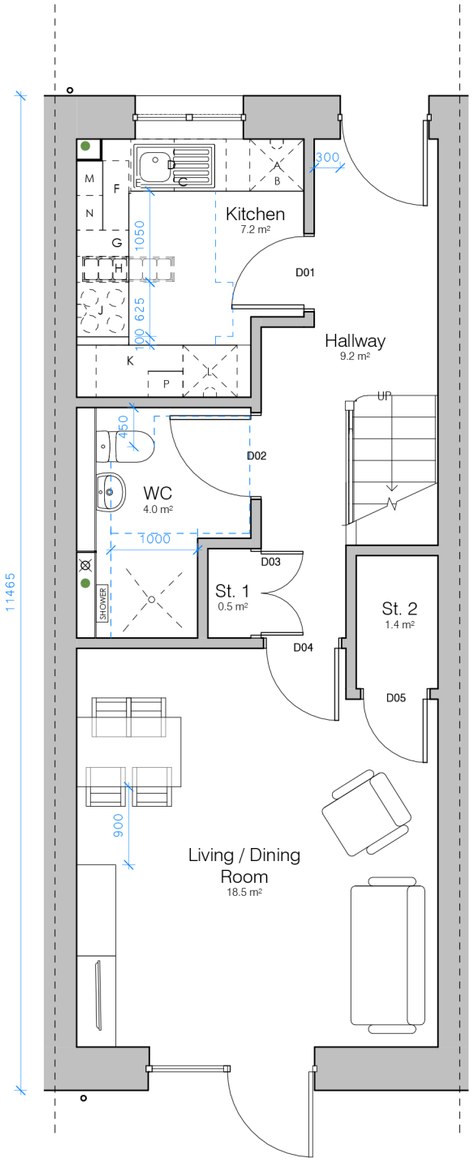
House type applies to plot numbers

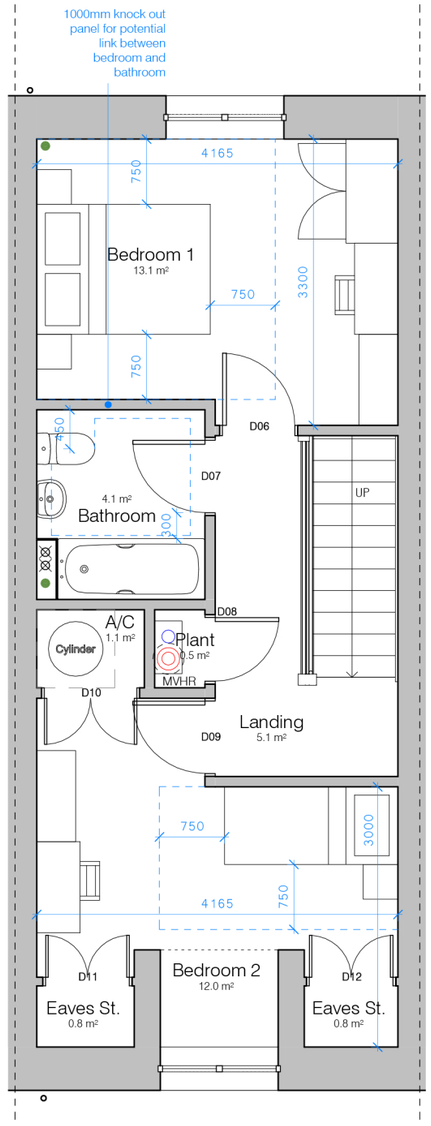
32-35

N.B. blue annotation indicates WDQR, WHQS and LFTH compliance



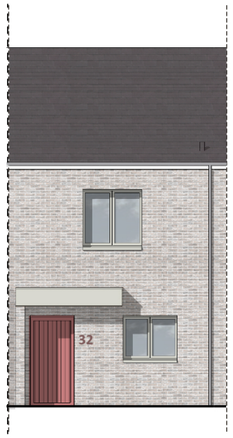
00 Ground Floor Plan

1 : 50



01 First Floor Plan

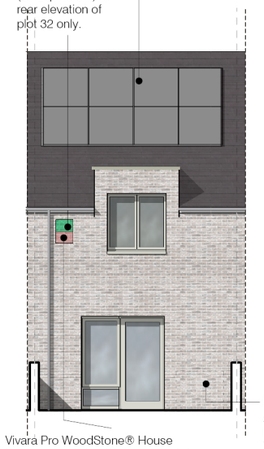
1 : 50



Front Elevation

Indicative PV layout only subject to individual plot orientation, AECB requirements and assessment by M+E Engineer

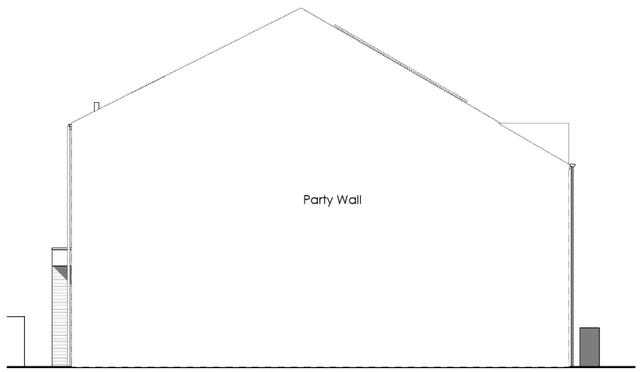
PRO UK Rendered Build-In Swift Box (Or Equivalent) to rear elevation of plot 32 only.



Vivara Pro WoodStone® House Sparrow Nest Box (Or Equivalent) to rear elevation of plot 34 only.

Indicative ASHP Location TBC by M+E Engineers

Rear Elevation



0 1.25 2.5 5

Materials Schedule

Walls:
External facing brickwork – refer to brick type site plan key drawing for brick colours.

Rainwater goods:
Galvanised steel gutters and downpipes to all plots

Roofs:
Cedral Thrutone Smooth fibre cement slates in 'Heather'

Windows:
Generally - UPVC frames, triple glazed, in RAL7032 'Pebble Grey', precast concrete sills flush with reveal (not stooled).
Feature windows - UPVC frames, triple glazed, in RAL1018 'Zinc Yellow' with projecting PPC aluminium frame in RAL1018 'Zinc Yellow', pressed aluminium sill to match.

Front Doors:
Nordan (or similar approved) HG-104 flush door with vertical feature lines with a mix of colours across the site to include Brown Red RAL3011, Brilliant Blue RAL5007, Moss Green RAL6005, Grey Brown RAL8019, Silk Grey RAL7044.

Brise Soleil:
Siberian Larch timber brise soleil with galvanised steel post supports and brackets / fixings etc.

Extract Vent & Terminals:
All penetrations through external walls to receive galvanised steel vents within brickwork. Shape / location TBC by M&E consultant.

Porches & Canopies:
Single ply membrane flat roof covering with PPC aluminium pressings to facias in RAL7032 to match windows. Exterior grade Troldekt wood fibre board to soffit with recessed downlight.

Notes:

1. Drawings must not be scaled and any discrepancies must be reported immediately.
2. The drawing is to be read in conjunction with all other relevant project drawings and schedules.
3. Dimensions indicated are structural.
4. Drawing must be printed in colour to ensure all elements are clearly identified.

Area Schedule 2B3P House

[DQR Area requirement for 2B3P dwelling 74m sq]

Name	Area	Comments
Ground Floor Plan site	43.6 m²	
01 First Floor Plan	42.7 m²	
Grand total	86.3 m²	

Store Volumes

[Minimum storage requirement for 3 person dwelling 2m2]

Name	Area	Volume	Comments
A/C	1.1 m²	2.57 m³	Plant storage
Plant	0.5 m²	1.20 m³	Plant storage
Grand total	1.6 m²	3.77 m³	
St. 2	1.4 m²	3.47 m³	General storage
St. 1	0.5 m²	1.24 m³	General storage
Grand total	2.0 m²	4.71 m³	

Kitchen Unit Schedule

[Minimum kitchen storage requirement for 3 person dwelling 1.30m³]

Ref	Description	CC (m³)
A	min. 625mm tumble dryer space	0.00 m³
B	min. 625mm washing machine space	0.00 m³
C	600 x 600 x 900mm base unit	0.20 m³
E	500 x 600 x 900mm sink base unit	0.17 m³
F	800 x 600 x 900mm corner base unit w/ 400mm door	0.28 m³
G	300 x 600 x 900mm base unit	0.10 m³
H	300 x 600 x 900mm recycling/waste unit	0.00 m³
J	min. 625mm cooker space	0.00 m³
K	1000 x 600 x 900mm corner base unit w/ 600mm door	0.35 m³
L	min. 625mm fridge/freezer space	0.00 m³
M	400 x 300 x 900mm wall unit	0.08 m³
N	400 x 300 x 900mm wall unit	0.08 m³
P	400 x 300 x 900mm wall unit	0.08 m³
Total Internal Volume		1.34 m³

Rev.	Description	Drawn	Check	Date
P4	Elevations updated, material key added. Issued for Stage review.	JJ	CW	21.03.25
P3	Elevations Added, design development.	JJ	CW	03.09.24
P2	Layouts updated for M+E requirements.	JJ	CW	25.07.24
P1	Issued for Comment.	JJ	CW	17.06.24

FOR APPROVAL

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Project
Hillcrest

Client
Merthyr HA

Drawing Title
Type F 2B3P (Mews House Type) Mid Type

Job no.	Org.	Zone	Level	Type	Role	Description	Status	Rev.
4134	PEN	ZZ	ZZ	DR	A	2400	S4	P4

Scale: As indicated @ A2

Date: May '24

NOTES: Do not scale. All dimensions are in millimetres unless stated otherwise