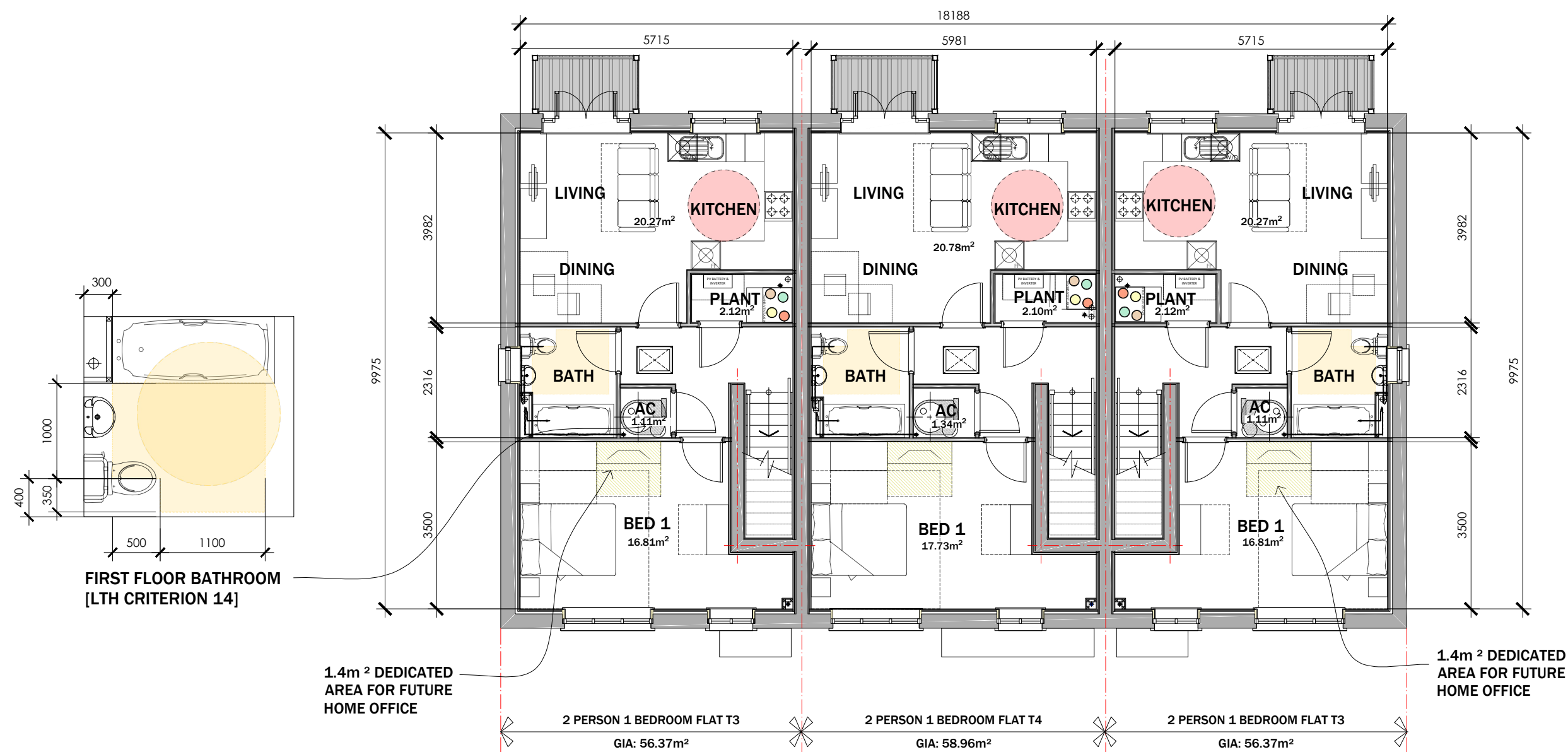
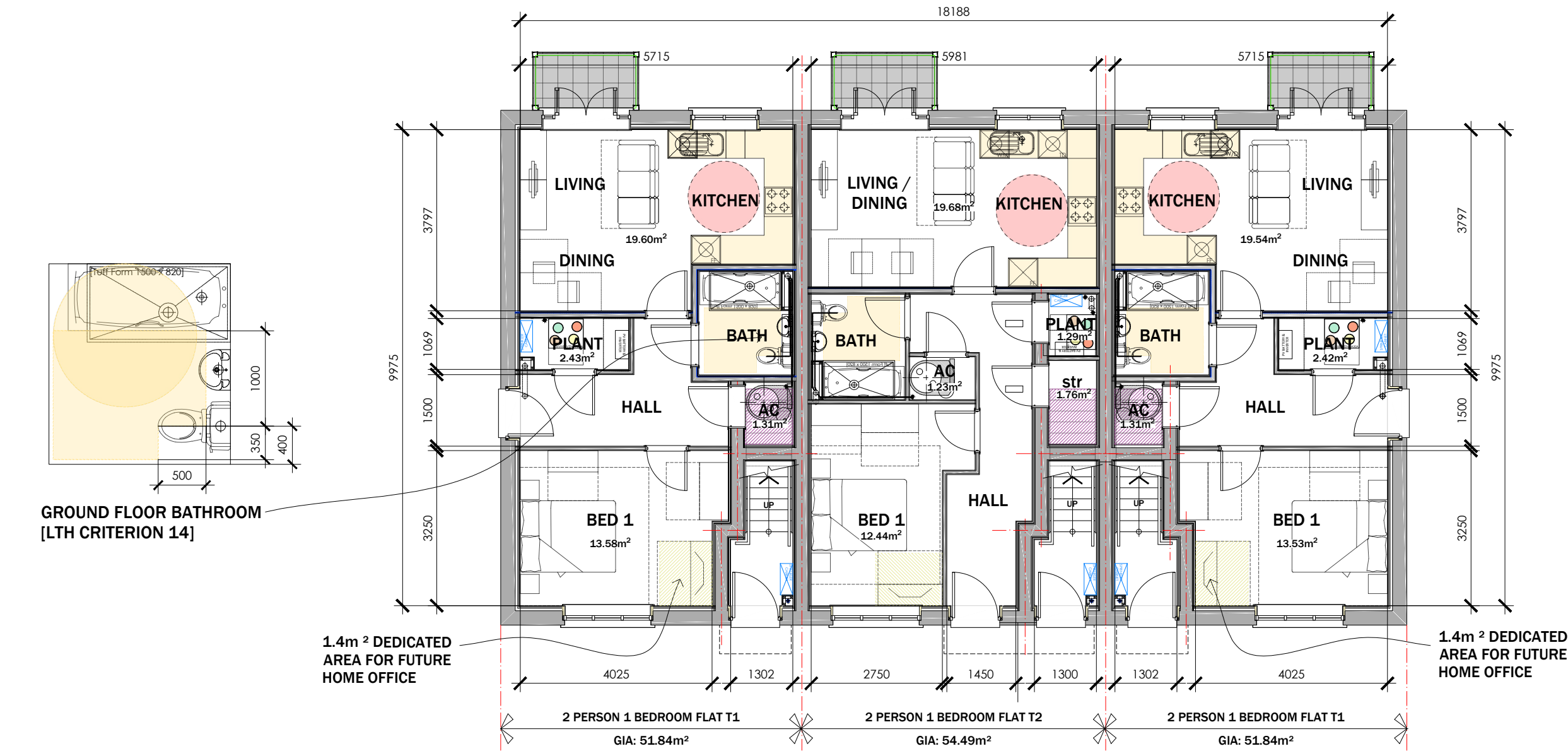


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FIRST FLOOR PLAN



GROUND FLOOR PLAN

STORAGE SCHEDULE:

2P1B FLAT TYPE T1 GROUND FLOOR FLAT:	2P1B FLAT TYPE T3 FIRST FLOOR FLAT:
AC UNDER STAIRS: 1.31M ²	AC: 1.11M ²
PLANT: 2.43M ²	PLANT: 2.12M ²
TOTAL STORAGE PROVIDED - 3.74M ²	TOTAL STORAGE PROVIDED - 3.23M ²
TOTAL STORAGE REQUIRED - 1.5M ²	TOTAL STORAGE REQUIRED - 1.5M ²
TOTAL STORAGE EXCESS - 2.24M ²	TOTAL STORAGE EXCESS - 1.73M ²

2P1B FLAT TYPE T2 GROUND FLOOR FLAT:	2P1B FLAT TYPE T4 FIRST FLOOR FLAT:
PLANT: 1.29M ²	AC: 1.34M ²
AC: 1.23M ²	PLANT: 2.10M ²
STORE UNDER STAIRS: 1.76M ²	
TOTAL STORAGE PROVIDED - 4.28M ²	TOTAL STORAGE PROVIDED - 3.44M ²
TOTAL STORAGE REQUIRED - 1.5M ²	TOTAL STORAGE REQUIRED - 1.5M ²
TOTAL STORAGE EXCESS - 2.78M ²	TOTAL STORAGE EXCESS - 1.94M ²

2P 1B FLAT TYPE - Plots 12 - 17

G.I.A = 54.11 m² / 582.44 ft²
50.35 m² / 541.96 ft²

0 1000 2000 3000 4000 5000 mm
SCALE 1:100



FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION

MATERIAL KEY LEGEND

- 1 RECONSTITUTED SLATE ROOF FINISHES - GREY
- 2 WHITE UPVC FASCIA, SOFFITS AND BARGEBOARDS WITH BLACK RAINWATER GOODS
- 3 ANTHRACITE GREY UPVC DOUBLE GLAZED WINDOWS AND REAR DOOR UNITS
- 4 THRU COLOURED RENDER SYSTEM AS MAIN FINISHES - COLOUR TO SUIT PLOTS
- 5 GRP PORCH CANOPY OVER
- 6 FACING BRICKWORK UP TO DPC LEVEL
- 7 GRP COMPOSITE FRONT ENTRANCE DOORS COLOUR: TBC
- 8 ANTHRACITE GREY FIBRE CEMENT HORIZONTAL BOARDING DETAIL
- 9 LOCATION OF BIRD BOX - REFER TO ECOLOGISTS REPORT
- 10 LOCATION OF BAT BOX - REFER TO ECOLOGISTS REPORT
- 11 PV PANELS - EXACT LOCATIONS TO SUIT DWELLINGS ORIENTATION TO SOUTH

Revisions

Rev.A Oct 25 - Revised and plot numbers revised to suit updated site layout
Rev.B Nov 25 -
Rev.C Oct 25 - Bed 1 width - flat type 2 increased to 2750mm
Drawing and plot numbers revised to suit updated site layout

Client	Drawing No	Scale	Revision
Wellspring / Bron Afon	LT2413.04.104	1:100 @ A1	C
Job Title	Drawing Title	Date	Checked
Traston Lane, Newport	2P1B Flat Type - PLOTS 12 - 17	Nov 24	KWL

Drawing Purpose
PLANNING

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