

133 - 135 Commercial Street, Newport

* This drawing is copyright and must not be reproduced, altered or used by third parties without written consent.			
* Do not scale this drawing, dimensions to be checked on site, any discrepancies to be reported to the architect.			
* This drawing is to be read in conjunction with all other project information from consultants, specialists and subcontractors.			
* Risk Assessments to be carried out by contractor. Drawing to be read in conjunction with safety plan and documents regarding CDM Regulations.			
* External wall materials to comply in all aspects of the relevant British Standards and latest Building Regulations Approved Document B, including recent DCLG recommendations, in particular Appendix A of ADB, limited combustibility class A2 standard or better.			
* This drawing shows the design intent of the external materials and elevations as agreed with the local planning authority. It is the responsibility of the specialists and subcontractors to develop these and provide detailed working drawings and specifications for client approval.			
REVISIONS			
No	By	Date	Description
A	HM	29.01.20	Core Height reduction / layout amended. Bathroom windows (with obscured glazing) added. Sightline added

PROPOSED ALTERATIONS TO 133 - 135 COMMERCIAL STREET:

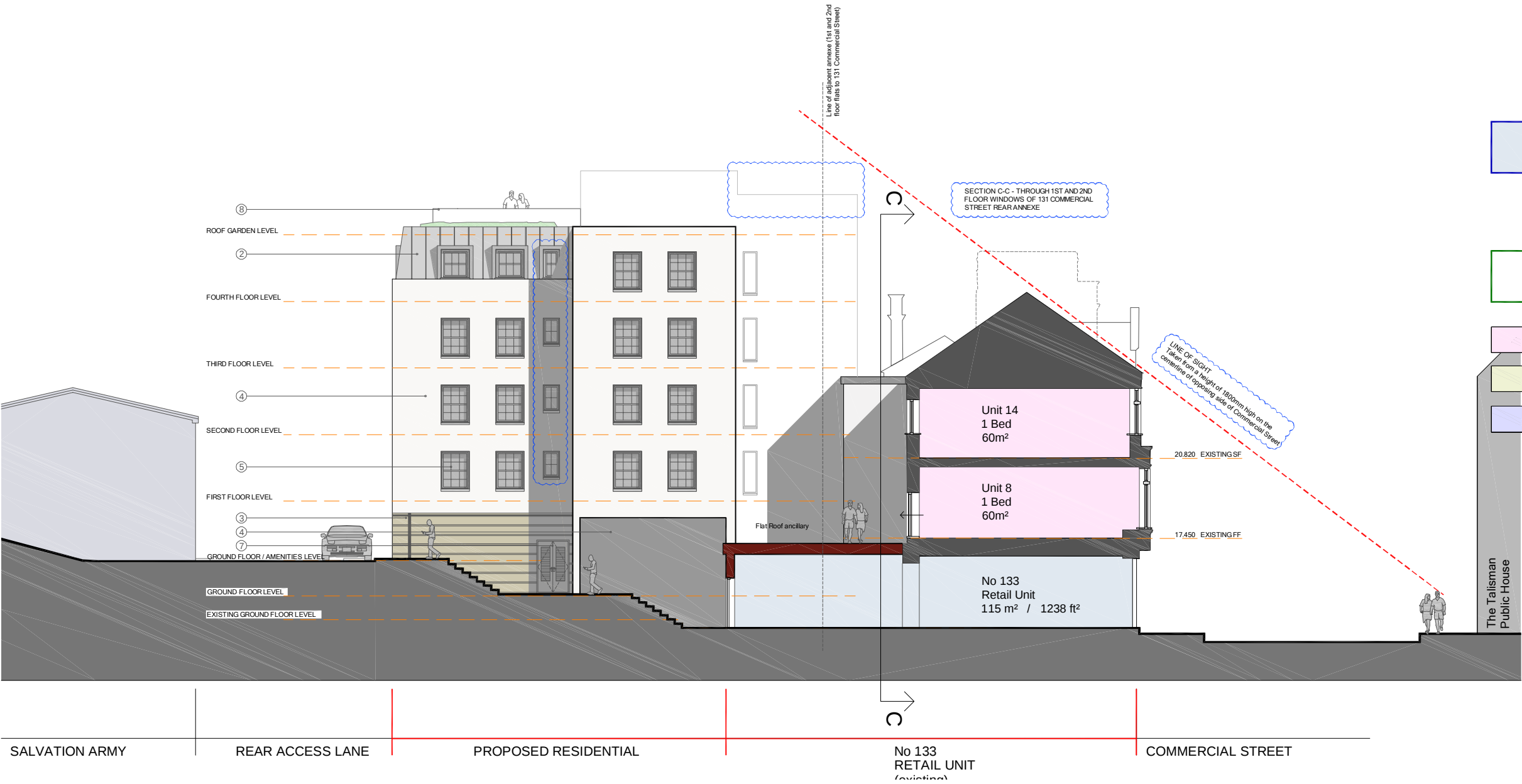
3 No Retail units

- No 133 - 115 m² / 1238 ft²
- No 134 - 53 m² / 570 ft²
- No 135 - 50 m² / 540 ft²

Residential

- 6 No 1 Bed (average 46 - 60 m²)
- 12 No 1 Bed/Studio (average 36 m²)
- 4 No 2 Bed (average 65 m²)

TOTAL 22 No Units



PROPOSED MATERIALS AND FINISHES

SCHEDULE OF EXTERNAL FINISHES					
Samples and colours of all materials shall be submitted to and approved in writing by the Planning Authority prior to the commencement of the work stage on site.					
①	<u>Roof</u> Single ply membrane or asphalt and rigid insulation inverted roof system, laid to fall. (downpipe positions to be agreed)	④	<u>External Wall</u> Smooth Render to match existing Hill Street Elevation Colour: Painted white to match existing	⑦	<u>Plant room & Bin Store louvre doors</u> PPC aluminium door & frame, balcony trims, flashings and drips by curtain walling / window specialist to match Colour: Dark grey (Matt) TBC
②	<u>Roof</u> Metal standing seam mansard roof with preformed mansard dormers. Colour: Charcoal grey (Matt) TBC	⑤	<u>Windows</u> Double Glazing - PPC aluminium frame - full details TBC by window specialist. Style as shown - to match existing Hill Street elevation Georgian Style. Windows that are to be replaced are to match new as above. Colour: White TBC	⑧	<u>External Rooftop</u> Composite timber effect decked surface Glass balustrade with potted Box hedge soft landscaping
③	<u>External Wall</u> Ground Floor - Stucco render with scored/ Banded to replicate Ashlar stone work (as Victoria Place) Colour: Light Buff TBC (as Victoria Place)	⑥	<u>External Doors</u> Georgian style 6 panel entrance doors. Colour: TBC		

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Project	
Client	134 - 135 Commercial Street, Newport
Property Index Ltd	
Drawing Title	Proposed South East Elevation

Drawn	Checked	Scale	Original	Date
HJM	ARM	1:200	A3	August 2019
Job Number	Drawing Number	Revision	Status	
3076	PL 0 00 /	303	/	PLANNING

Proposed South East Elevation