



Land off Elm Tree Grove, Twynyrodyn

House type pack

01

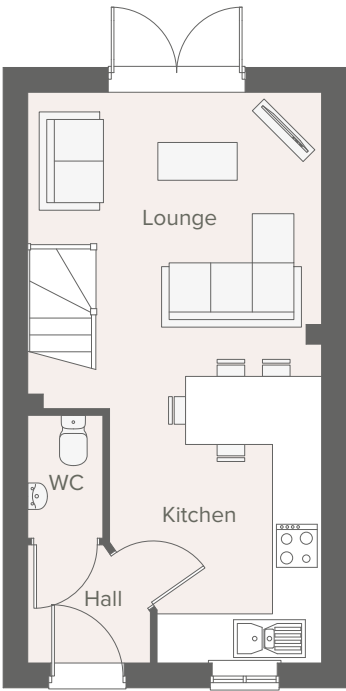
Market housing



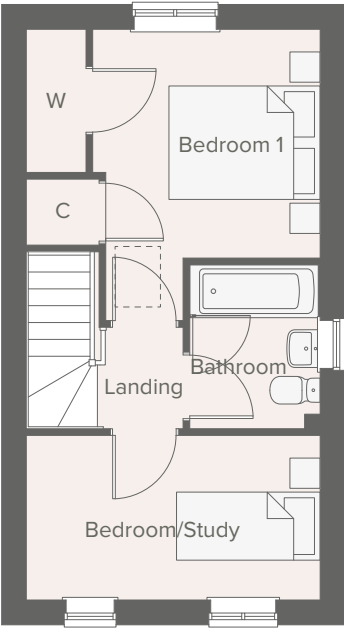
Front Elevation

Rear Elevation

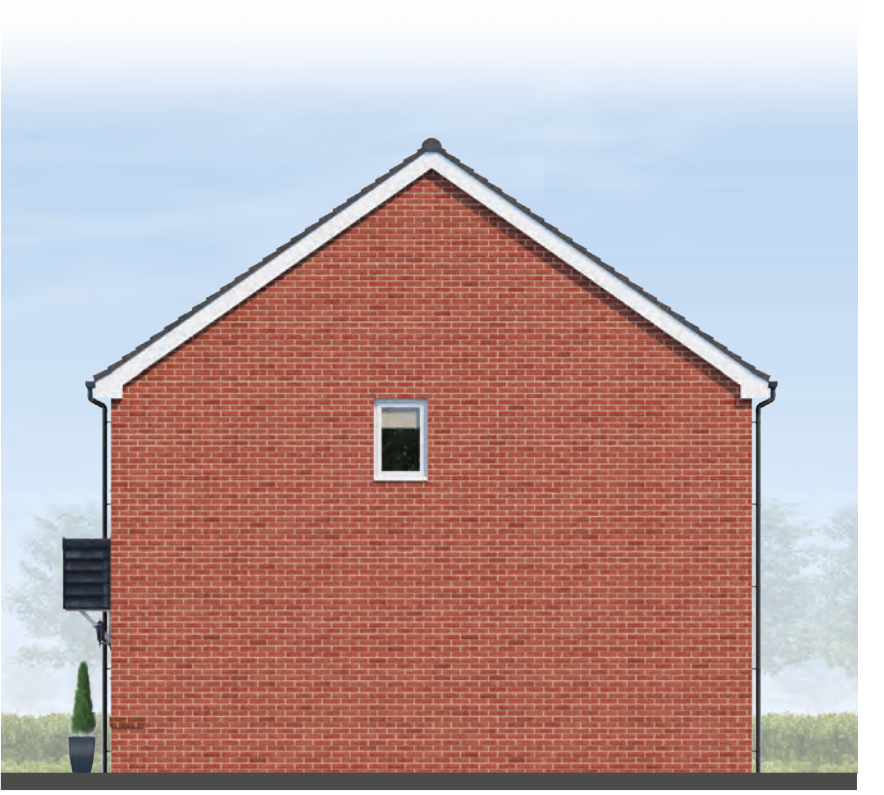
Side Elevation



Ground Floor



First Floor



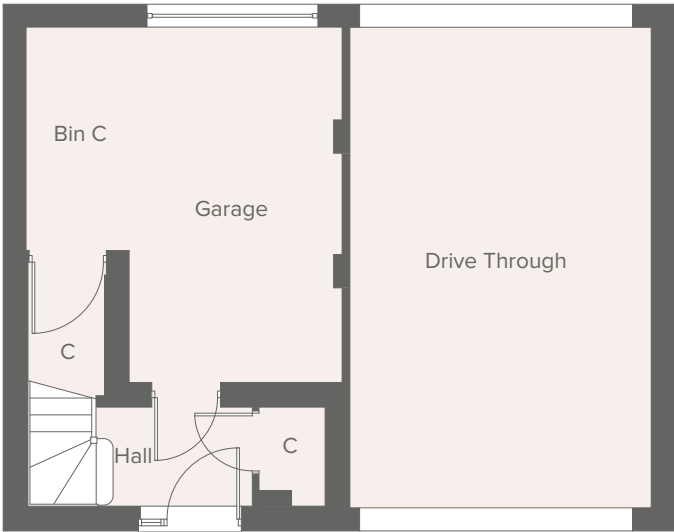
Side Elevation



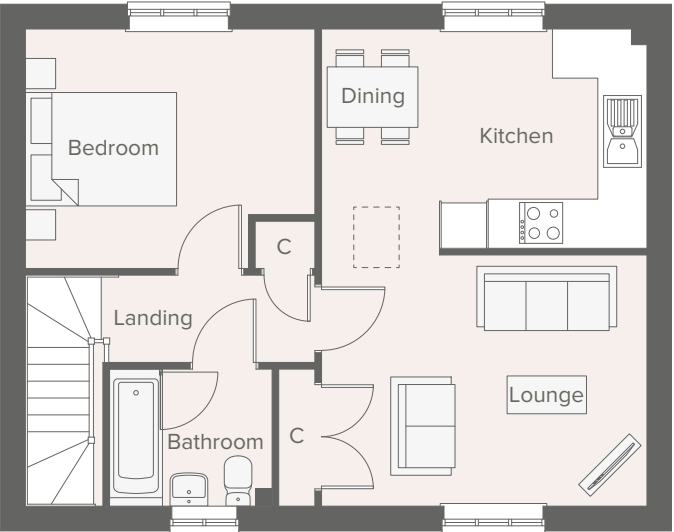
Front Elevation

Rear Elevation

Side Elevation



Ground Floor



First Floor



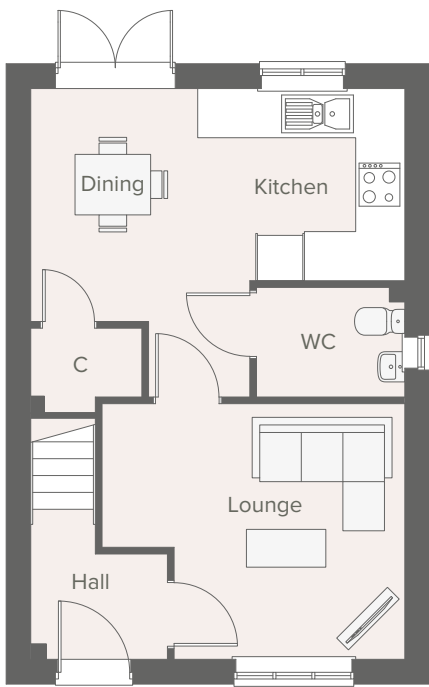
Side Elevation



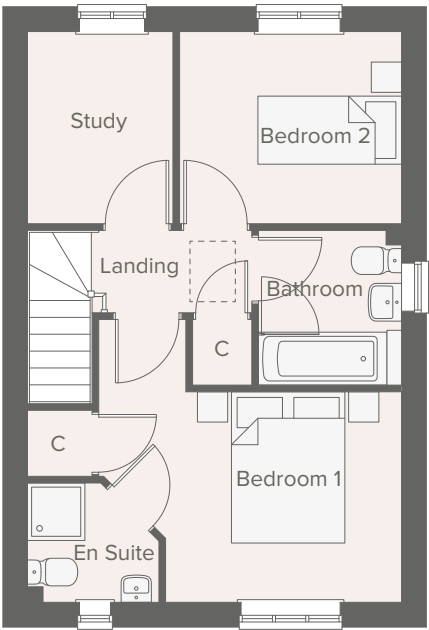
Front Elevation

Rear Elevation

Side Elevation



Ground Floor



First Floor



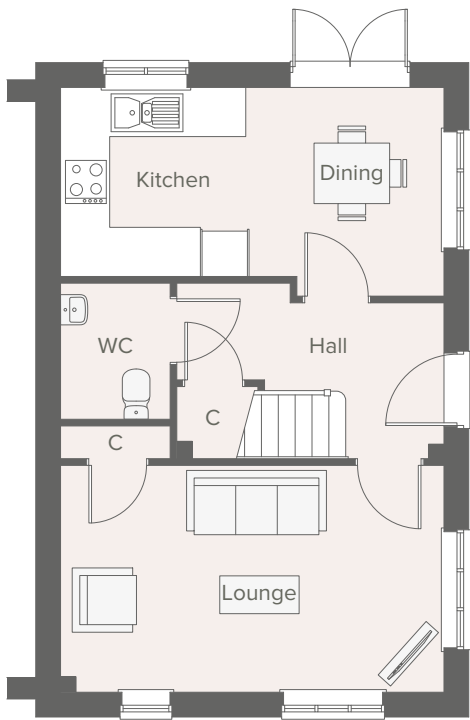
Side Elevation



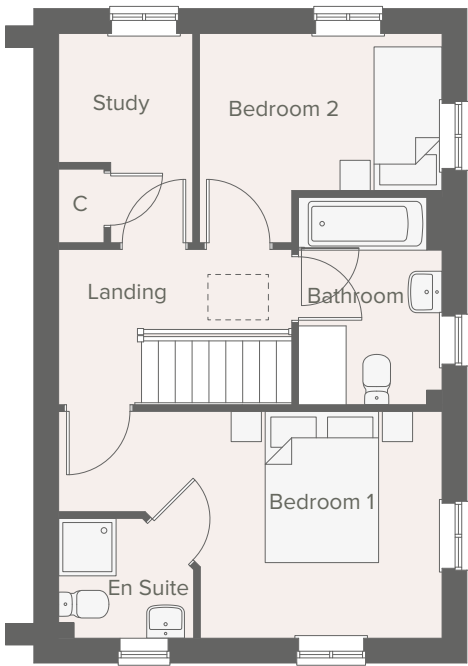
Front Elevation

Side Elevation

Side Elevation



Ground Floor



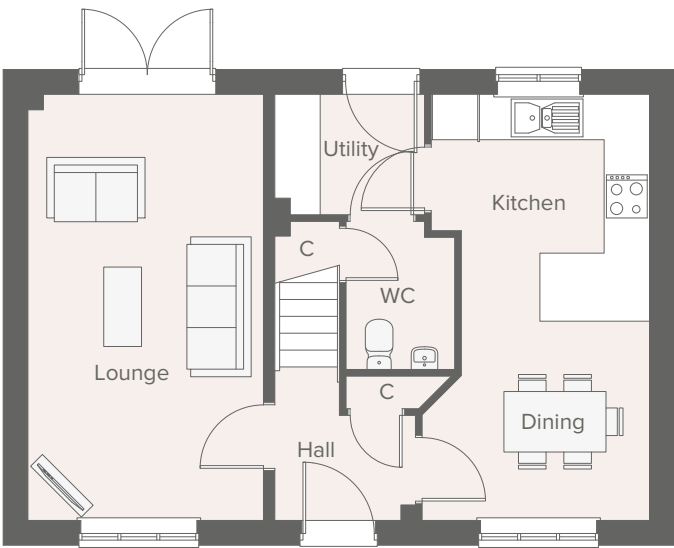
First Floor



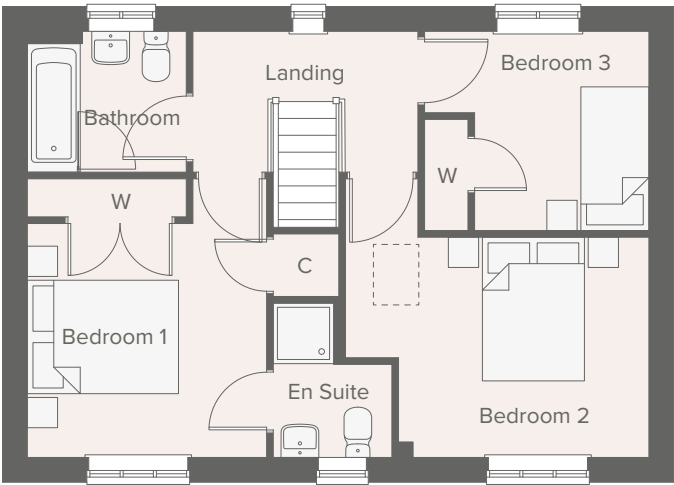
Front Elevation

Rear Elevation

Side Elevation



Ground Floor



First Floor



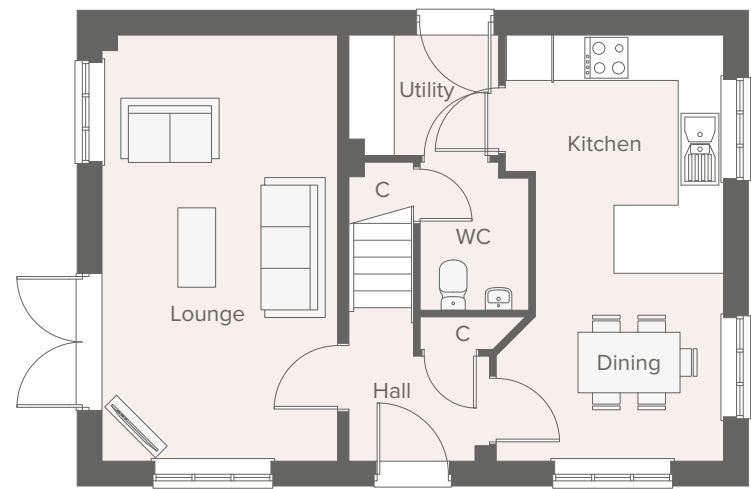
Side Elevation



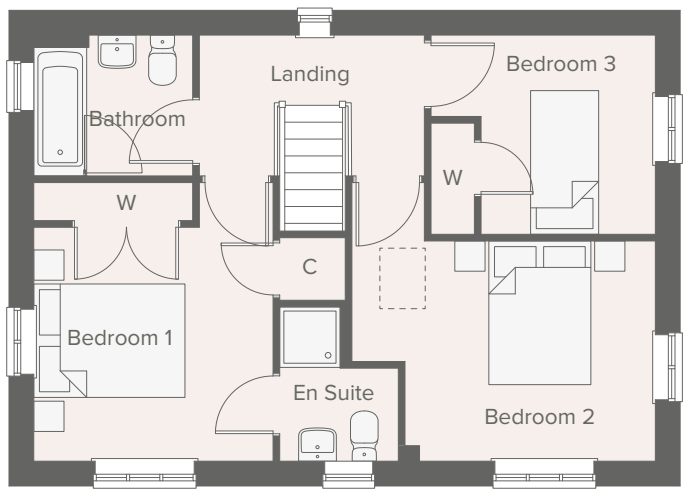
Front Elevation

Rear Elevation

Side Elevation



Ground Floor



First Floor



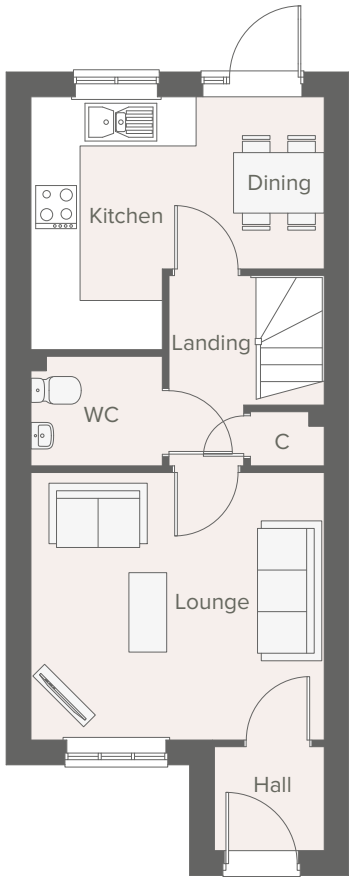
Side Elevation



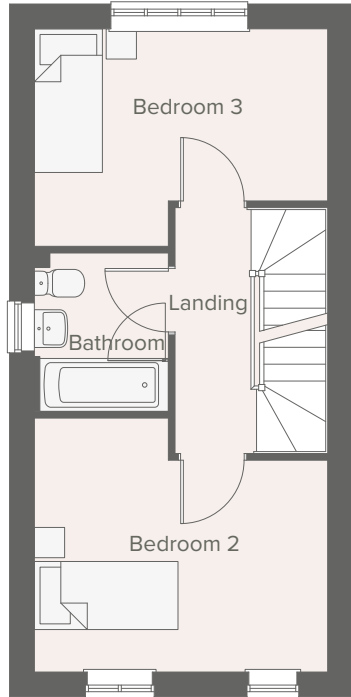
Front Elevation

Rear Elevation

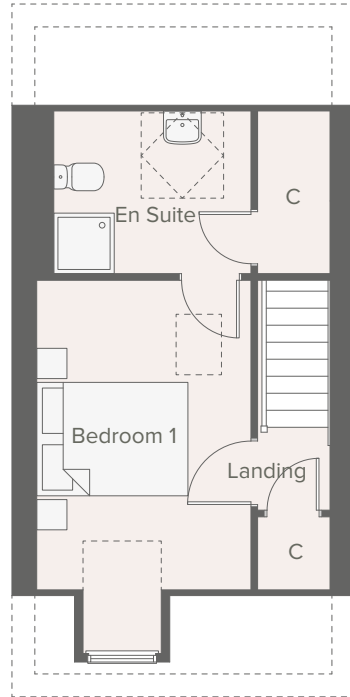
Side Elevation



Ground Floor



First Floor



Second Floor



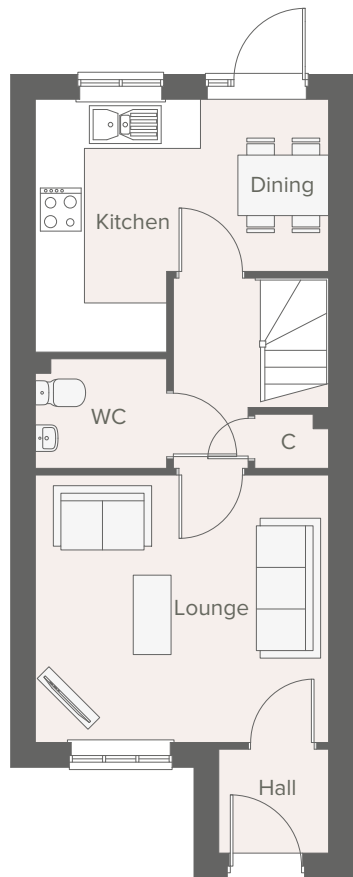
Side Elevation



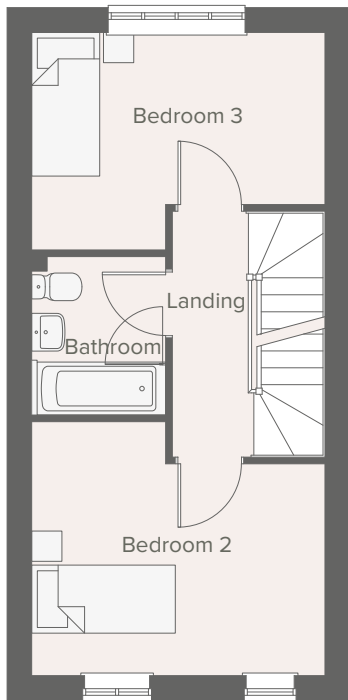
Front Elevation

Rear Elevation

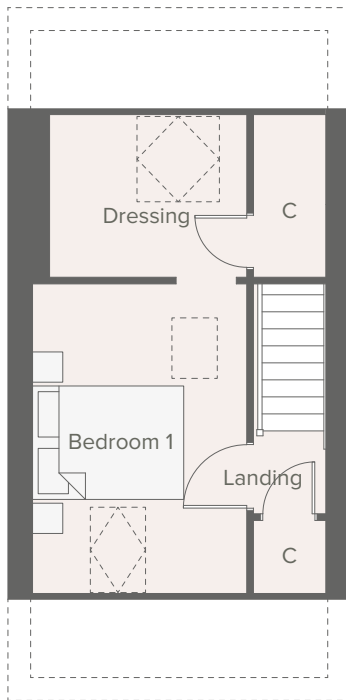
Side Elevation



Ground Floor



First Floor



Second Floor



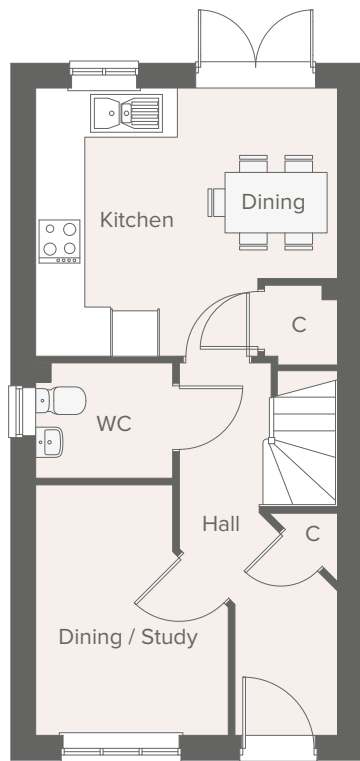
Side Elevation



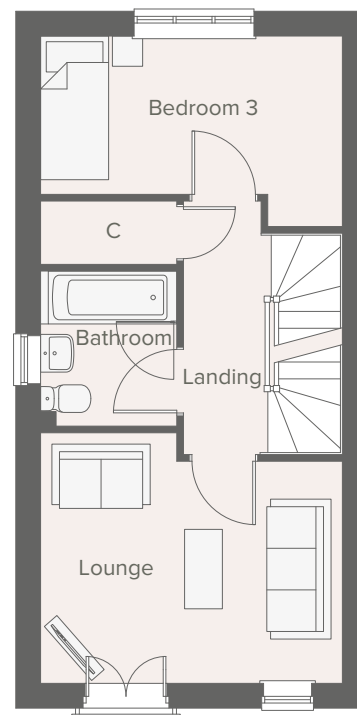
Front Elevation

Rear Elevation

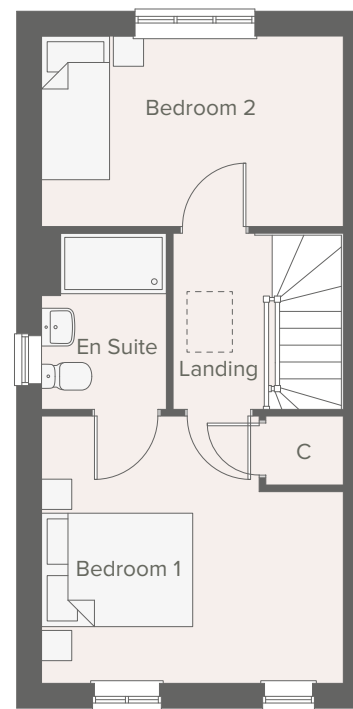
Side Elevation



Ground Floor



First Floor



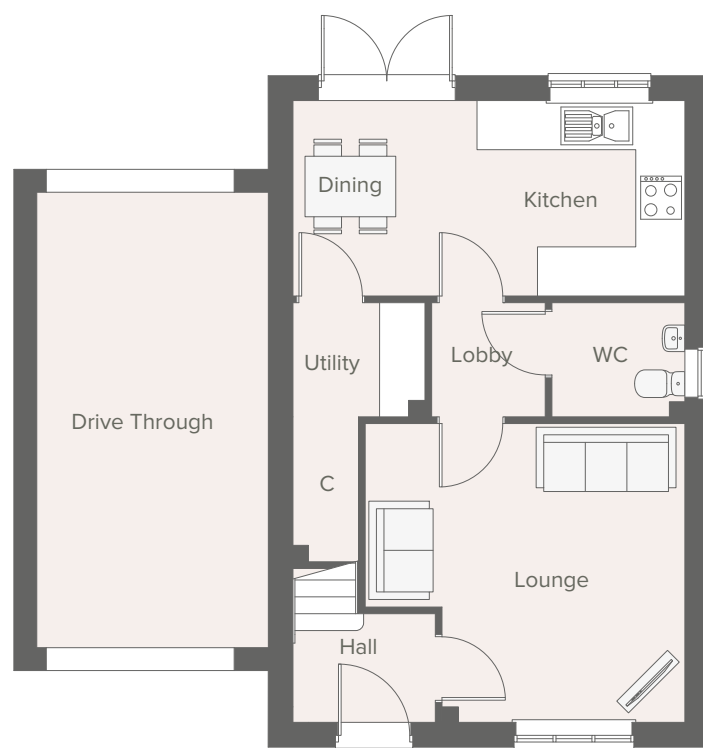
Second Floor



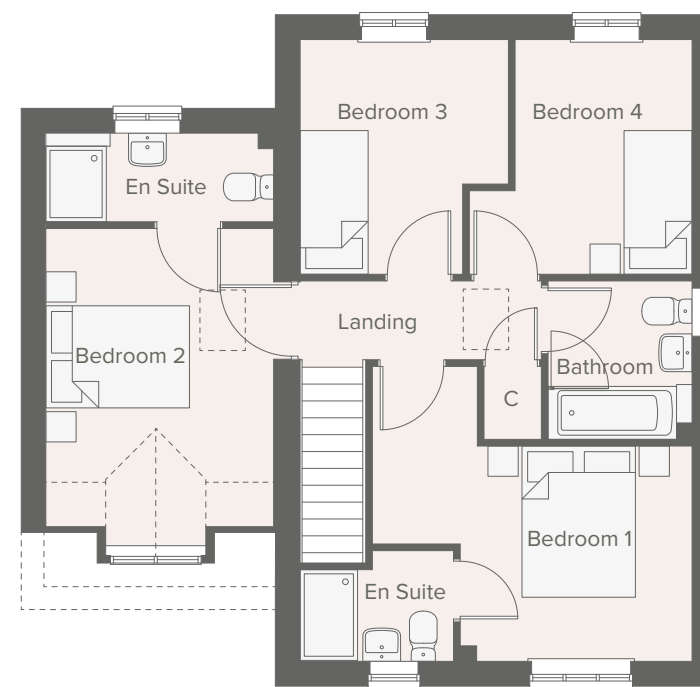
Front Elevation

Rear Elevation

Side Elevation



Ground Floor



First Floor



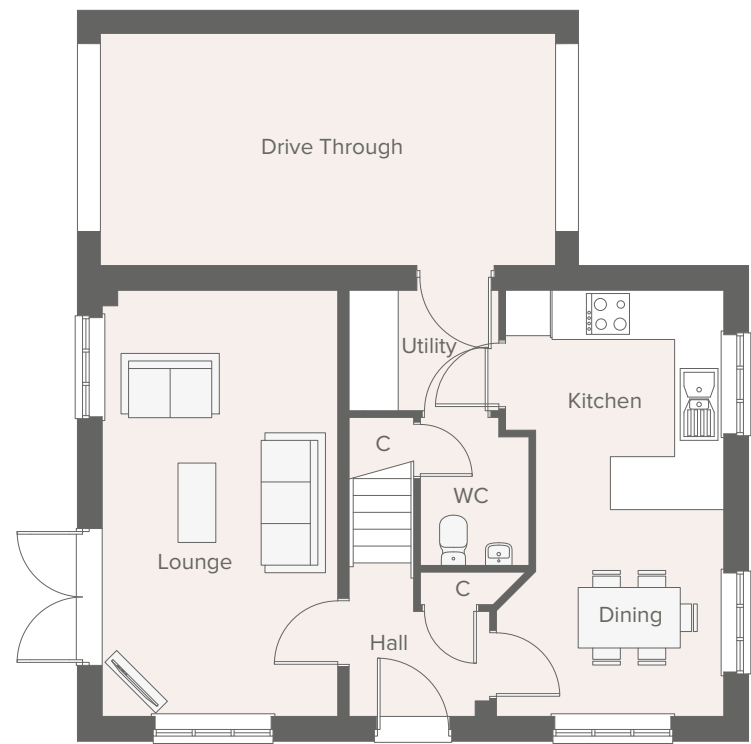
Side Elevation



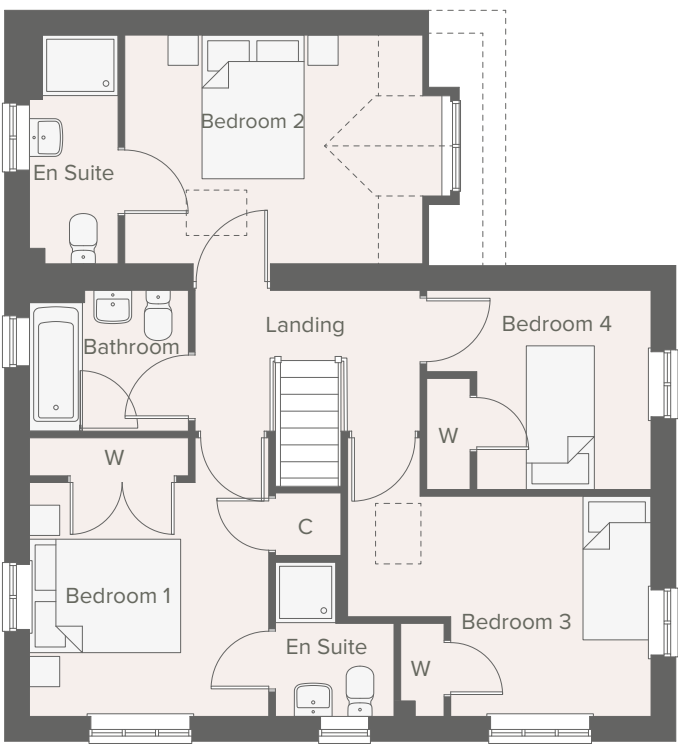
Front Elevation

Rear Elevation

Side Elevation



Ground Floor



First Floor



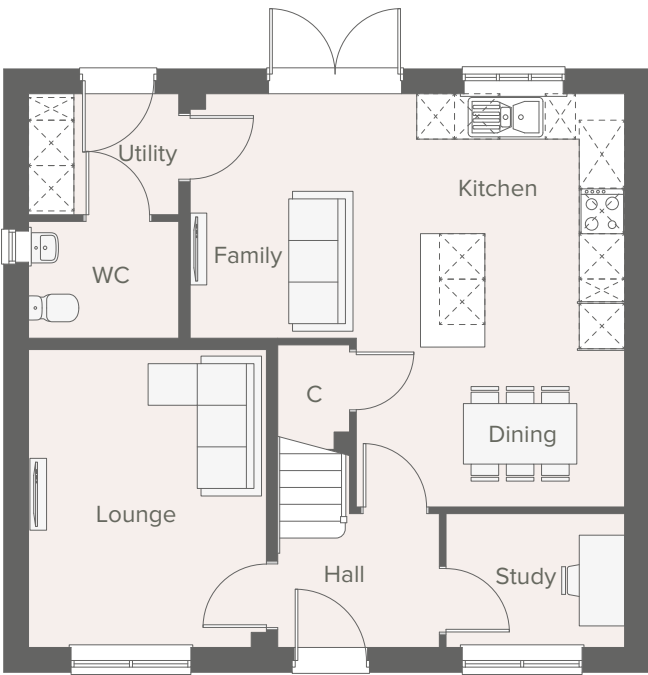
Side Elevation



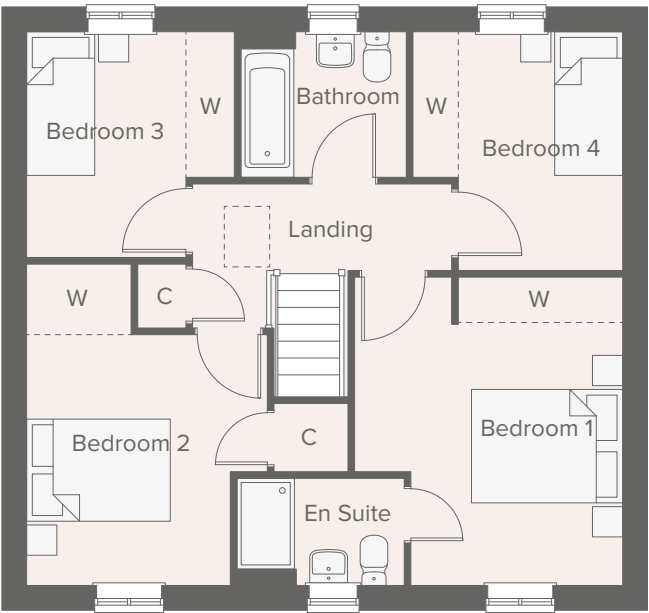
Front Elevation

Rear Elevation

Side Elevation



Ground Floor



First Floor



Side Elevation



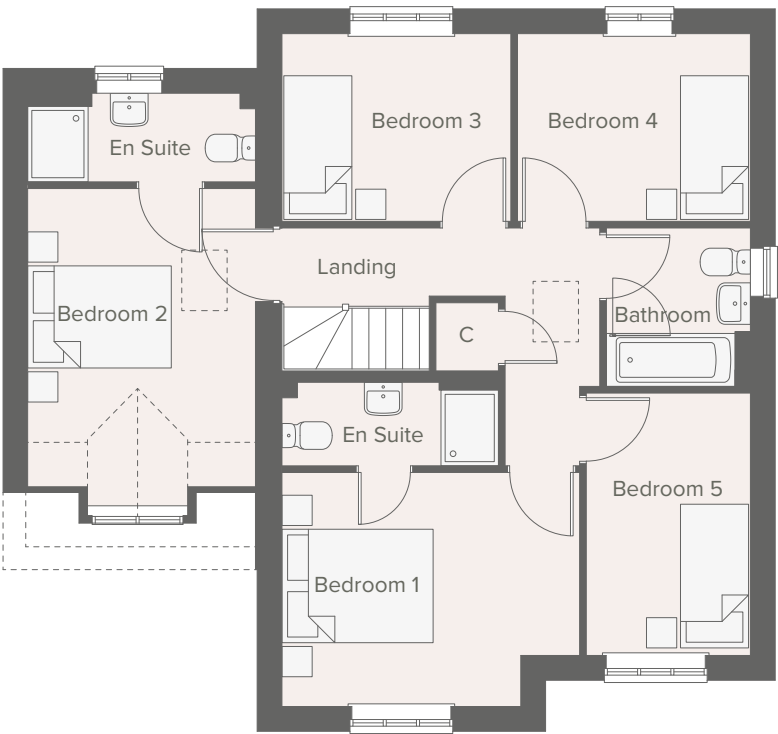
Front Elevation

Rear Elevation

Side Elevation



Ground Floor



First Floor



Side Elevation



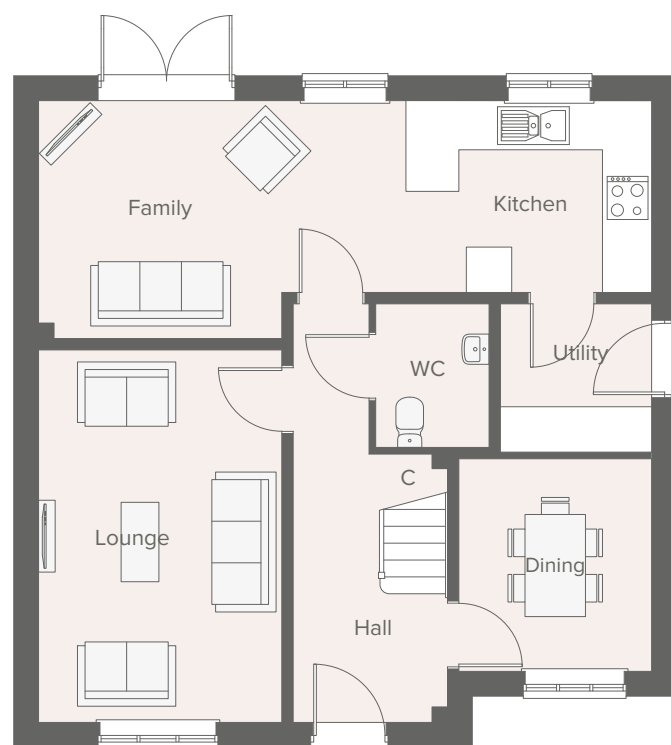
Front Elevation



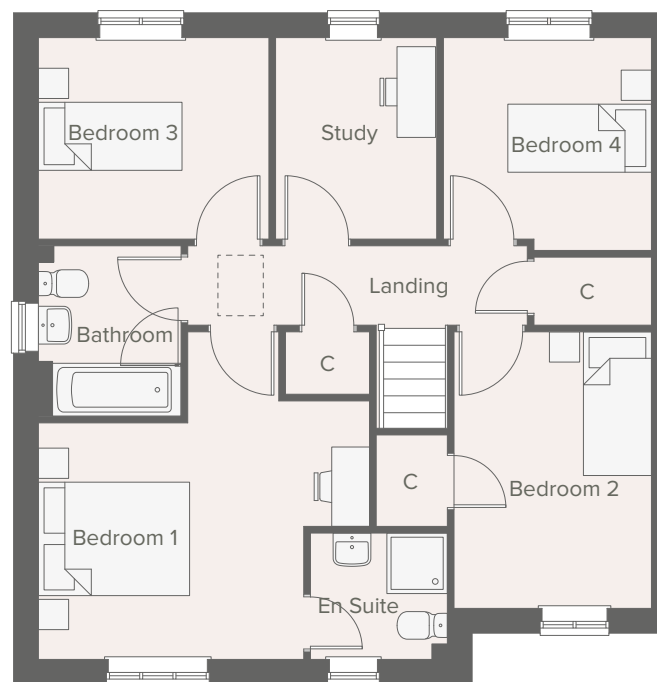
Rear Elevation



Side Elevation



Ground Floor



First Floor



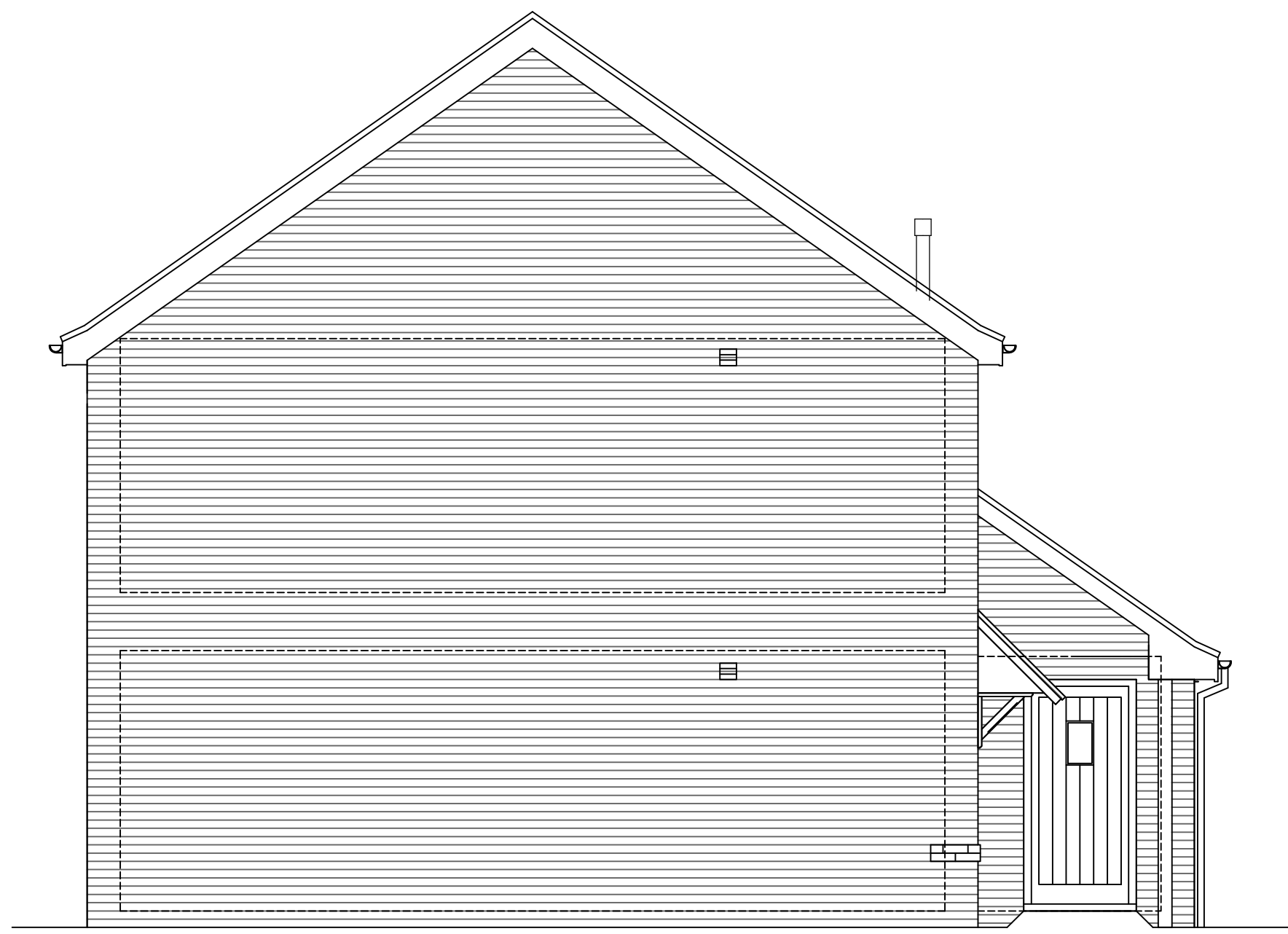
Side Elevation

02

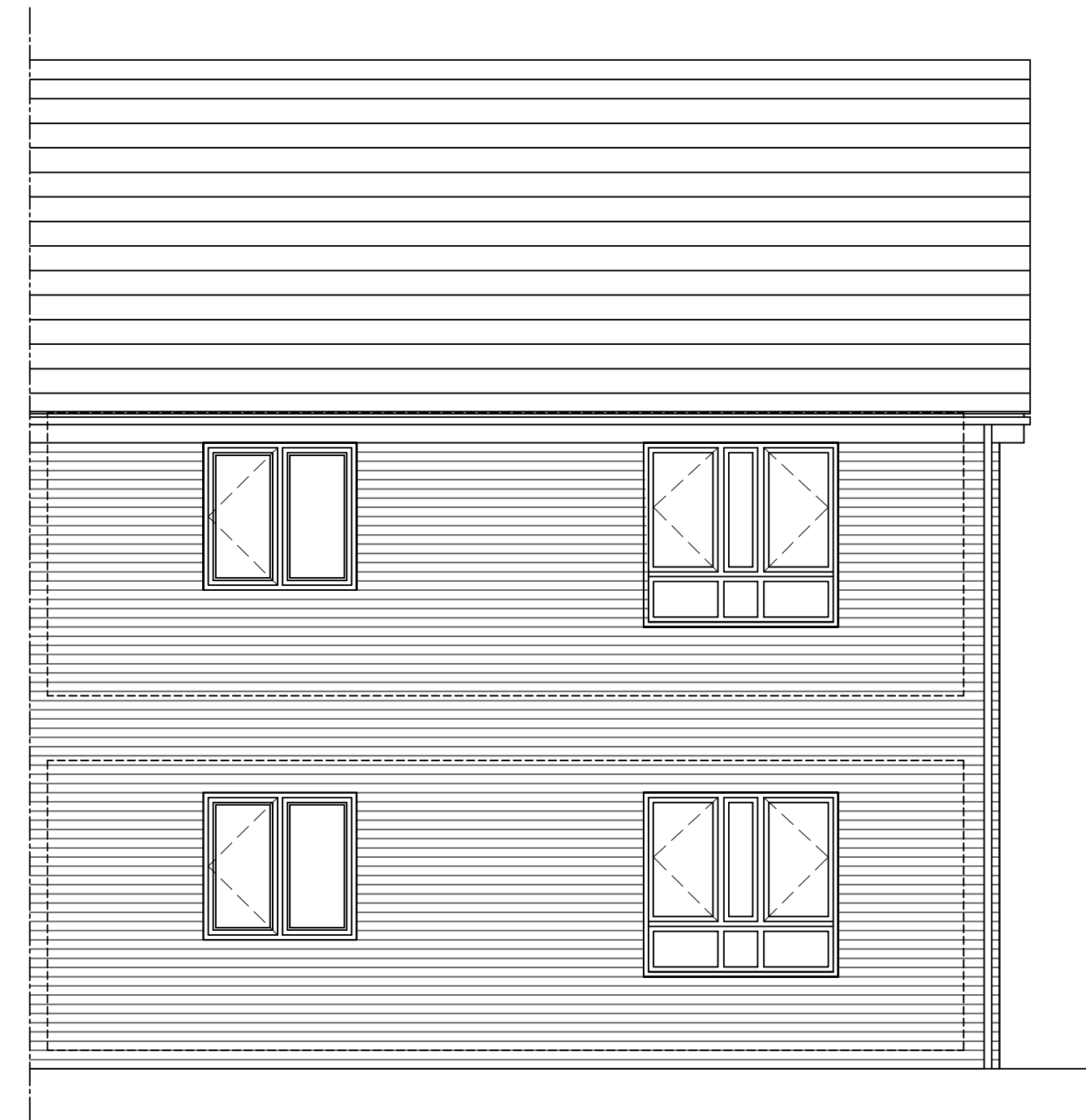
Affordable housing



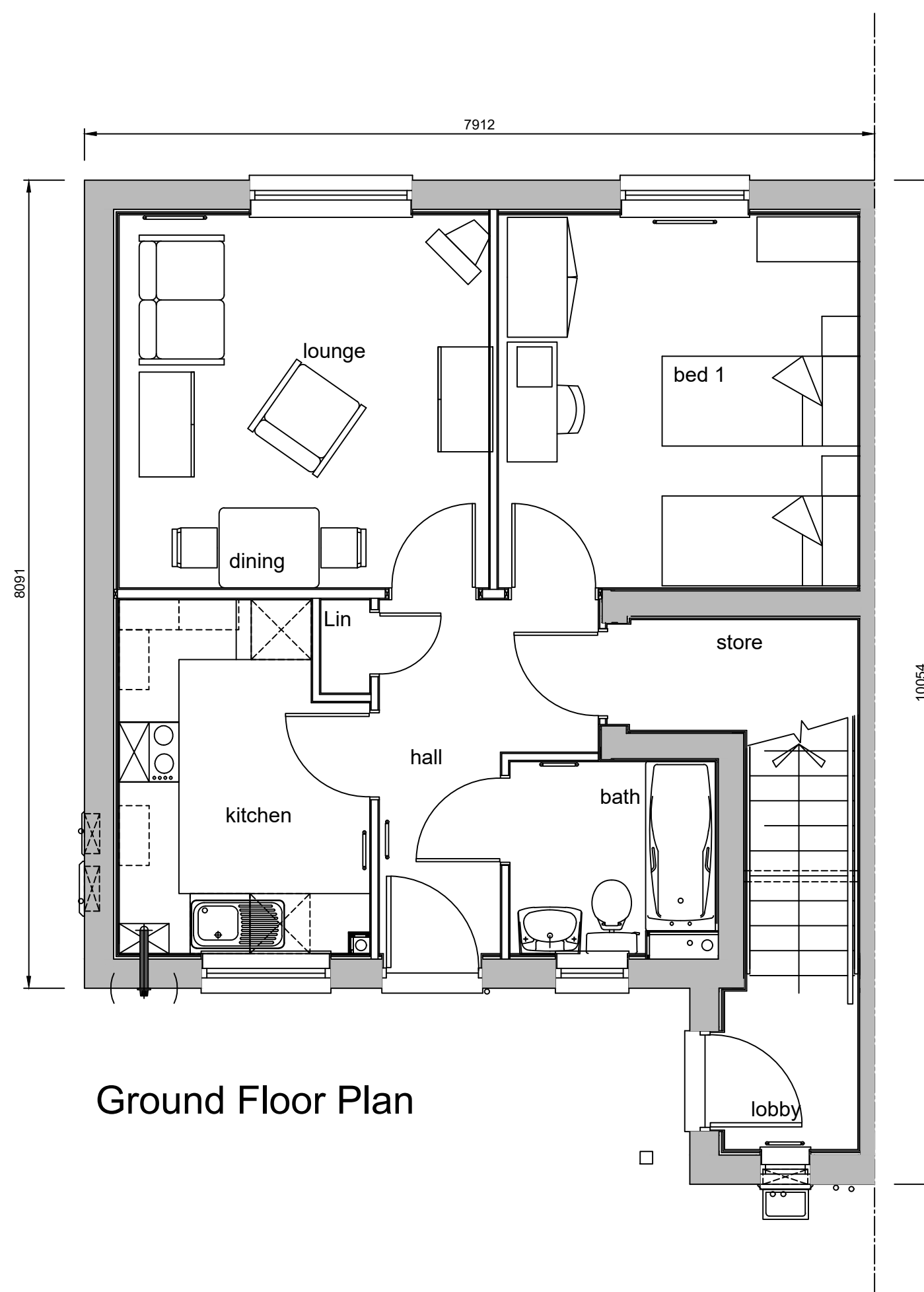
Front Elevation



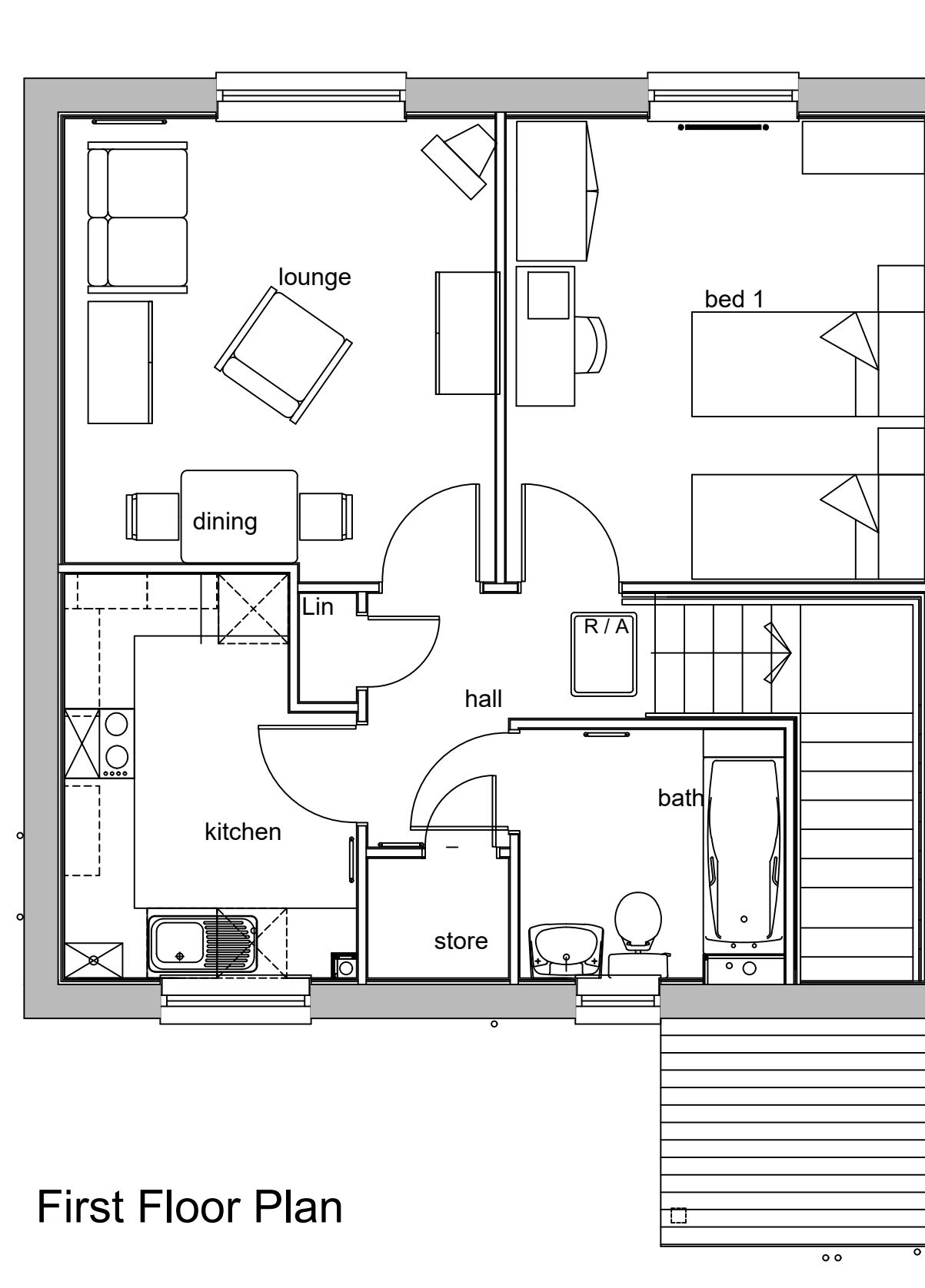
Side Elevation



Rear Elevation



Ground Floor Plan



First Floor Plan

Twyn y Rodyn Merthyr Tydfil

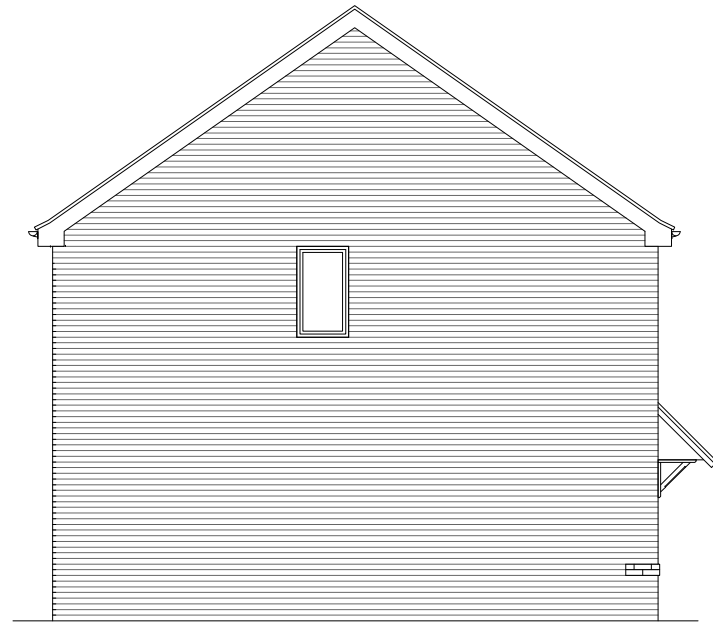
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Drawing No 211-WD21	Drawing by DE
Scale 1:50 @ A1, 1:100@ A3	Checked by: Technical
Date 05.2022	Status Planning

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East Wales

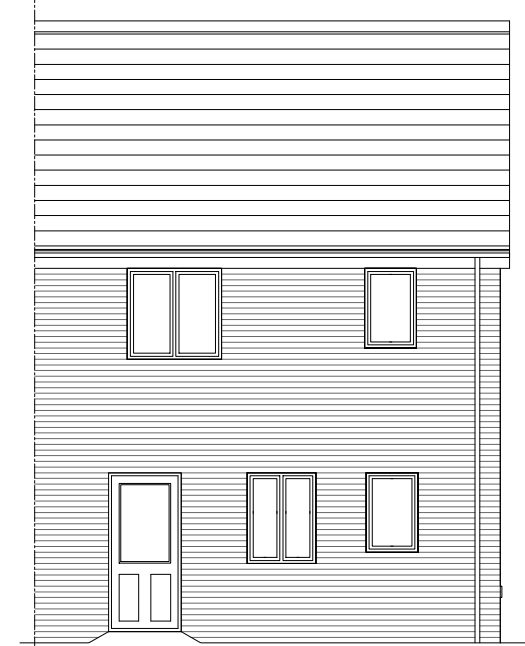
Persimmon House
Llantrisant Business Park
Llantrisant
Rhondda Cynon Taf
CF72 8YP
Tel : 01443 223 653



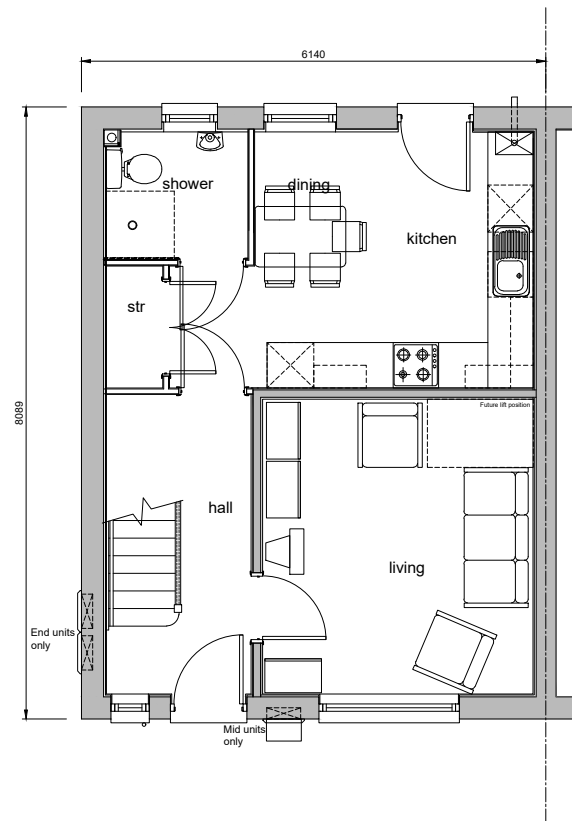
Front Elevation



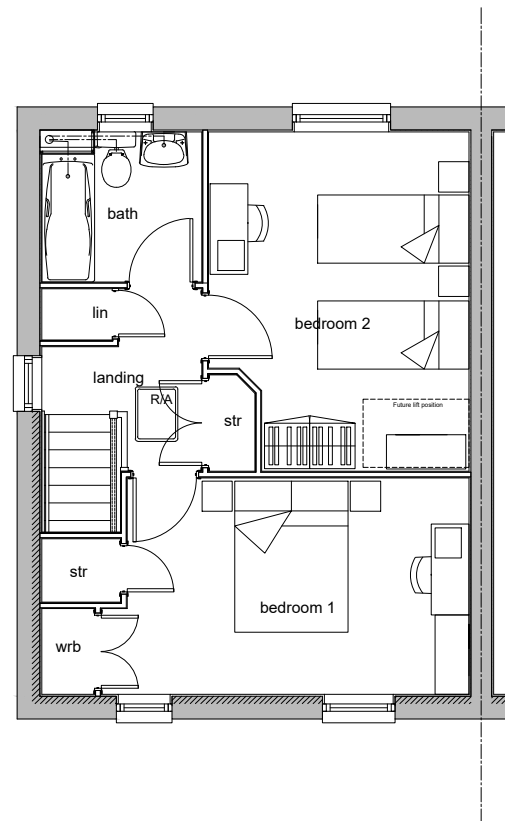
Side Elevation



Rear Elevation



Ground Floor Plan



First Floor Plan

Twyn y Rodyn Merthyr Tydfil

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Persimmon Homes
East Wales

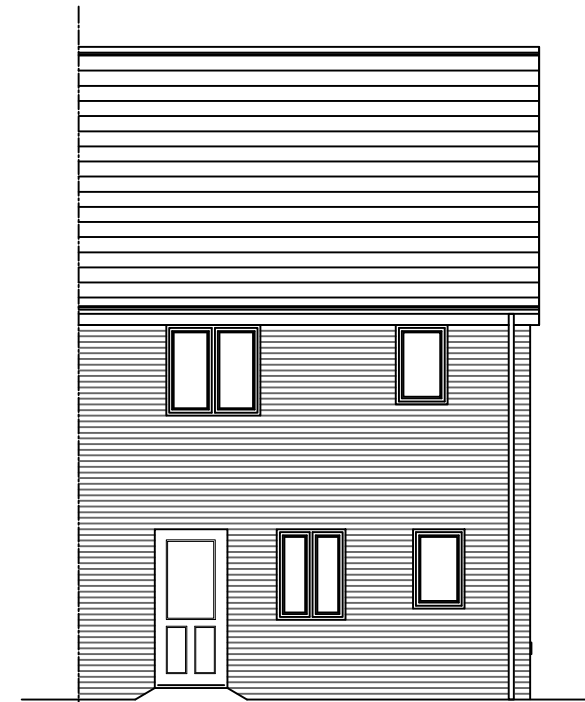
Persimmon House
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Llantrisant
Rhondda Cynon Taf
CF72 8YP
Tel : 01443 223 653



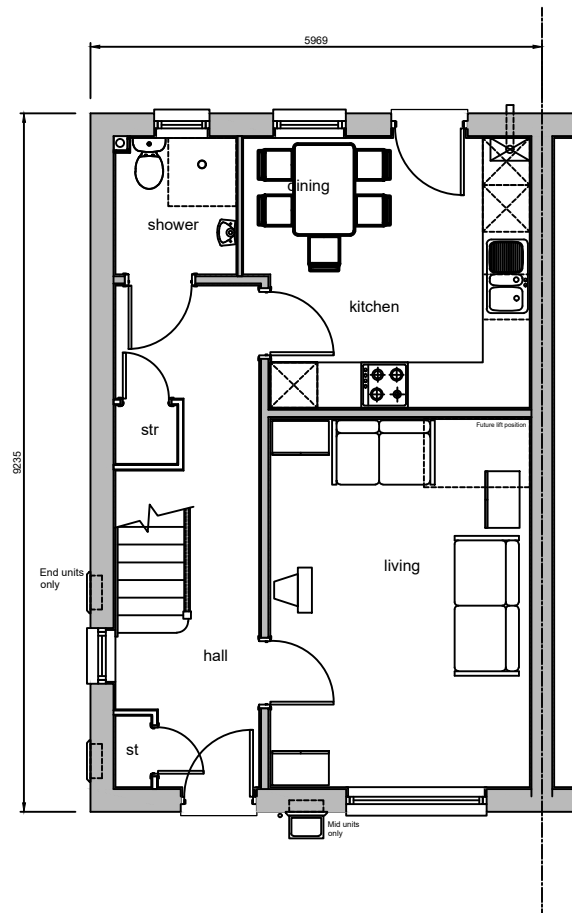
Front Elevation



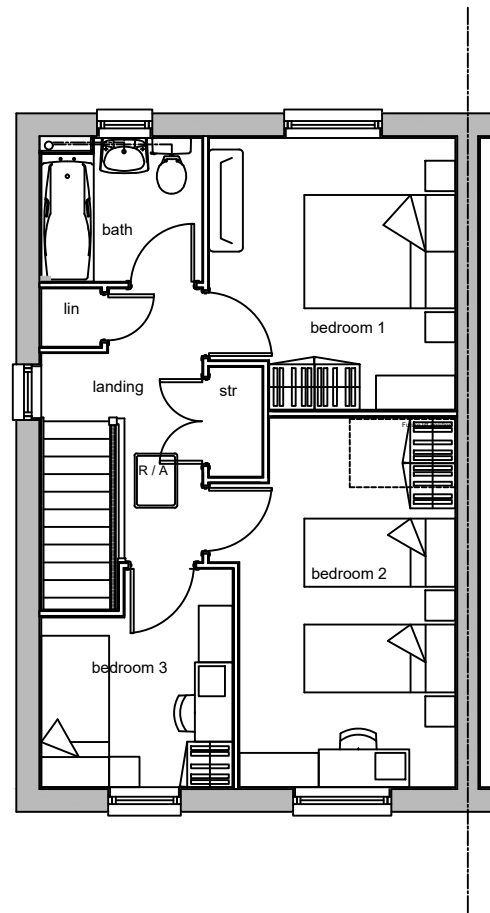
Side Elevation



Rear Elevation



Ground Floor Plan



First Floor Plan

Twyn y Rodyn Merthyr Tydfil

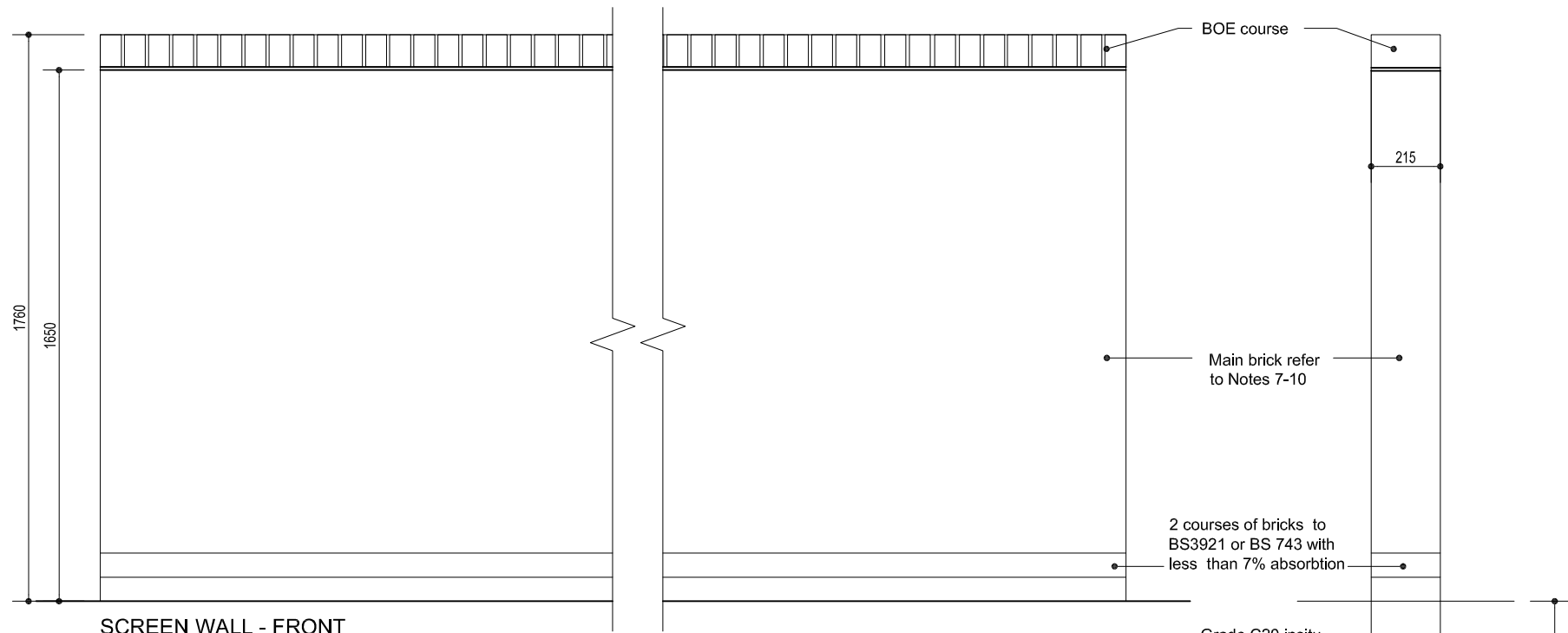
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Persimmon Homes
East Wales

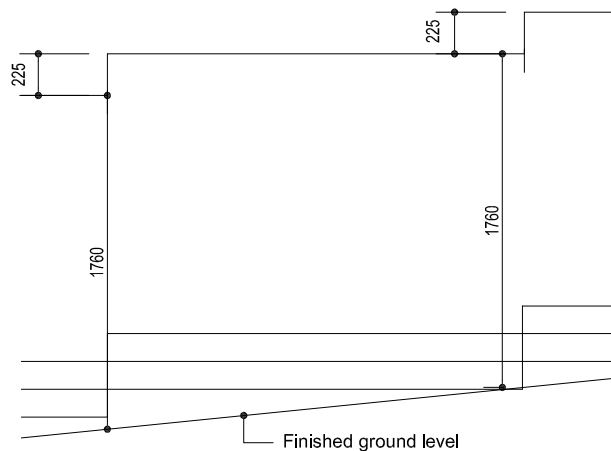
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03

Garages and enclosures



SCREEN WALL - FRONT



SCREEN WALL ON SLOPING GROUND

SPECIFICATION

1) Class 1 cement/lime/sand or cement/sand mortar to be used in accordance with Table 1, B.S. 5628: Part 1 : 1992 with cement/lime/sand in proportions of 1:0 to 0.25:4.3

2) Plasticised or masonry cement mortars are not to be used.

3) In dry, hot weather bricks are to be wetted either by lightly spraying the stack or by immersing individual bricks in water.

4) Mortar to be premixed or site mixed with quality control testing to confirm a minimum compressive strength of 11N/mm².

5) Where bricks have are not certified as frost resistant or have an absorption rating greater than 7% then two courses of engineering bricks to B.S.3291 or B.S.743 shall be incorporated just above the finished ground level.

6) Where foundations are on well compacted structural fill material having a net bearing capacity of 50kN/m or greater then 1 layer of B385 structural mesh fabric laid with main bars running longitudinally with the strip foundations and having a bottom and side cover of 50mm shall be incorporated in accordance with the Structural Engineer's Design.

7) Walls constructed in stretcher bond shall have Galv. or stainless steel fishtail of spoon ties spaced at 450mm centres both horizontally and vertically.

8) For walls constructed using clay bricks of 7-12% water absorption a wall thickness of 215mm will be satisfactory up to 1.75m height above finished ground level.

9) For walls constructed using concrete bricks a wall thickness of 215mm will be satisfactory up to 1.8m above finished ground level.

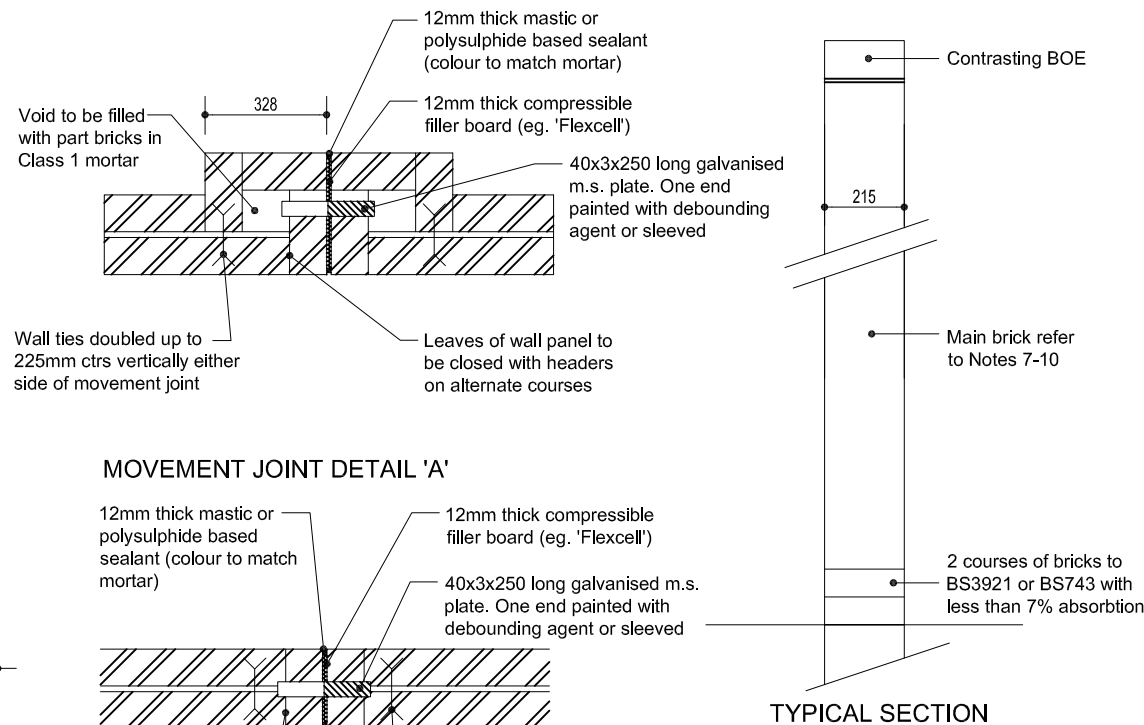
10) For walls constructed using concrete bricks and a wall thickness of 215mm with a height in excess of 1.8m above finished ground level then integral 328mm thick piers are to be built in at the panel ends and midpoints.

11) Movement joints are to be constructed at approximately 6m centres to suit brick gauge or changes in direction. Joints must be full height from the foundation, through any DPC's and copings/cappings.

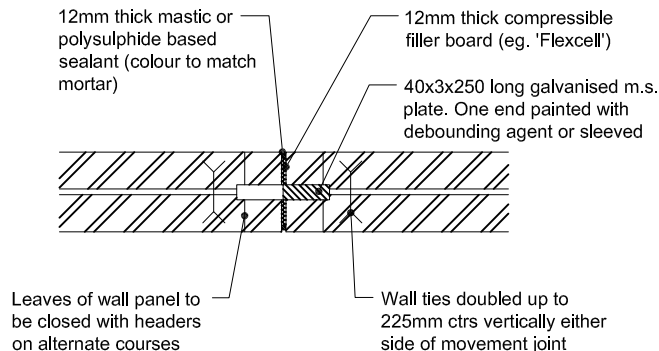
12) All walls on sloping ground to be a min 1800mm high and stepped at 225mm intervals.

Grade C20 insitu concrete foundations to Structural Engineers design Note 7

SCREEN WALL - SIDE



MOVEMENT JOINT DETAIL 'A'



MOVEMENT JOINT DETAIL 'B'

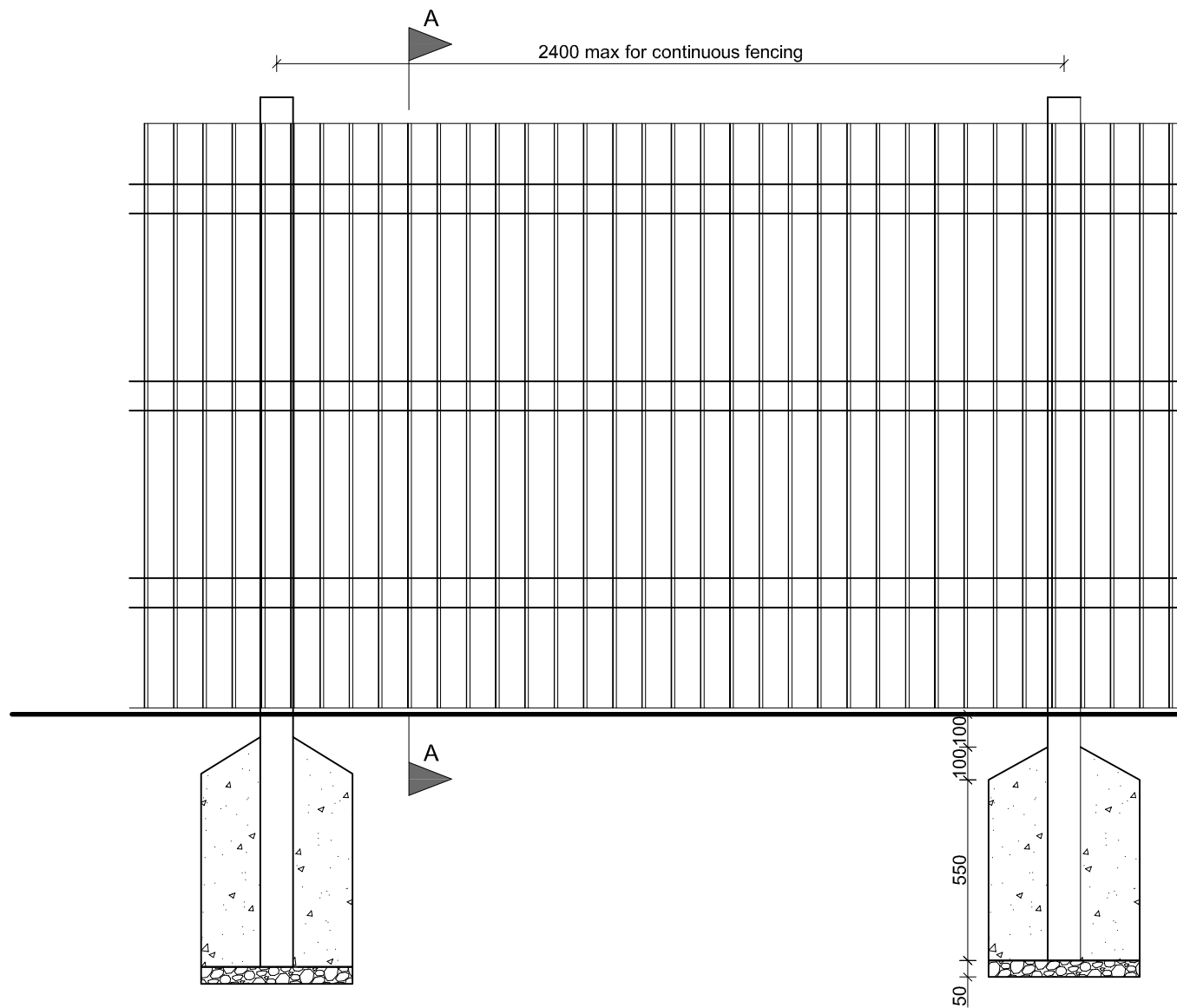
Rev A Coping revised 30.04.14

Project: External Details		
Drawing Title: 1.8M Brick Screen Wall		
Job No: All	Drawing No: D01	Rev: A
Scale: 1:20 @ A3	Drawn By: HA Ltd	
Date: 07/2013	Checked By: PC	

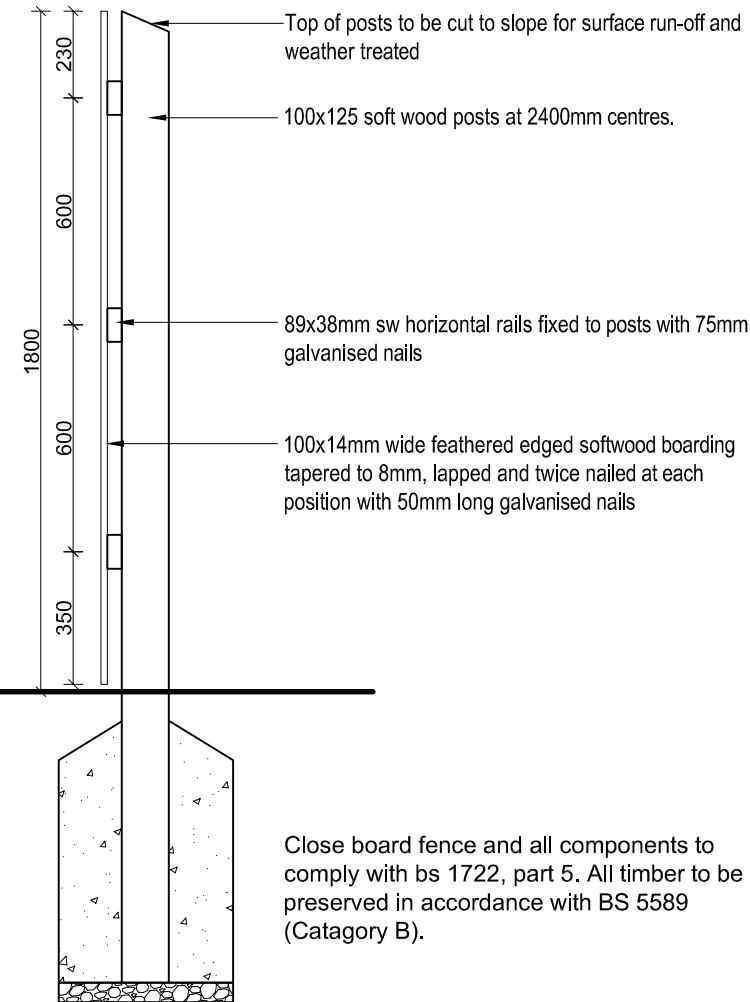
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Homes
East Wales



Persimmon House
Llantrisant Business Park,
Llantrisant,
Rhondda Cynon Taff,
CF72 8YP
Tel: 01443 223 5350

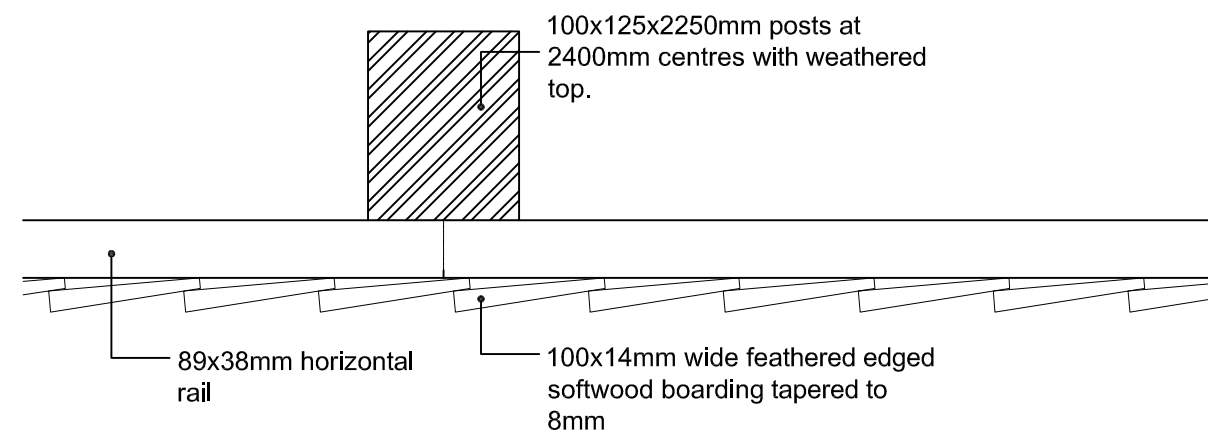


Elevation

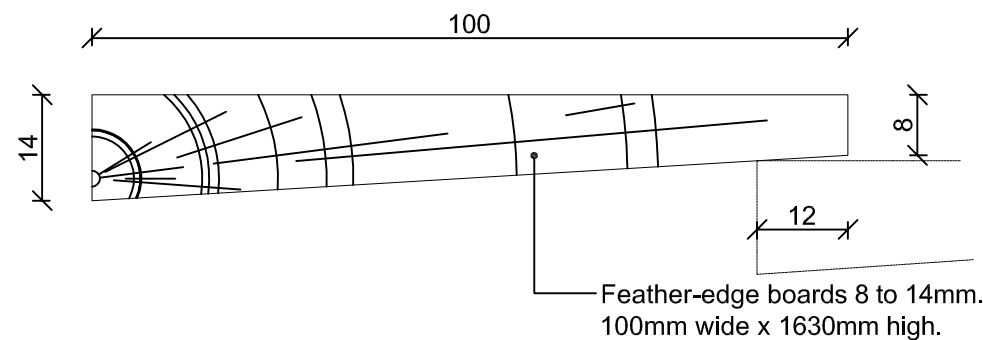


Section A-A

Close board fence and all components to comply with bs 1722, part 5. All timber to be preserved in accordance with BS 5589 (Catagory B).



Section Detail



NOTES

Posts to be set in holes 300 x 300 x 600 or 800 or 750mm deep and bedded in weak concrete for half their depth below ground level, and remaining depth to be filled with rammed earth.

Posts should be weathered approx. 30 degrees from the horizontal leaving a flat approx. 38mm wide.

Boards should be minimum 100mm wide x 14mm to 8mm nailed to each rail and should lap 12mm min.

Nails: Galv. nails should be used throughout to avoid rust staining on the timber.

Posts to be softwood and to be pretreated with preservative.

Boarding to be softwood pretreated with preservative.

Posts and Fence in accordance with B.S. 1722 pt 5.

Rev A Horizontal rail detail revised & gravel board omitted

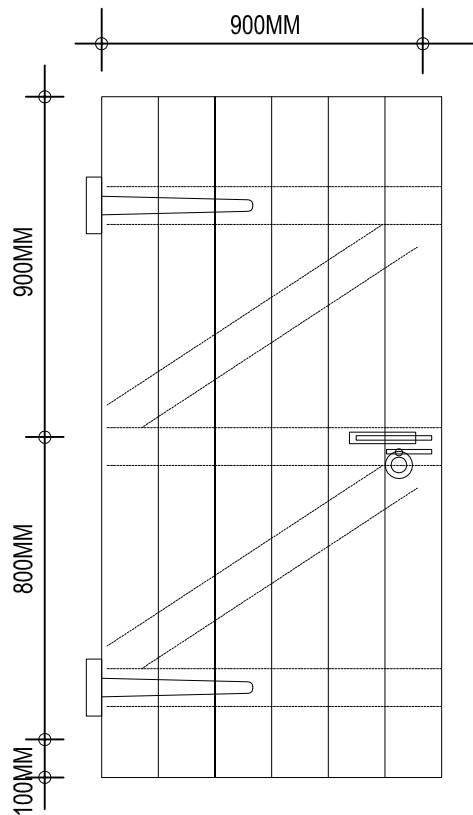
29.04.14

Project: External Details		
Drawing Title: 1.8M Close Board Fence		
Job No: All	Drawing No: D02	Rev: A
Scale: 1:20/1:5 @ A3	Drawn By: HA Ltd	
Date: 03/2014	Checked By: PC	

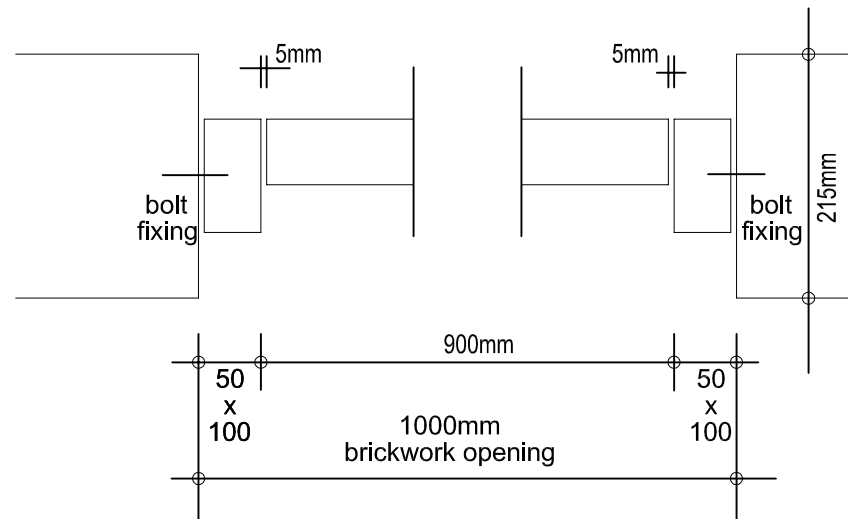
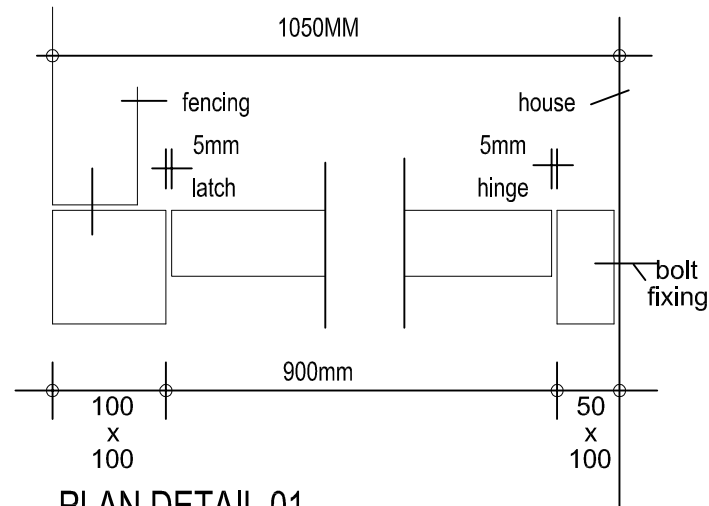
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CLOSE BOARD GATE



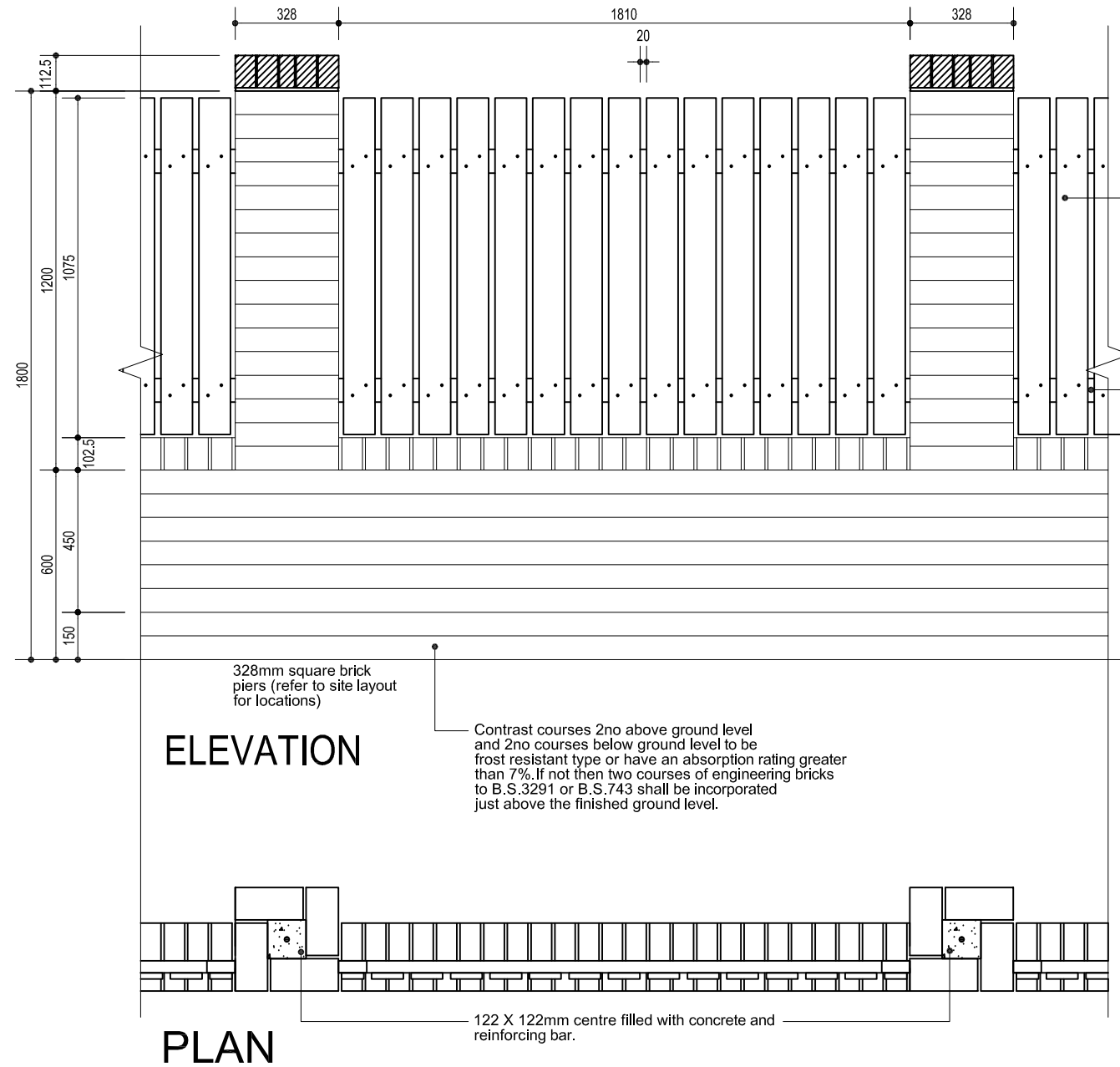
Project: External Details		
Drawing Title: 1.8M Close Board Gate		
Job No: All	Drawing No: D07	Rev: .
Scale: 1:20 @ A4	Drawn By: HA Ltd	
Date: 07/2013	Checked By: PC	

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NOTES

All piers to be reinforced.

Pier reinforcement

Pier centres to be filled with RC35 concrete, consisting class 54. H16 bar to be taken from top of foundation to within 100mm of top of pier (bar length 1750mm)
Vibrate in accordance with National Building Specification E10 690

Rev B	Low level wall brought flush with piers to public space to allow for additional bonding.	17.03.22
Rev A	Pier reinforcement added.	18.11.15

Project: External Details		
Drawing Title: 1.8M Brick Wall With Timber Hit & Miss Fence		
Job No: All	Drawing No: D31	Rev: B
Scale: 1:20 @ A3	Drawn By: HA Ltd	
Date: 04/2014	Checked By: PC	

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Top of posts to be cut to slope for surface run-off and weather treated

125x43mm horizontal sw rail, twice nailed to post with 75mm long ms galvanised nails

100x100mm s.w. posts at 1.2m centres with weathered tops

Site mixed ST2 grade concrete or GEN1 grade ready mix concrete in accordance with NHBC standards Appendix 2.1 B Table 1

50mm hardcore

SECTION

Top of posts to be cut to slope for surface run-off and weather treated

125x43mm horizontal sw rail, twice nailed to post with 75mm long ms galvanised nails

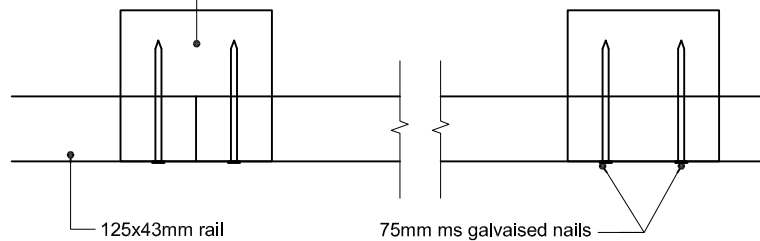
100x100mm s.w. posts at 1.2m centres with weathered tops

Site mixed ST2 grade concrete or GEN1 grade ready mix concrete in accordance with NHBC standards Appendix 2.1 B Table 1

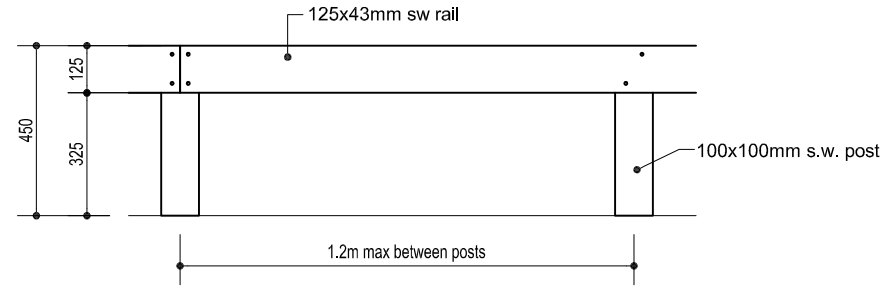
50mm hardcore

SECTION

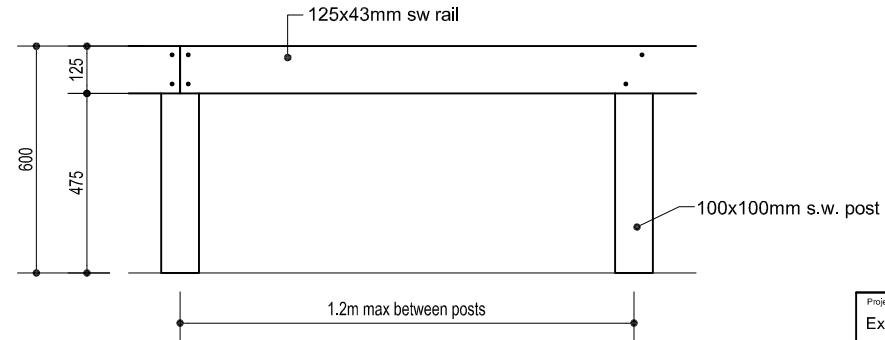
100x100mm s.w. posts with weathered tops



PLAN



ELEVATION



ELEVATION

Project: External Details		
Drawing Title: 0.45/0.6M Timber Knee Rail		
Job No: All	Drawing No: D13	Rev: .
Scale: 1:20 @ A4	Drawn By: HA Ltd	
Date: 07/2013	Checked By: PC	

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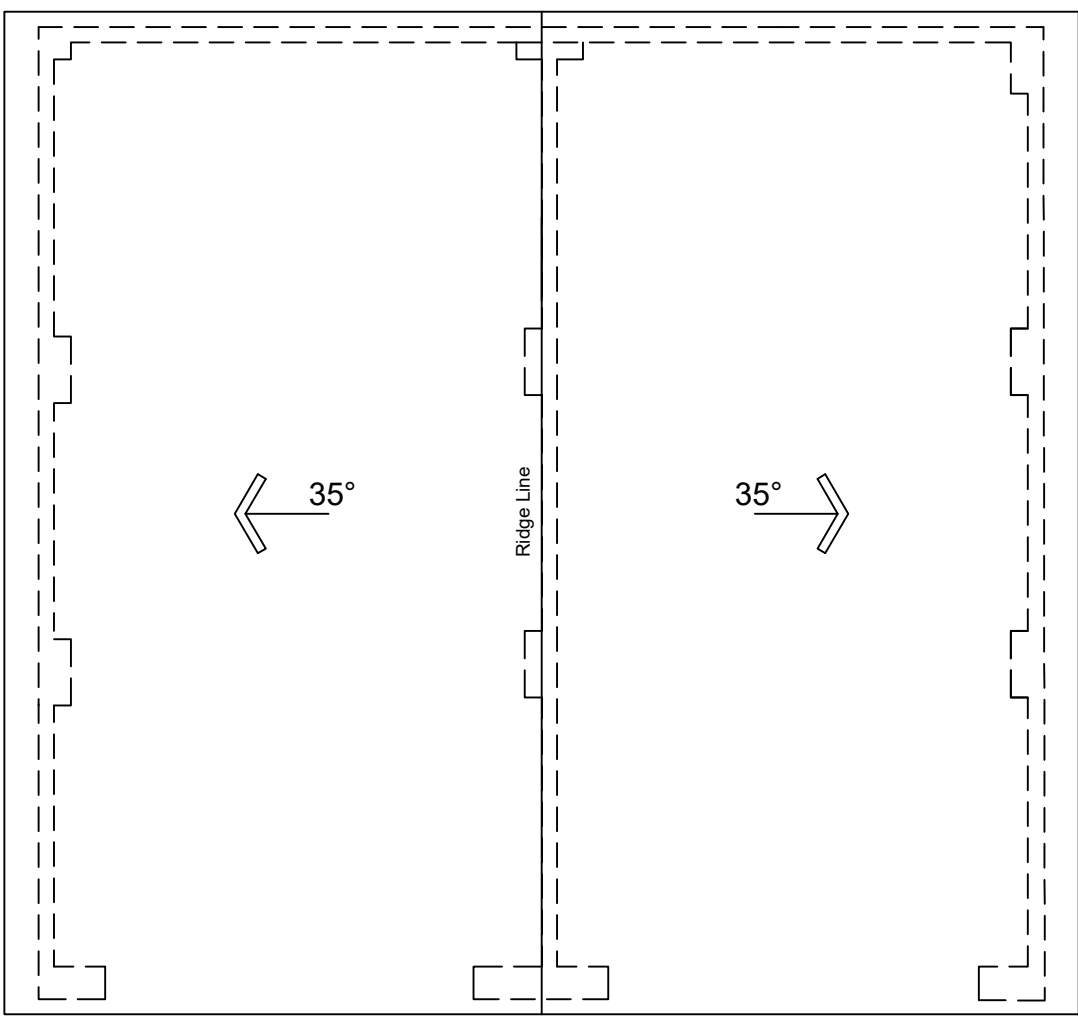
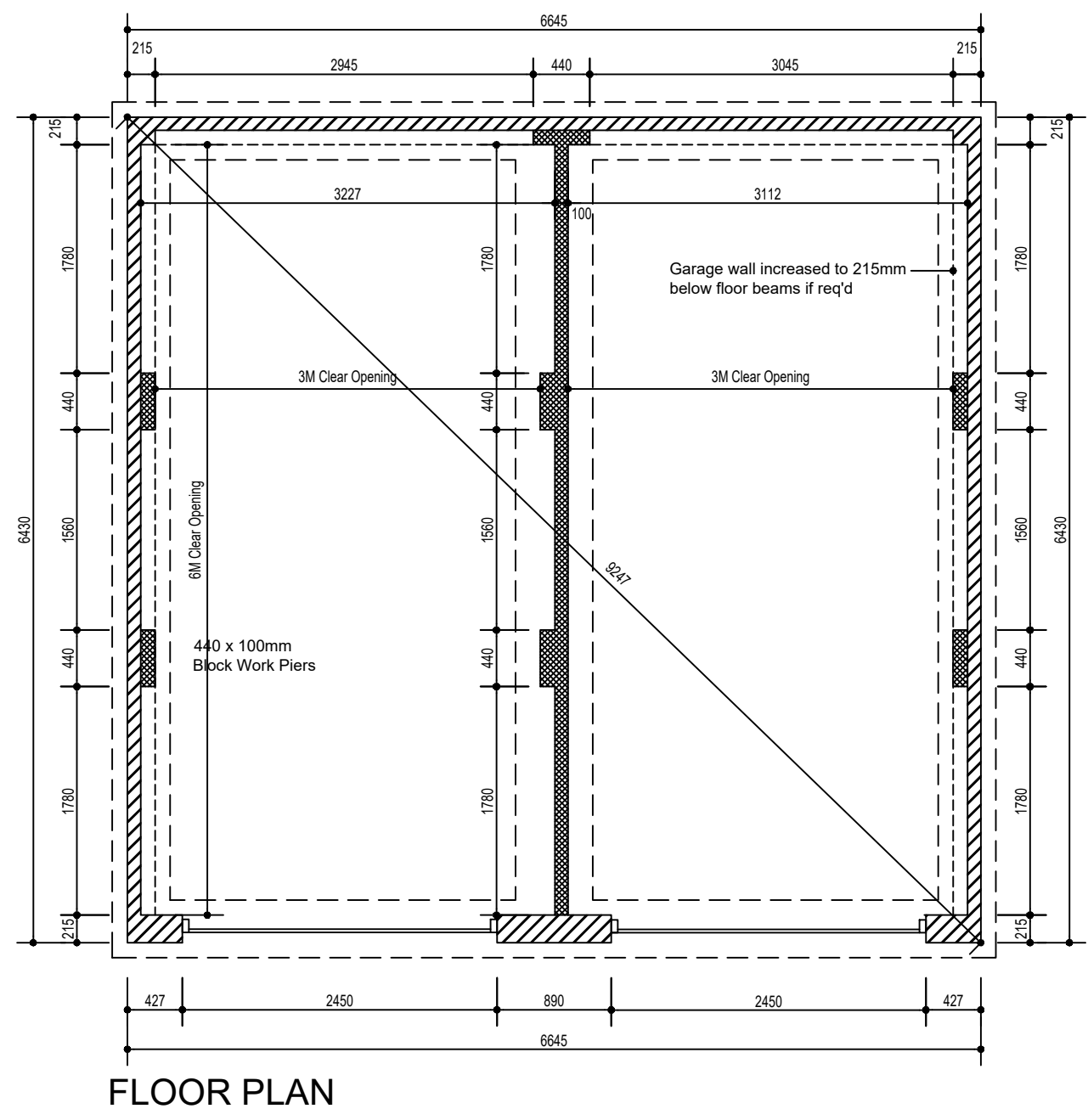
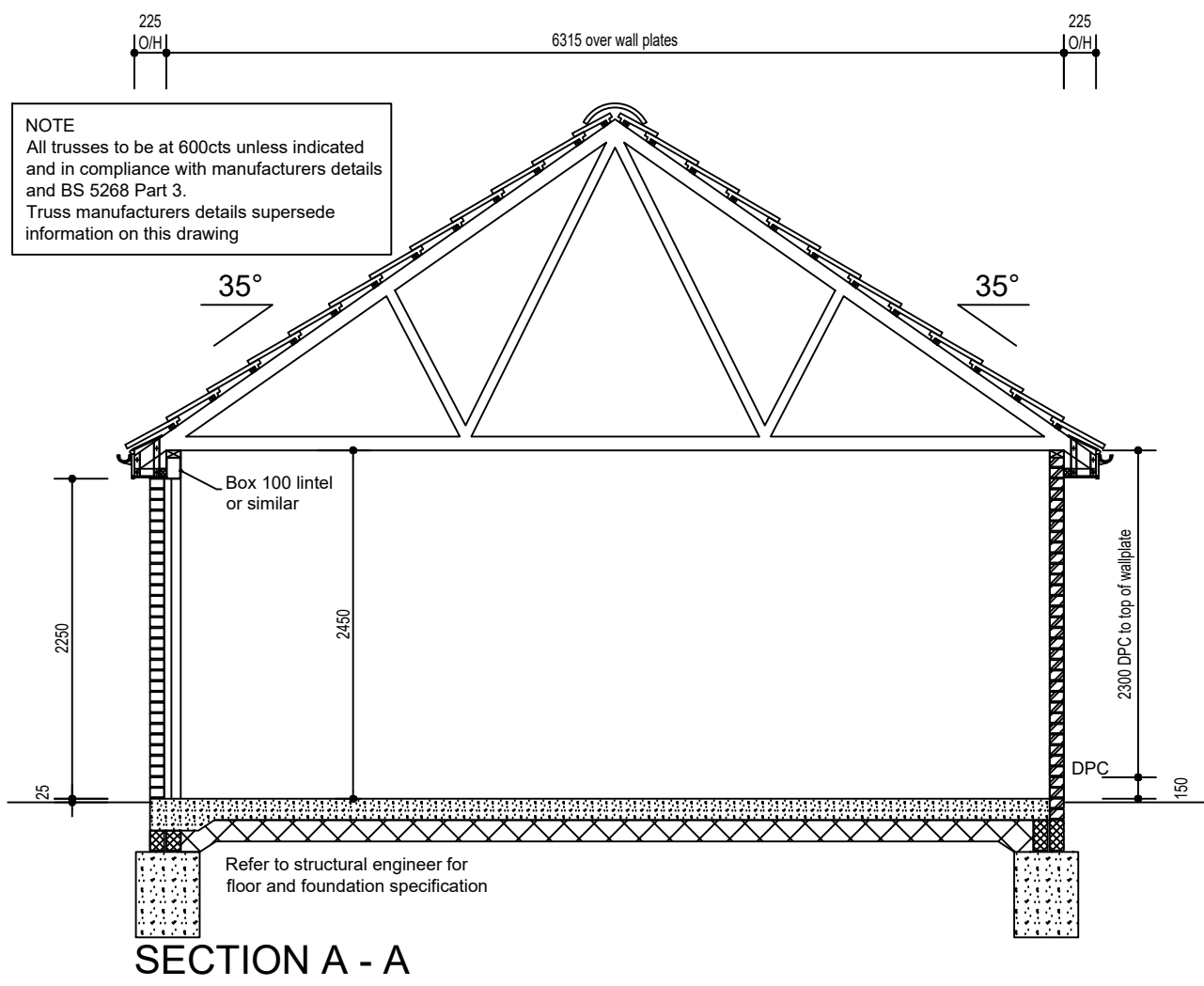
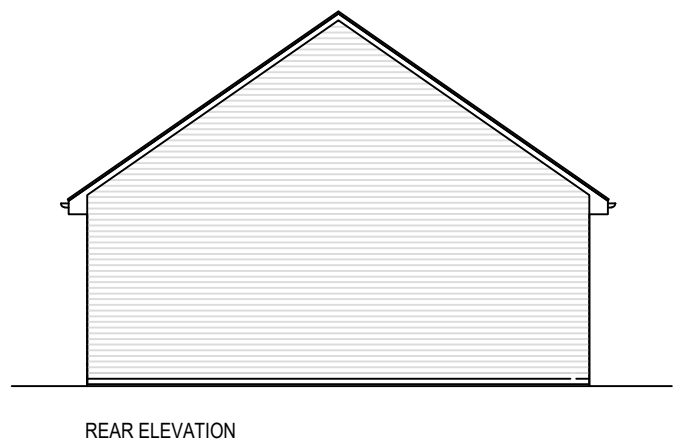
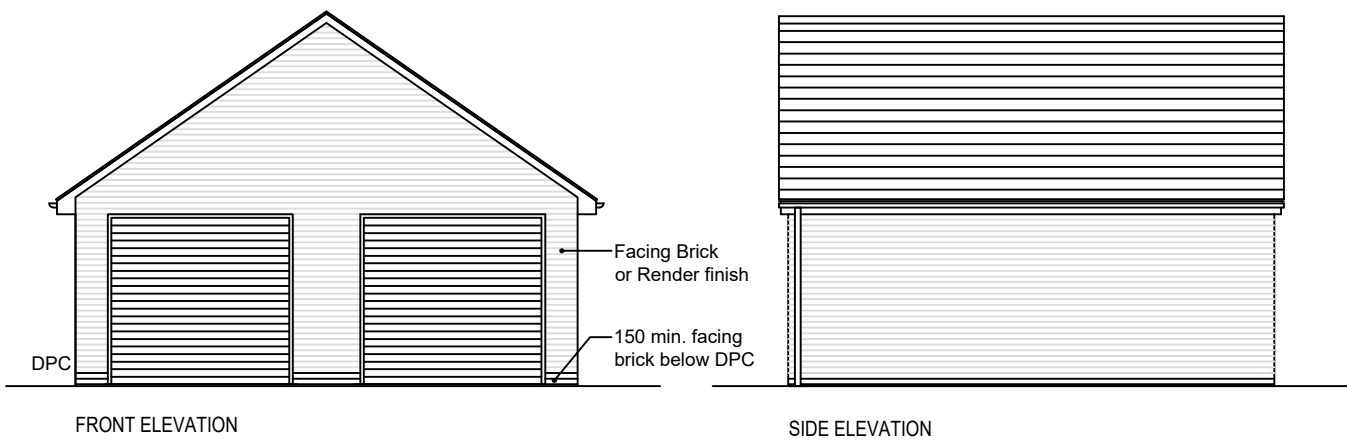
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NOTE: EXTERNAL FINISHES NOT SHOWN
REFER TO SITE PLAN FOR CONFIRMATION



GABLE FRONTED ROOF PLAN
(Refer to truss manufacturers for design / layout)

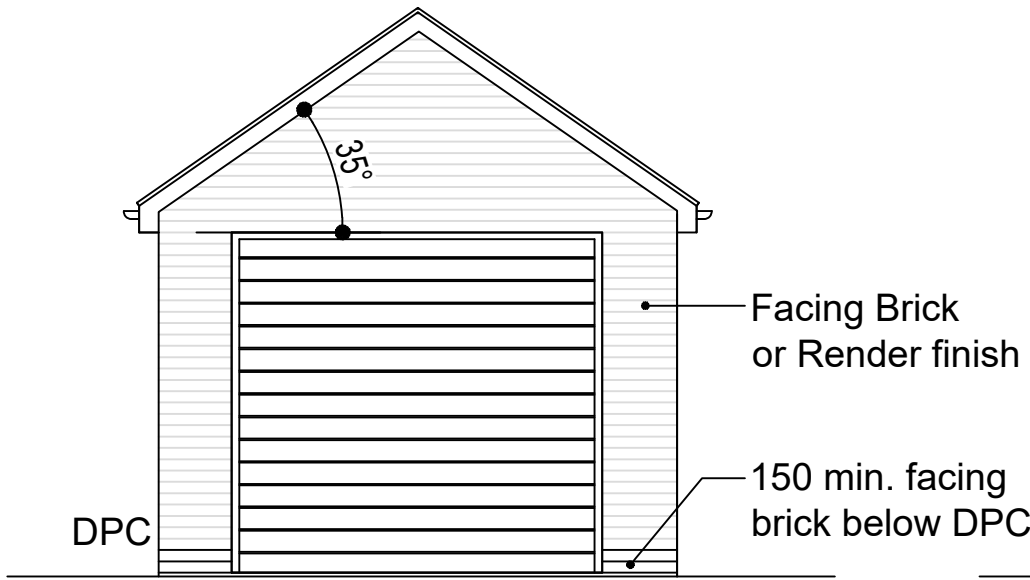
Twyn y Rodyn Merthyr Tydfil

Drawing Title	
Double Garage [6x3m] / Semi - Shared Owners	
Elevations, Section & Floor Plans	
Drawing No	Drawing by:
SG-02	DE
Scale	Checked by:
1:100@ A2	Technical
Date	Status:
05.2022	Planning

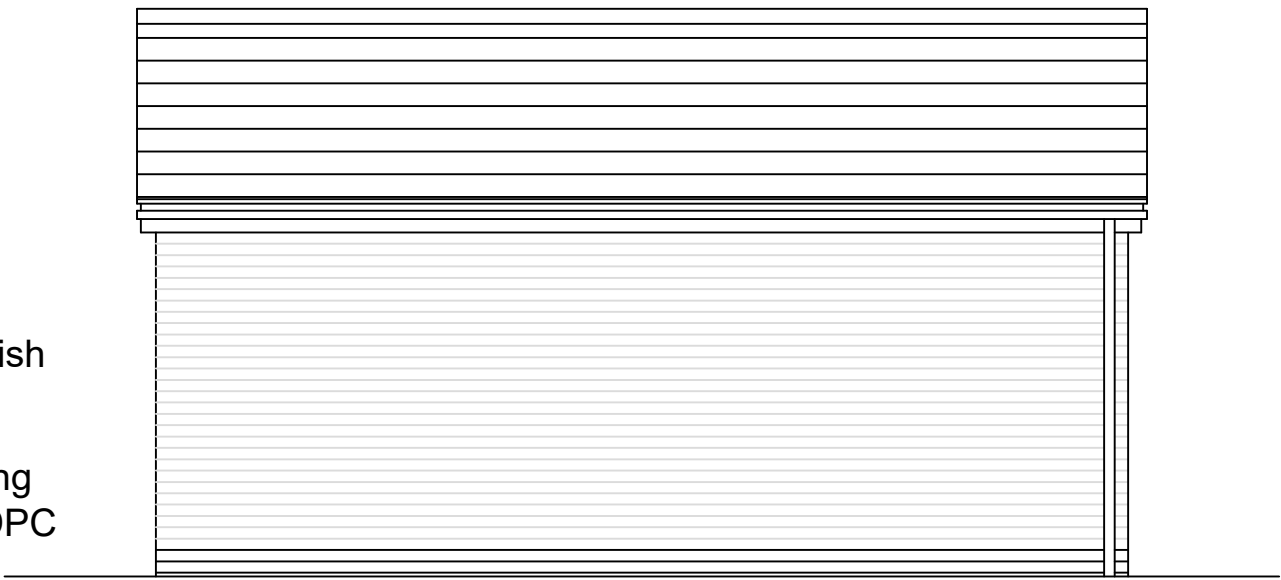
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Llantrisant Business Park
Llantrisant
Rhondda Cynon Taf
CF72 8YP
Tel : 01443 223 653

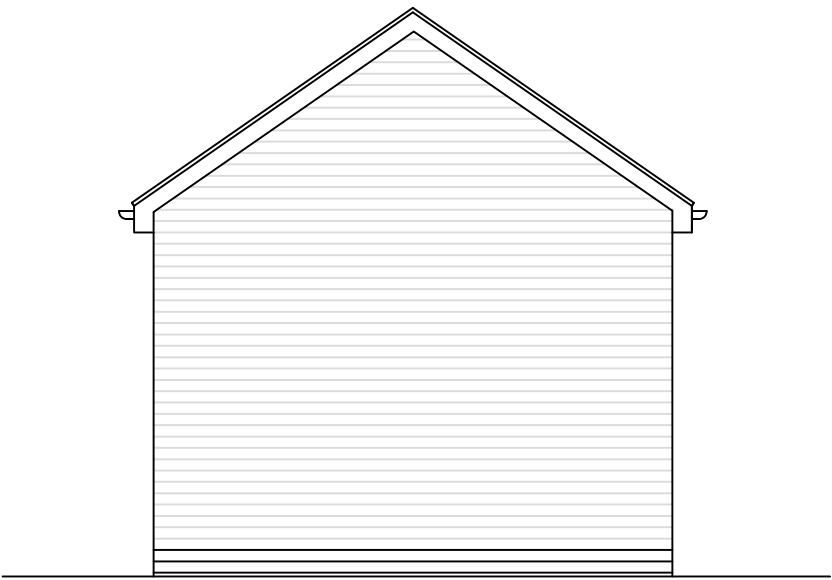
NOTE: EXTERNAL FINISHES INDICATIVE
REFER TO SITE PLAN FOR CONFIRMATION



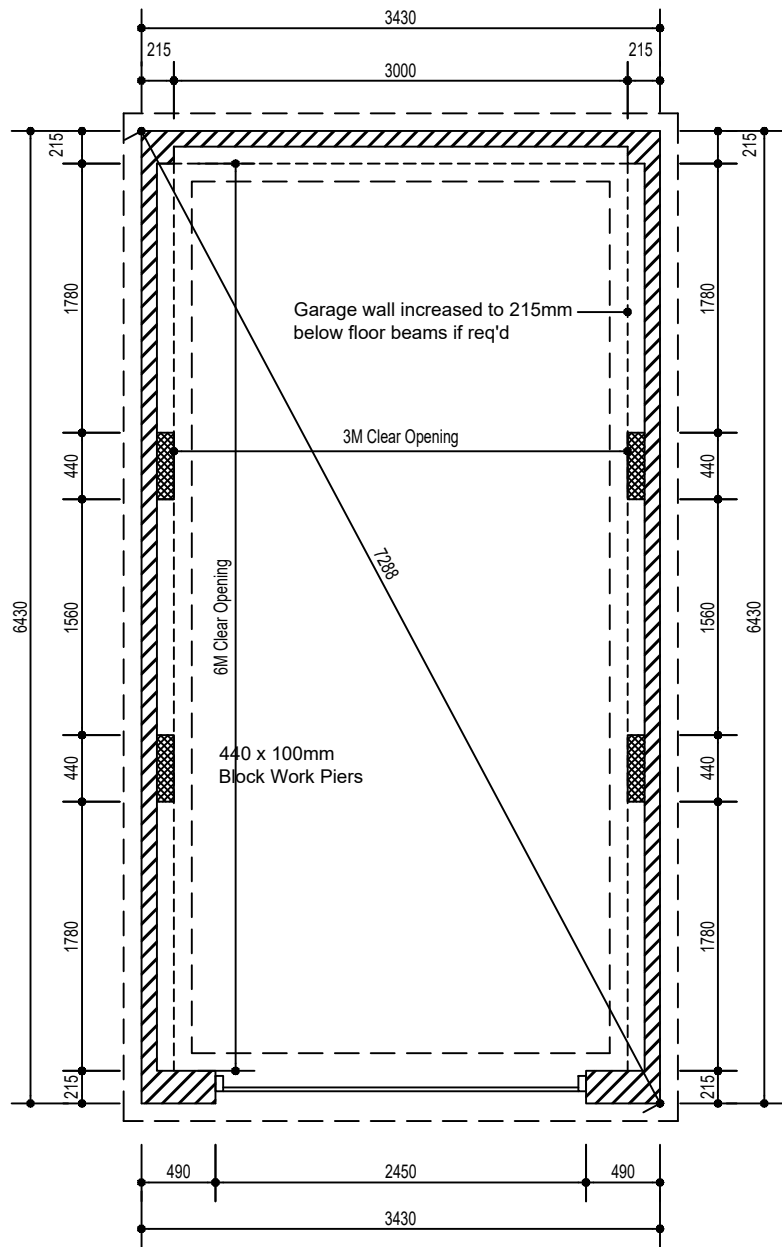
FRONT ELEVATION



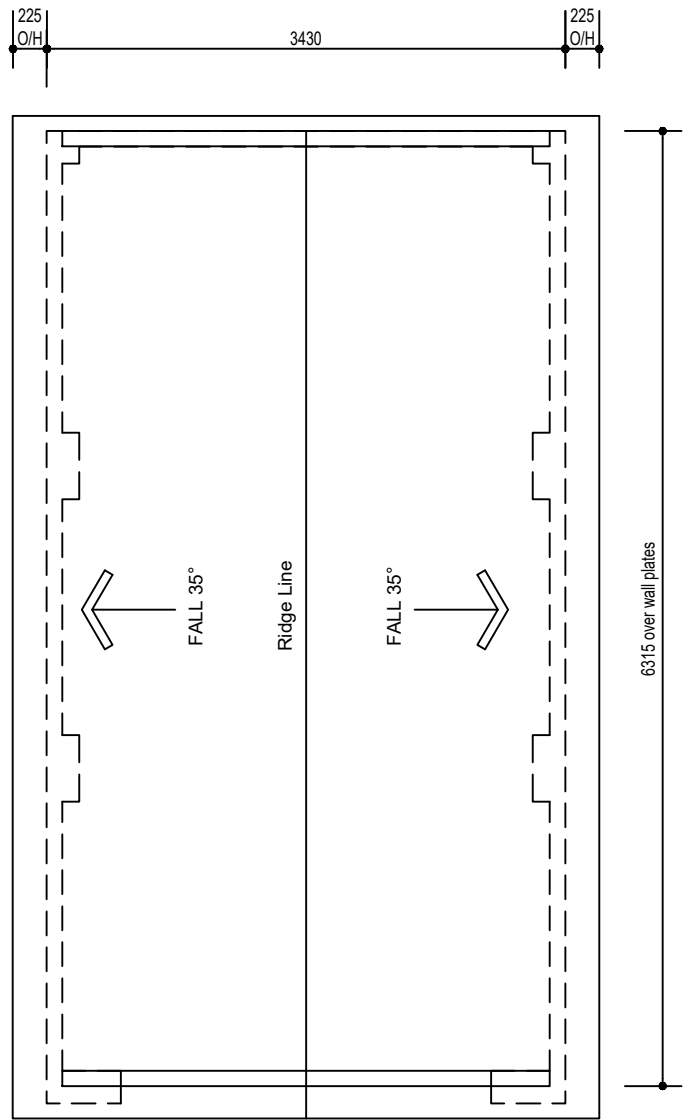
SIDE ELEVATION



REAR ELEVATION

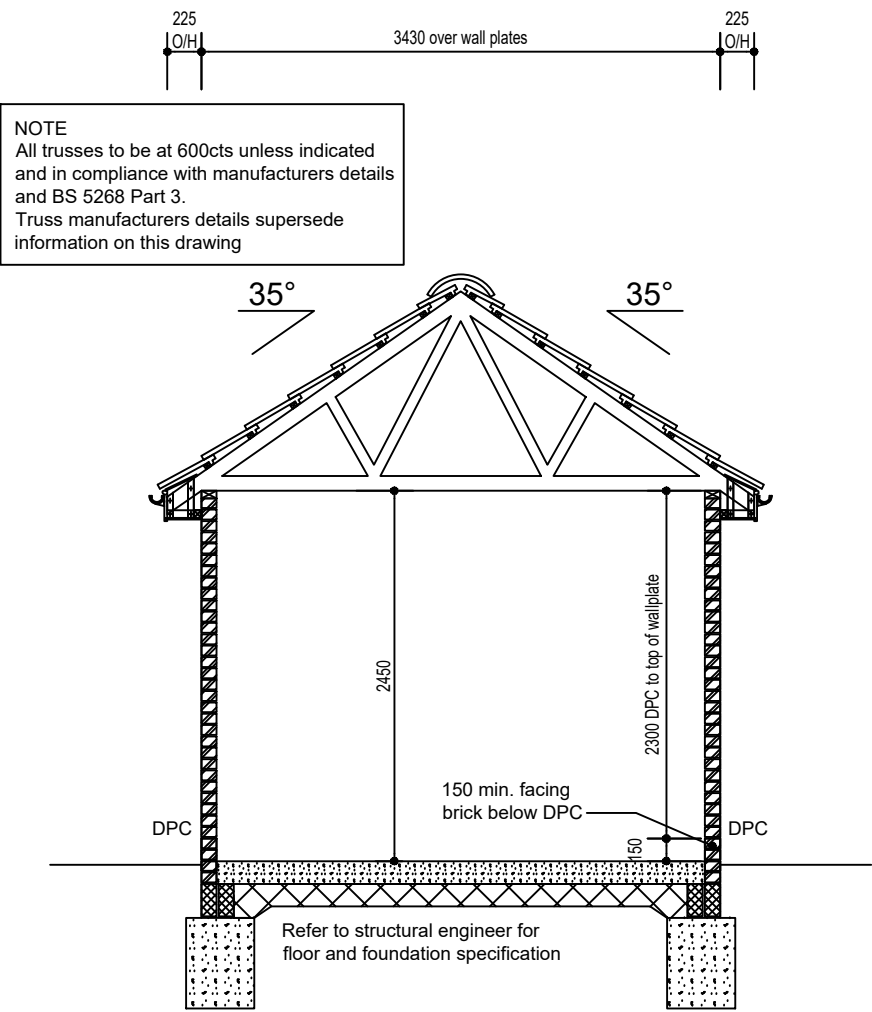


FLOOR PLAN



EAVES SIDE ROOF
PLAN

(Refer to truss
manufacturers for design /
layout)



TYPICAL SECTION

Twyn y Rodyn Merthyr Tydfil

Drawing Title Regional [6x3m] Single Garage Elevations, Section & Floor Plans	
Drawing No SG-01	Drawing by: DE
Scale 1:100@ A2	Checked by: Technical
Date 05.2022	Status: Planning

Persimmon Homes
East Wales

Persimmon House
Llantrisant Business Park
Llantrisant
Rhondda Cynon Taf
CF72 8YP
Tel : 01443 223 653