PV panels have been omitted for clarity.
For exact location, numbers and orientation, please refer to M&E design package.

Front Elevation
1 : 100

Access to principle entrances are to comply with requirements set out in Lifetime Homes and WDQR. Please refer to Highways and Engineer's drawing packages for exact FFL and surrounding levels of each property

Side Elevation 1
1 : 100

Rear Elevation
1 : 100

Side Elevation 2
1 : 100

Access to principle entrances are to comply with requirements set out in Lifetime Homes and WDQR. Please refer to Highways and Engineer's drawing packages for exact FFL and surrounding levels of each property

COPYRIGHT
CARMARTHENSHIRE COUNTY COUNCIL RETAINS COPYRIGHT OF THIS DRAWING. This drawing must not be copied, reproduced or altered in any way, without the written permission of Carmarthenshire County Council.

DO NOT SCALE THIS DRAWING.
It is the contractor's responsibility to verify all dimensions on site prior to proceeding with the works. All figured metric dimensions are to be worked to wherever expressly annotated. Such dimensions, unless expressly noted otherwise, are to be taken as structural, and therefore due allowances should be made for plaster, finishes, etc.

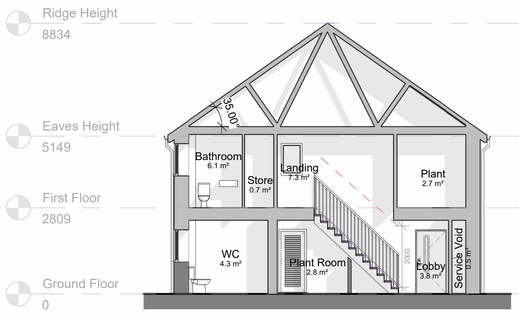
Any discrepancies between drawings and the manifested site works are to be verified and cooperated with Carmarthenshire County Council before implementation.

READ ALL DRAWINGS AS ONE
Always ensure that the latest editions, or revisions, of ALL drawings are used at all times. If in doubt, please contact the allocated Carmarthenshire County Council person responsible for that project.

Drawings are to be read in conjunction with the latest editions, or revisions, of all other relevant details and schedules.

Where any contradiction or uncertainty arises between the drawings and / or the *schedule of works*, it is the contractor's responsibility to seek verification from Carmarthenshire County Council before proceeding. No claims will be met by Carmarthenshire County Council where the contractor continues work in absence of such confirmation.

NOT FOR SITE PURPOSES
This drawing is a general arrangement plan only, and is not intended for site purposes.



Section A-A
1 : 100

Schedule of Materials

External Walls:
Brick Plinth: Two courses of 215x65mm wire cut, smooth faced bricks.
Manufacturer: IBSTOCK Colour: Staffordshire Slate Blue (A2232A) *TBC* Finish: Smooth

Brick Half Height Wall To Entrance Canopy : 215x65mm wire cut, smooth faced bricks. Manufacturer: IBSTOCK Colour: Staffordshire Slate Blue (A2232A) *TBC* Finish: Smooth

Render: 2 coat Cement render applied to blockwork. Smooth Finish. With 2 coats Masonry Paint . Colour: White (TBC)

Cladding: Hardie VL Plank. Cedral Lap, horizontal timber effect fibre cement cladding. Colour: Iron Grey (TBC).

Roof: Marley Modern concrete roof tiles with matching ridge tiles 35 deg. pitch.

Main Entrance Doors: Solid timber core composite construction. Styles as per elevations.
Colour(s): Anthracite Grey exterior, white interior and white frame (TBC).
Low profile, aluminium threshold (Approved Document Part M compliant). Obscured double glazed panel (Style TBC)
Ironmongery, including 1no letterbox and lever handle per door: Brushed Steel finish, Style TBC. Secured By Design accredited.

Windows/ Doors: double glazed units. Brushed Steel ironmongery. Openings and styles, as per elevations. Colour: Black
All windows & doors to be Secured By Design accredited.

Canopies: Exposed timber structure. Concrete roof tiles to match main roof. Cedral Click Plank - Woodgrain Finish (C01) 125mm T&G soffit. Colour TBC

Fascias, Soffitts, Barge Boards Etc: uPVC. Colour: Black (TBC).

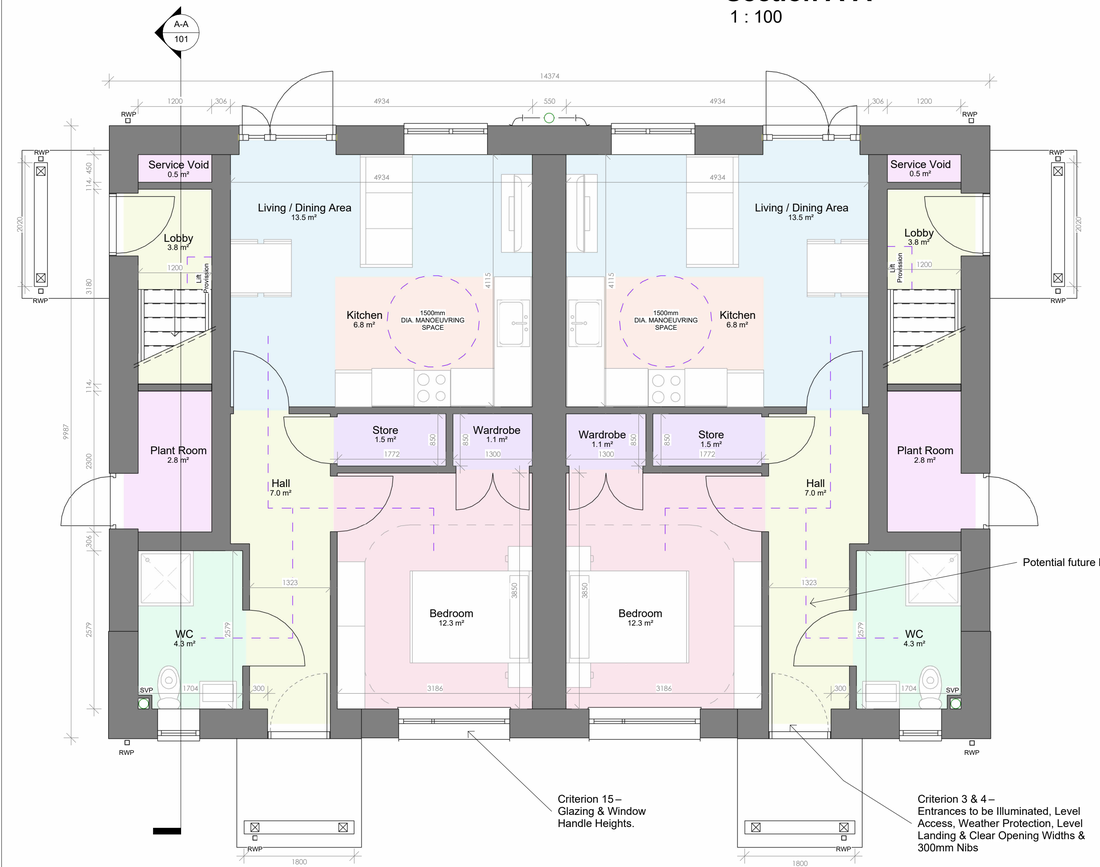
Rainwater Goods: uPVC round guttering & downpipes. Colour: Black (TBC).

By Department Legend

- Bathroom
- Bedrooms
- Circulation
- Kitchen
- Living Areas
- Plant
- Storage

GIA: GF - 48.7m² FF - 58.8m²
Total - 116.5m²

FF flat is in excess of DQR due to inclusion of staircase and GF flat is fully DDA compliant.
Internal GIA is approx 3m in excess of WDQR *minimum* floor areas.



Ground Floor Plan
1 : 50

First Floor Plan
1 : 50

Rev	Description	Date

Drawing Status: Planning
Client / Sponsor: Homes & Safer Communities
Date: July 2025
Scale at A1: As indicated
Drawn: RMJ
Revision: P01
Approved: KD
Drawing Number: 4339-001-CCC-01-ZZ-DR-A-101

DN-F-001 1:00 01-04-23

Drawing Title: Proposed 2P1B Flats Type A1

Job Title: Proposed Development Land Adjacent Carmarthen Leisure Centre, Johnstown, Carmarthen, SA31 3NW

Proposed 2P1B Flats Type A1

Ainsley Williams
Cyfarwyddwr Lle a Seilwaith / Director of Place, Infrastructure & Economic Development

© 2025 Carmarthenshire County Council

David Poole
Rheolwr Dylunio Eiddo
Property Design Manager

Block 3, Parc Myrddin, Richmond Terrace
Carmarthen, Carmarthenshire, SA31 1HQ

Tel: 01267 228370

Property Design Section
Cyngor Sir Gâr
Carmarthenshire County Council
Uned Dylunio Eiddo