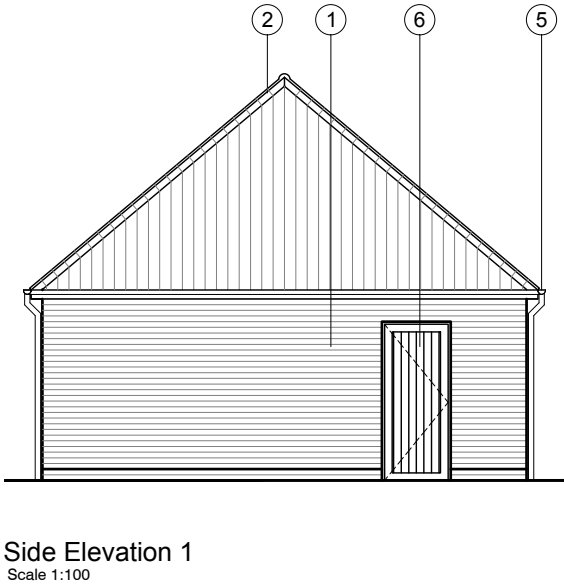
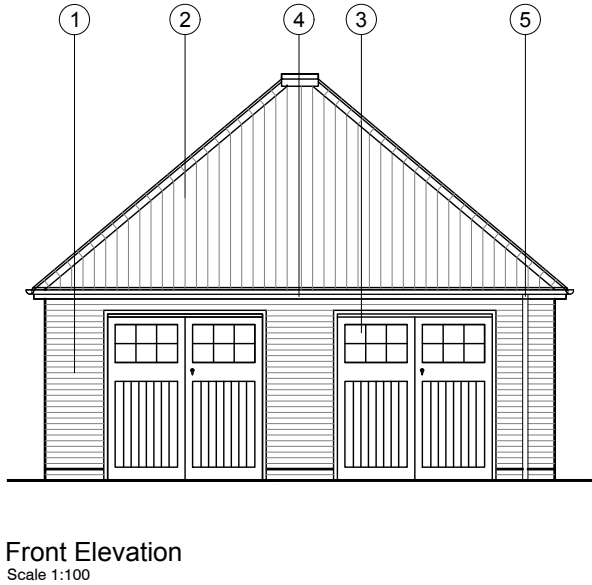
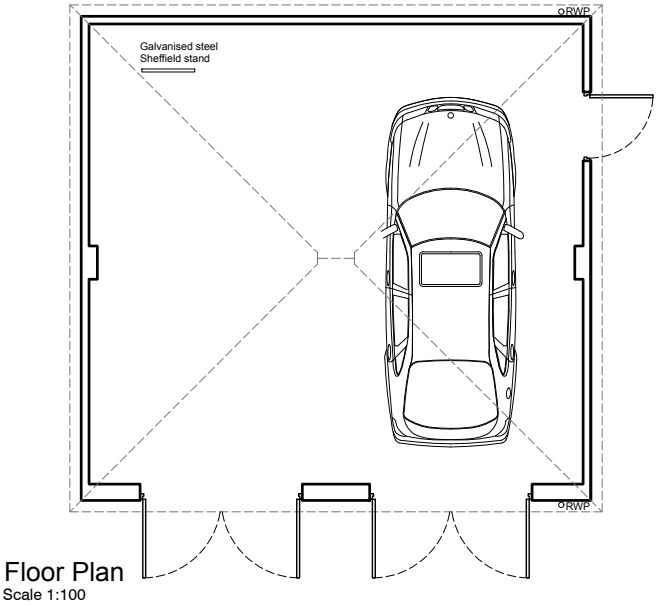


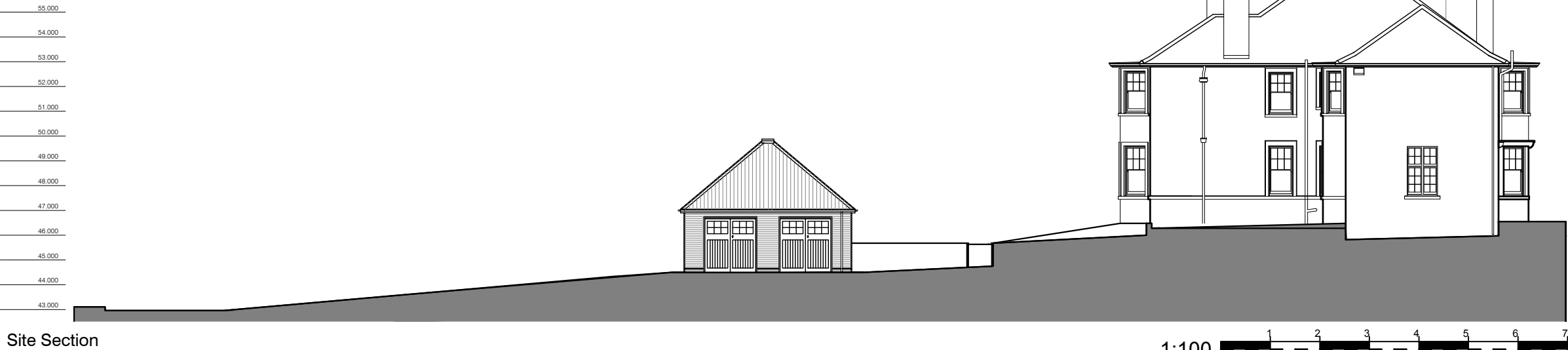
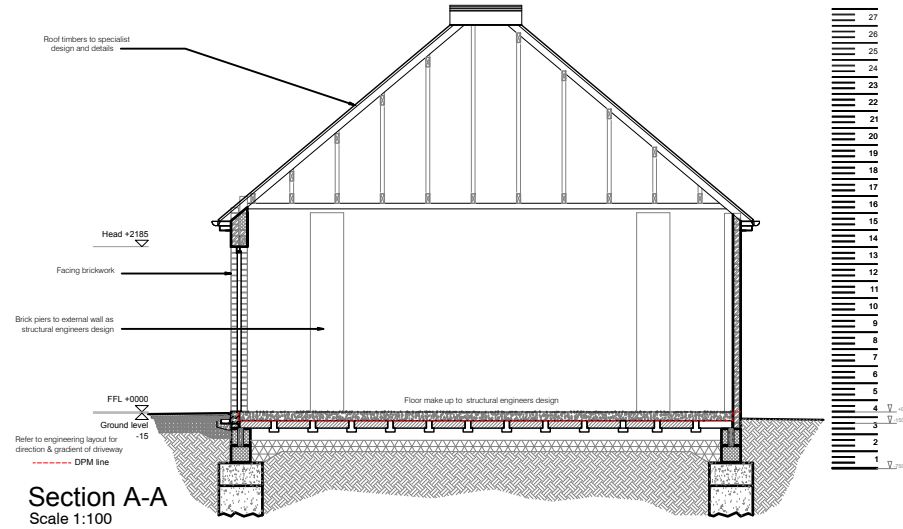
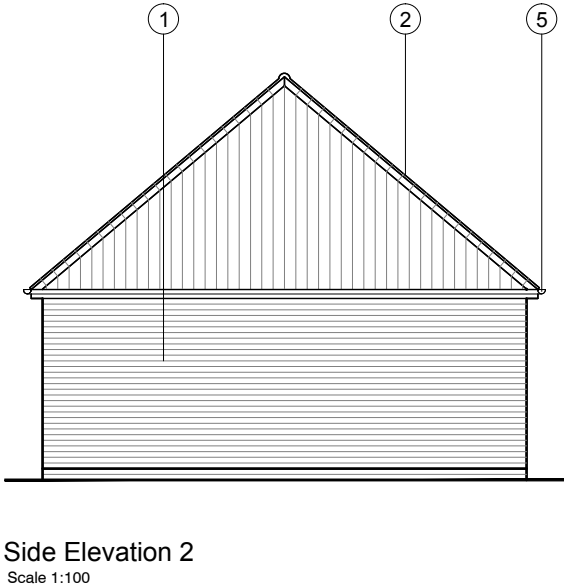
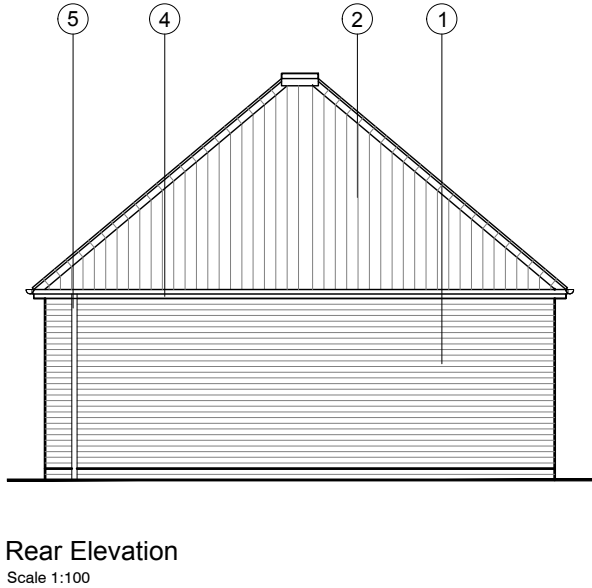
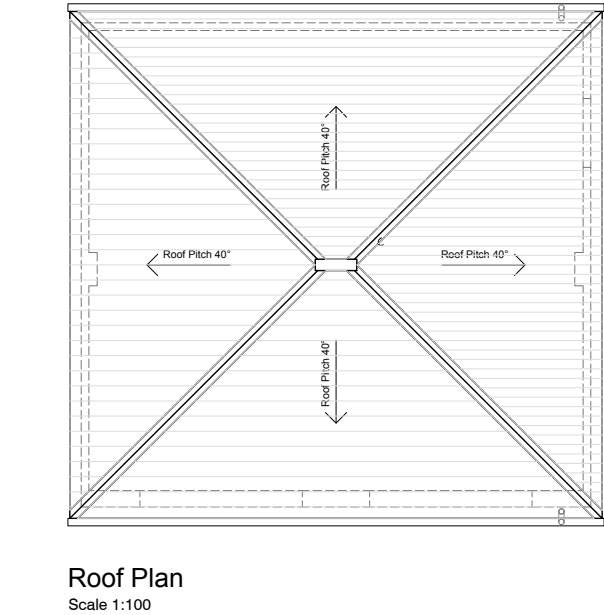


LEGEND:

- Main brick - Victorian/Edwardian 'pressed red' (in 'Common Bond') to match neighbouring new build boundary walls.
215mm brickwork fair faced laid in 1:1:6 mortar, bricks laid in stretcher bond with supporting internal piers. Movement / expansion joint positions to be as advised by the engineer.
- Roof tile - Natural Welsh slate to match existing, incorporating blue-grey tones comparable to Cwt-y-Bugail to visually match the existing dwelling.
Ridge and hipped detailing, traditional half-round buff ridge tiles, laid butted, reflecting the existing building.
Coloured to match existing property.
Materials to be fixed strictly in accordance with the manufacturer's recommendations. Battens to be 50 x 25mm to BS5534 (roof trusses spacing) on a proprietary breathable membrane, are not to exceed 600mm spacing) on a proprietary breathable membrane, fitted in accordance with manufacturers instructions with BBA approval - draped between rafters with loose laps. Tiling battens must be used or pulled taut and laps sealed.
A proprietary ridge ventilation system providing min 5mm continuous ventilation for the length of the ridge is to be used, in accordance with NHBC Standards Clauses 7.2 A11 & S11 & BS 5250
- Garage doors - 'Edwardian-style' door leaf timber paneled, coloured off white with white frame surround.
- Fascias and soffits to be UPVC coloured white. Colour to match neighbouring new building housing.
- Guttering and downpipes to be UPVC coloured black. Colour to match neighbouring new building housing.
- Timber panelled side door - coloured off white, with white frame surround.

Note:-

- Strip footings to Structural Engineers details.
- Min. 75mm reinforced screed (in accordance with manufacturers details) on, 500 gauge (125µm) polythene separating layer.
- Beam & Block flooring system to specialist manufacturers details.
- Refer to Proposed Site Plan dwg:- 22.47-EDS-ZZ-XX-DR-A-(01)02



© Expedite Design Services Ltd
Figured dimensions only are to be taken from this drawing. All dimensions are to be checked on site before any work is put in hand.

04	Amended to suit LPA feedback	21.05.26	AA
Revision	Description	Date	Issued
EXPEDITE DESIGN SERVICES LTD		RIBA  Chartered Practice	
Client's Name			
Acorn Property Group			
Job Title			
Caerleon Campus, Newport, Wales			
Status		Suitability	
Planning		PL	
Scale			
1:100 & 1:200 @ A3			
Document Reference			
22.47-EDS-ZZ-XX-DR-A-(01)04			
Drawing Title			
Principals Residence - Proposed Plans and Elevations for a Double Garage			
Drawing Number		Revision	
(01)04		04	