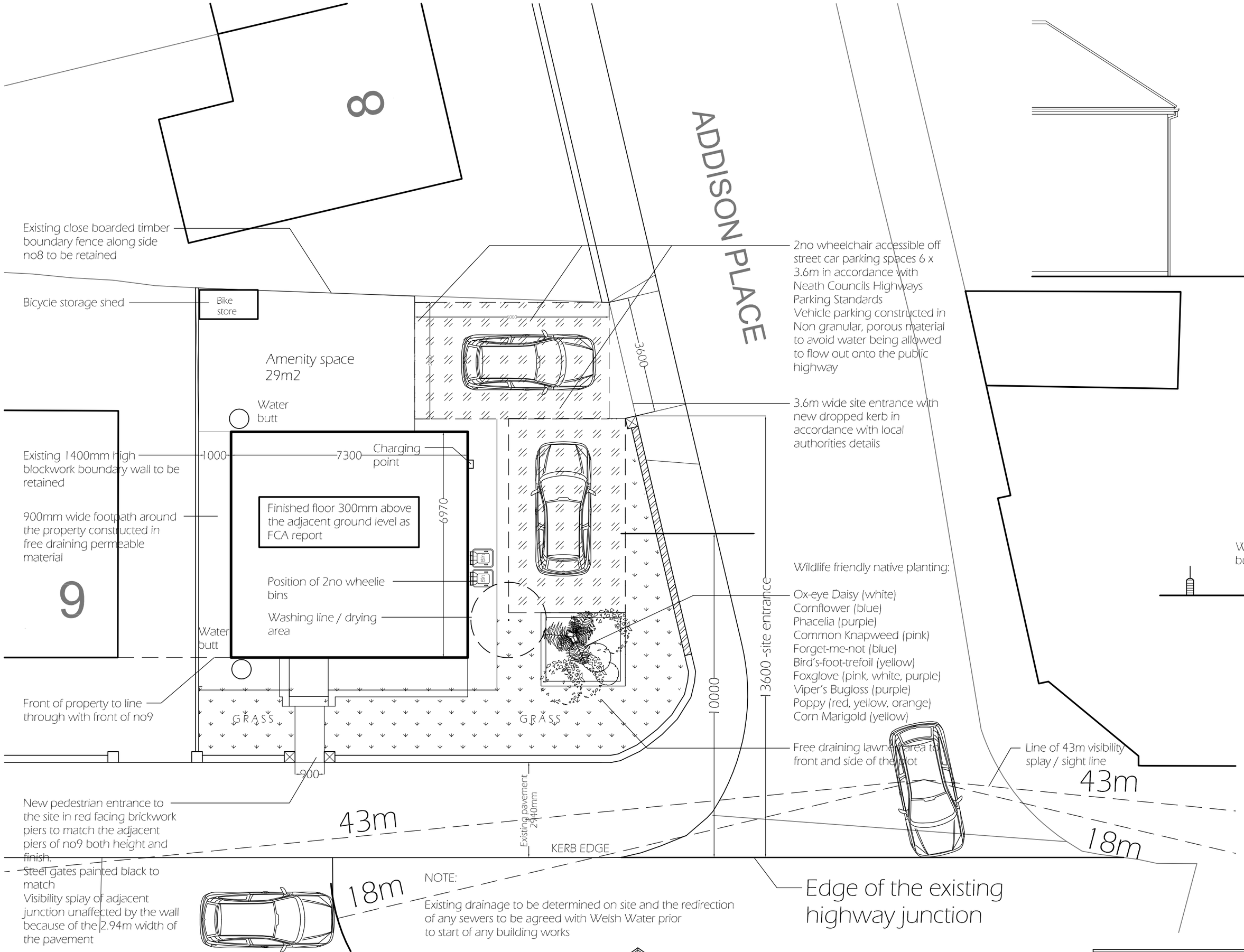
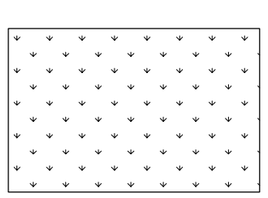


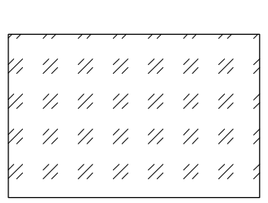
ADDISON ROAD

Proposed site plan @ 1:100



KEY:

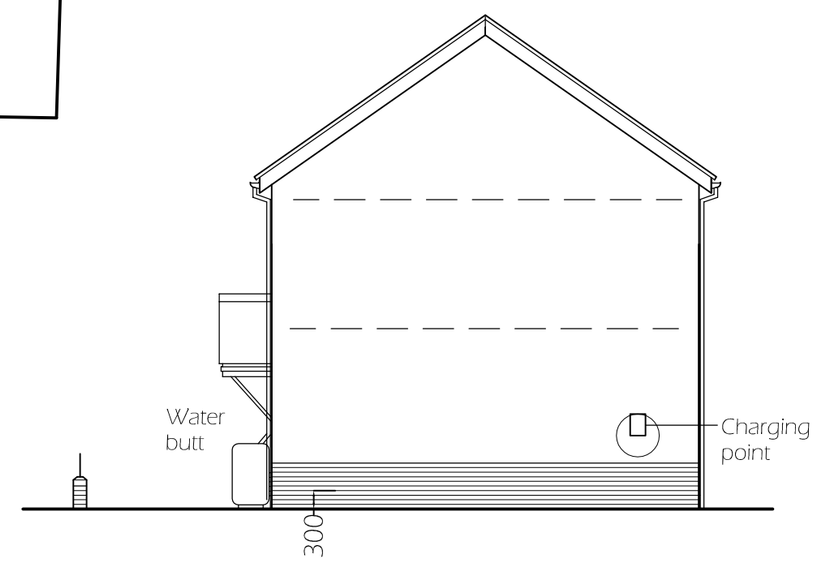
Area of free draining grass (lawn)



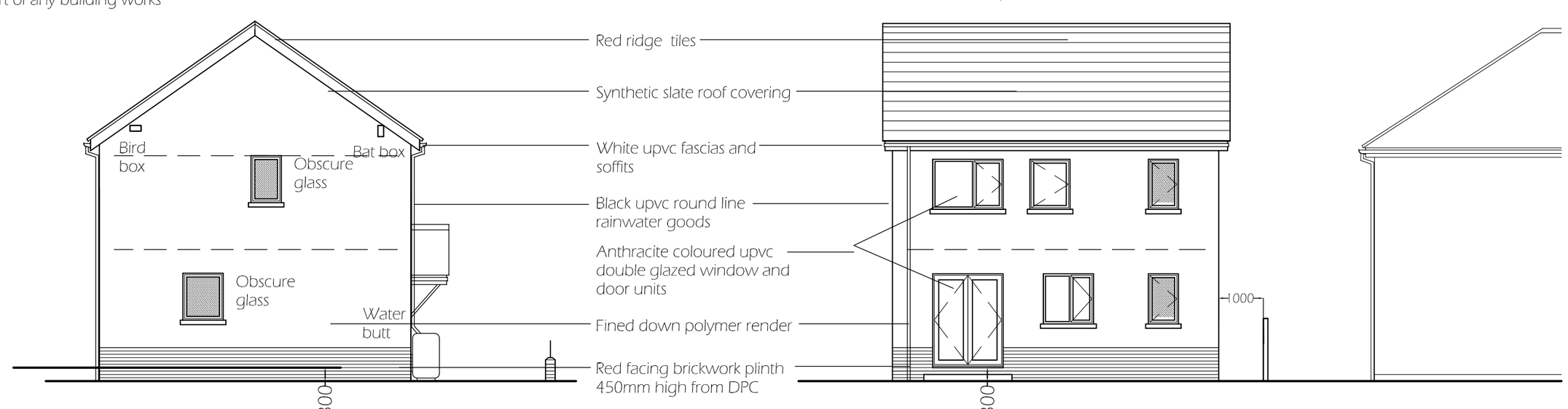
Area of free draining vehicle parking - final details to be agreed as part of the future SuDS application



Proposed front elevation at 1:100



Proposed side elevation at 1:100



Proposed side elevation at 1:100

Proposed rear elevation at 1:100

Ecological Enhancement Measures:

Please note that the bird and bat boxes identified on the elevations to be implemented prior to first occupation of the completed works

BIRD BOX:
Surface mounted House Sparrow Terrace bird box - Schwegler 1SP to be provided on the south elevation under the eaves
Min of 2m above the adjacent ground level

BIRD BOX:
Surface mounted Schwegler Swift bird box ref No17B to be provided on the north elevation under the fascia board
Min of 2m above the adjacent ground level

BAT BOX (2no.):
Schwegler IFQ surface mounted a Min. of 3m above adjacent ground

All measurements & levels shown are subject to checking on site by the contractor, figured dimensions to take precedence over scaled.

All working dimensions must be taken from, checked & / or verified by the main contractor on site prior to the manufacture of all items & the placing at all work in hand.

Working dimensions must not be scaled from this drawing. In all cases of doubt or discrepancy please refer to the architect, surveyor, supervisng officer, consultants & / or specialist drawings are read in conjunction with this drawing.

Please note that we do not project manager or act as the lead on this project. All site activities are the responsiblity of the applicant and appointed contactor

Serve all notices to the authorities concerned. All work is to comply with the current editions of the British Standards institution codes of practice.

All materials & components to comply with the current editions of the British Standards Institution specifications.

Prior to commencing work, the contractor is required to communicate with the relevant authorities, bring them to site & locate the positions and lines of all services (e.g. water, gas, electricity, telephone, telecommunication, sewage etc.) on. over, under & around the site which could in any way effect the positioning of the buildings. Copies of the correspondence & a full report of the findings must be forwarded to the architect, surveyor, supervising officer or consultant before building works commence

All details in addition to those indicated to conform in all respects with the building regulations & allied legislation.
Builder to check all details / dimensions prior to commencement of building works.

This drawing is copyright

Client

Mr and Mrs P. Das.

Project

Dwelling on land adjacent to 9 Addison Road, Sandfields, Port Talbot, SA12 6HJ

Date:	September 2024.
Scale:	1:100 - A2
Job No:	3235
Drawing No:	02D

Revision	Date:	Comment
A	30/10/2024	Revised as highways comments in email dated 10th Oct
B	08/11/2024	Scheme reduced in size closer to original scheme
C	11/12/2024	Slab raised by 150mm as FCA
D	09/06/2025	Amended as FCA report May 2025

Drawings to be read in conjunction with Flood Consequences Report by Meridian Civil Engineering Consultancy and the details outlined in the conclusion for the report.

Floor slab raised 300mm above external ground level.

Floodable void incorporated in to the detail design as outlined in the report.

Car parking in permeable material.

SuDS application to be made and approved for the site prior to approval.