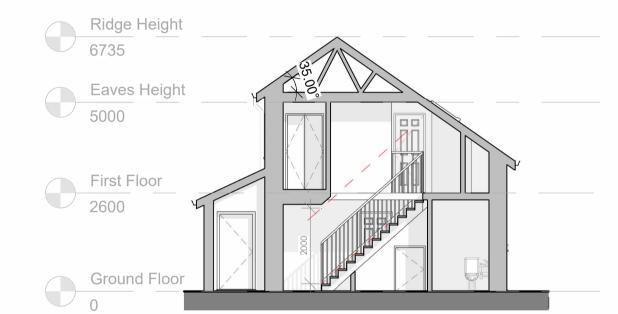
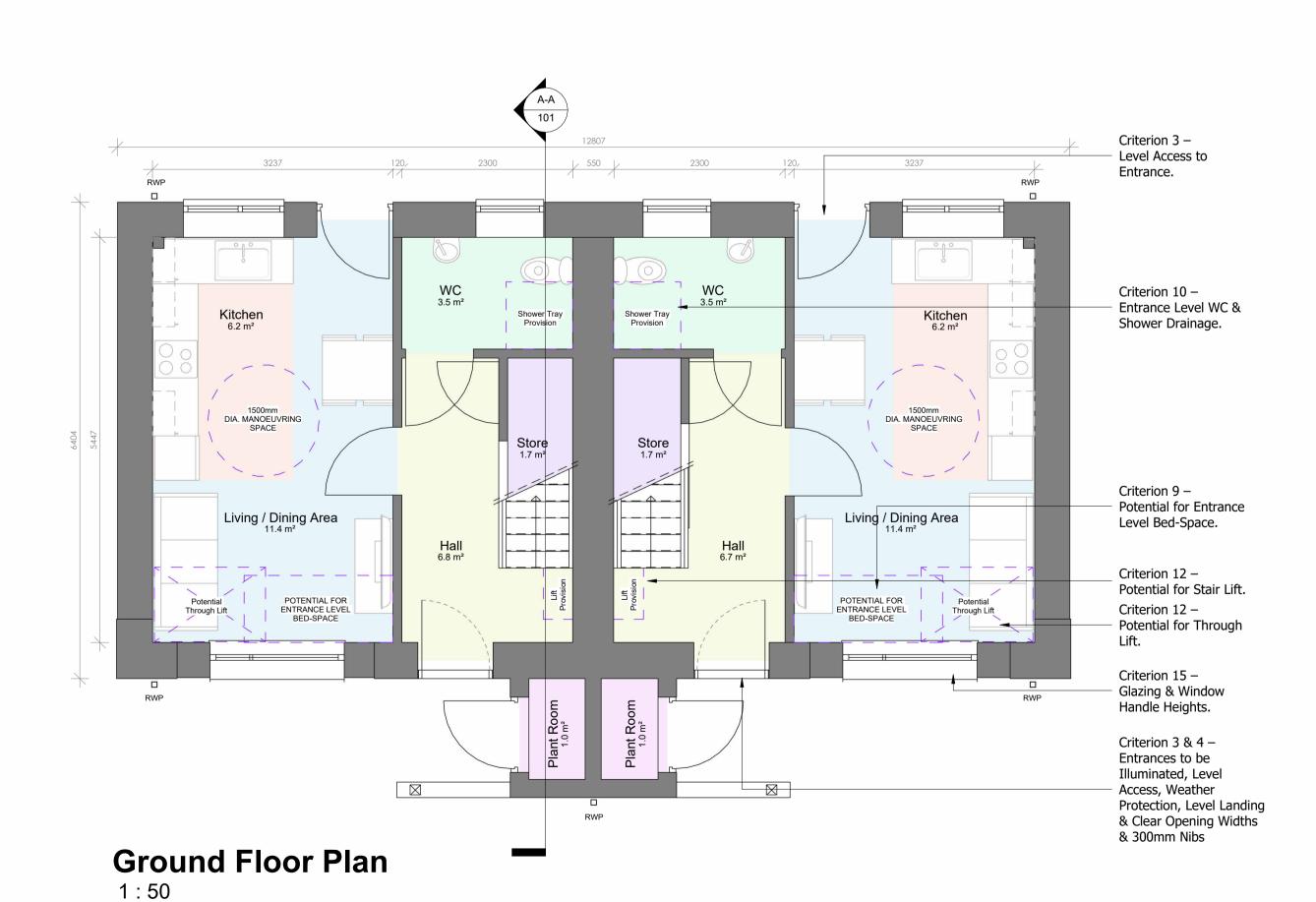


Rainwater Goods: uPVC round guttering & downpipes. Colour: Black (TBC).



Section A-A 1:100

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 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).





First Floor Plan

1:50

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

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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

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

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.

By Department Legend Bathroom Bedrooms Circulation Kitchen Living Areas Plant

GIA: 58.8m²

Storage

Internal GIA is approx 0.8m in excess of WDQR minimum floor areas however, this is a result of each room being planned to comply with lifetime home & DQR access requirements, alongside additional spoonsor instruction to include built in wardrobes etc.

The area can be reduced, although this will require omission of built in wardrobes and limit the flexibility of the spaces.

Rev	Descrip	otion	Date	
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				Proposed 2 House
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Drawing St	atus:	nning		
				7
Client / Sponsor: Homes & Safer				Simon Davies
Communities Date: October 2025 Drawn: RMJ Revision: Approved: Approved: P01			ZZ-Di	Cyfarwyddwr Lle a Seilwaith/
Date: October 2025 Drawn: RMJ		Scale at A1:	2-05-	Director of Place, Infrastructure & Economic Development
		indicate	d ::	© 2025 Carmarthenshire County
		Revision:	Drawing Number:	Council
Approved:	KD	P01	twing 433	DN-F-001 1:00 01-04-23
			Dra	
Drawing Title:	Prope	osed 2P1R	House	David Poole
Proposed 2P1B House				Rheolwr Dylunio Eiddo
Job Title:				Property Design Manager
Proposed Development				Block 3, Parc Myrddin, Richmond Terrace
Land Adjacent Carmarthen				Carmarthen, Carmarthenshire, SA31 1HQ
Leisure Centre, Johnstown, Carmarthen, SA31 3NW				Tel: 01267 228370

