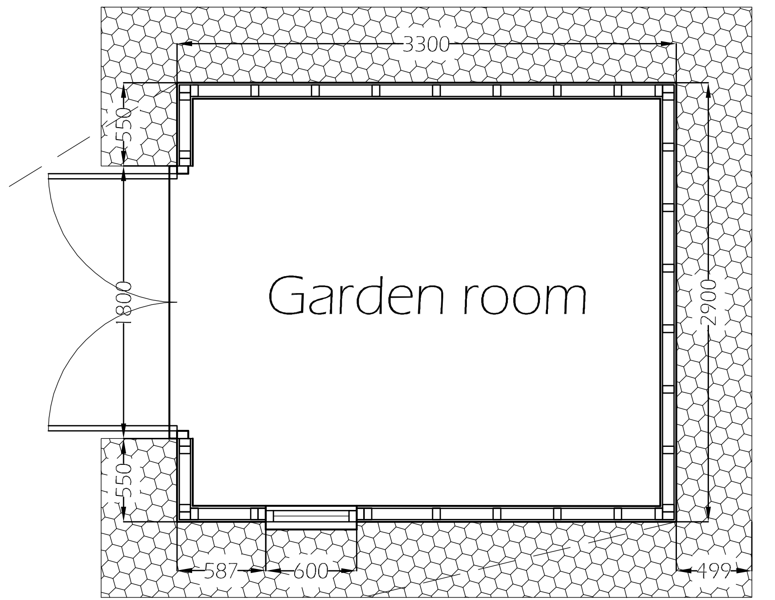
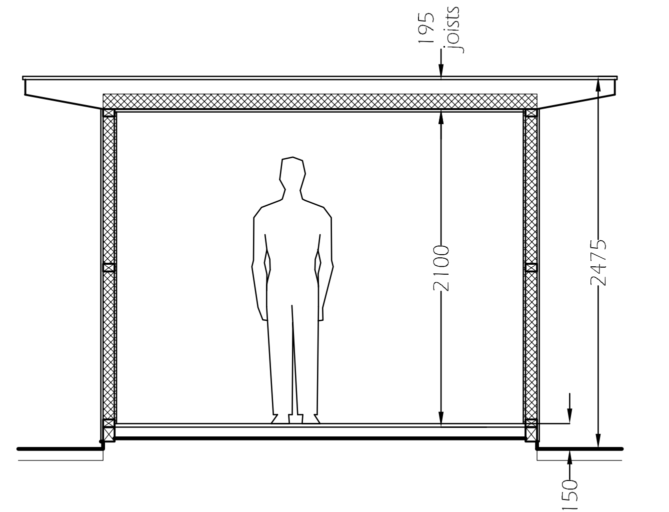

Ponthir Road
Pavement
Existing hedgerow
1.8m high timber trellis screening
500mm wide area of free draining gravel around the garden room
98.54
Garden room
99.50
18100
17050
99.24
Existing hedgerow
100.00
100.17
up
Rainwater downpipe to gulley
Rainwater downpipe to gulley
Existing soil stack
Existing inspection cover Invert 550mm
No1 Rising Sun Gardens

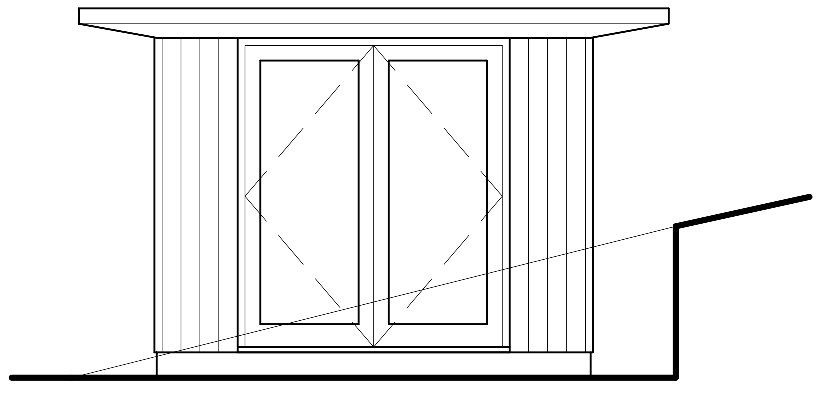
Site plan @ 1:100



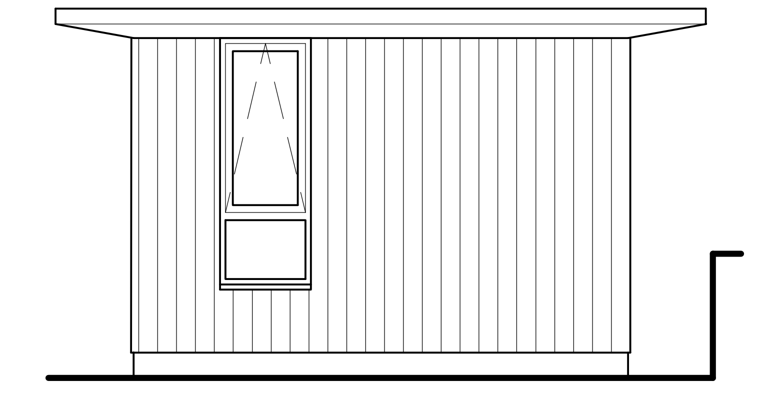
Proposed floor plan @ 1:50



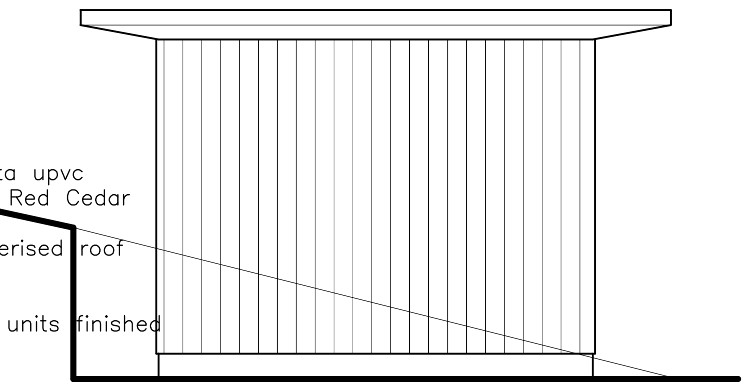
Proposed section @ 1:50



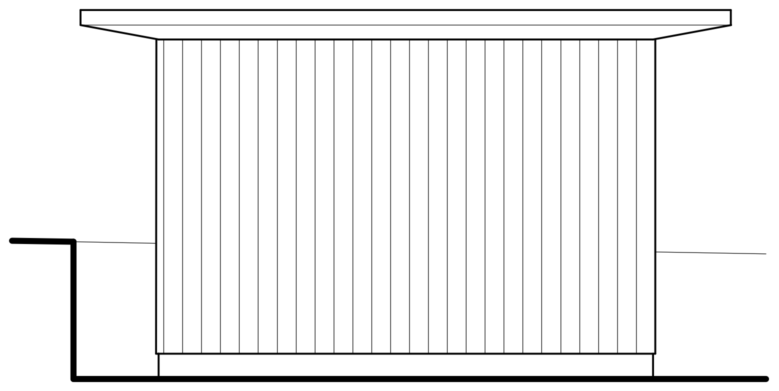
Proposed north elevation @ 1:50



Proposed west elevation@ 1:50



Proposed south elevation @ 1:50



Proposed east elevation @ 1:50

Finishes:

Walls clad in Durasid Foresta upvc vertical cladding Colour – Red Cedar

Roof finished in EDPM rubberised roof covering

Upvc double glazed window units finished in anthracite

Biodiversity Enhancement Measures:

This statement has been produced with reference to Planning policy Wales – edition 12 – Chapter 6

Please note that this statement has been produced relative and in proportion to the scale of the development and and as such it is assumed that exhaustive detail is not required for a Householder Development Application.

Within 12 months of beneficial use of the development, a **MINIMUM of 1NO.** of the following biodiversity Infrastructure Enhancements shall be provided.

A **Bird Box** on the north, north–east, or east elevation of the building at a MINIMUM height of 3 metres above ground level as close to the eaves or soffit of the roof as reasonably practicable; OR

A **Bat Box** on the south, south–east or south–west elevation of the building at a MINIMUM height of 4m above ground level as close to the eaves or soffit of the roof as reasonably practicable and. where relevant, at the closest point to any hedge or tree lines OR;

A **Bug/Insect Hotel** upon the building or within the curtilage of the property in a south of south–east facing direction hung at minimum height of 750mm from the ground level and MINIMUM volume of 1.2m cubed OR;

A **Bee Brick / Box** upon the building of within the curtilage of the property in a south of south–east facing direction sited at a MINIMUM height of 750mm above ground level and a MINIMUM volume of 1.2m cubed OR;

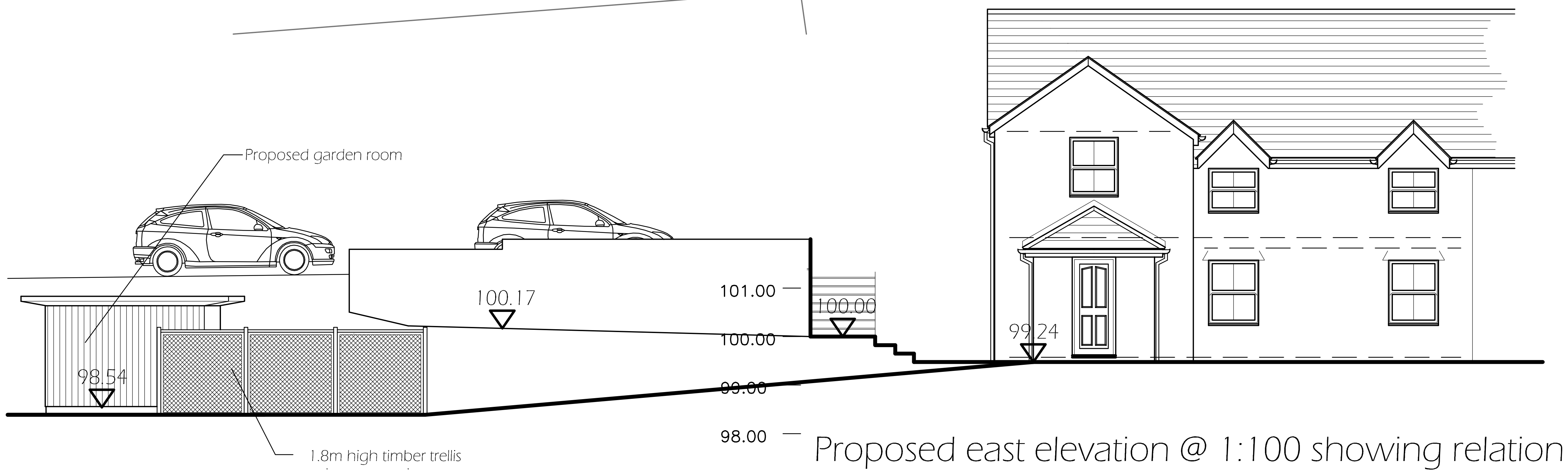
A **Rain Garden** (Min 2.5 sq. m in area) or Rain Garden Planter/s (Min .75cu. m in volume). Planted with deep–rooted native plants and grasses, that attenuates surface water flows: OR

1no **Native Tree Species** shall be planted within the curtilage of the property in accordance with BS 58545: 2014 (Trees: from nursery to independence in the landscape') within planting season OR

2.5 sq. m. of **Native Wildflower and Pollinator Planting** shall be planted within planting season#;

The 'planting season' is November to March inclusive. Any trees, plants or hedgerows, which within a period of 5 years from their provision die, are removed, become seriously damaged or diseased or defective, shall be replaced and any other enhancement shall be retained in perpetuity.

Interests of maintaining and enhancing biodiversity in accordance with Policy 9 of Future Wales.



Proposed east elevation @ 1:100 showing relation of garden room to no1 Rising Sun Gardens

All measurements & levels shown are subject to checking on site by the contractor, figured dimensions to take precedence over scaled.

All working dimensions must be taken from, checked & / or verified by the main contractor on site prior to the manufacture of all items & the placing at all work in hand.

Working dimensions must not be scaled from this drawing. In all cases of doubt or discrepancy please refer to the architect, surveyor, supervisng officer, consultants & / or specialist drawings are read in conjunction with this drawing.

All work must comply with the current building regulations, local authorities bye-laws stipulations & requirements of statutory bodies.
Serve all notices to the authorities concerned.
All work is to comply with the current editions of the British Standards institution codes of practice.

All materials & components to comply with the current editions of the British Standards Institution specifications.

Prior to commencing work, the contractor is required to communicate with the relevant authorities, bring them to site & locate the positions and lines of all services (e.g. water, gas, electricity, telephone, telecommunication, sewage etc.) on. over, under & around the site which could in any way effect the positioning of the buildings. Copies of the correspondence & a full report of the findings must be forwarded to the architect, surveyor, supervising officer or consultant before building works commence

All details in addition to those indicated to conform in all respects with the building regulations & allied legislation.
Builder to check all details / dimensions prior to commencement of building works.

This drawing is copyright

Client

Mr and Mrs G. Bowen

Project

Proposed garden room at no1 Rising Sun Gardens, Ponthir Road, Caerleon, NP18 3NZ

Date: April 2026
Scale: 1:50 & 1:100
Job No:
Drawing No: 01B

Revision:	Date:	Comment:
A	14/05/2026	Biodiversity enhancement measures annotation revised
B	19/05/2026	Privacy screen elevation added
*		
*		

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