All dimensions are to be checked on site, any discrepancies are to be reported to the Architect before work commences. Do not scale from this drawing.

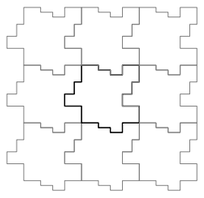
This drawing is to be read in conjunction with all relevant consultants and specialists drawings / documents, any discrepancies are to be reported to the Architect before the affected work commences.

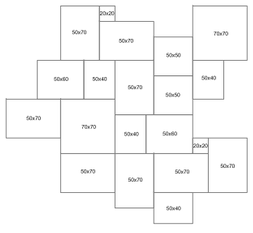
All structural components shown are indicative only. Details / calculations of structural members are to be provided by the Structural Engineer.

This drawing is copyright.

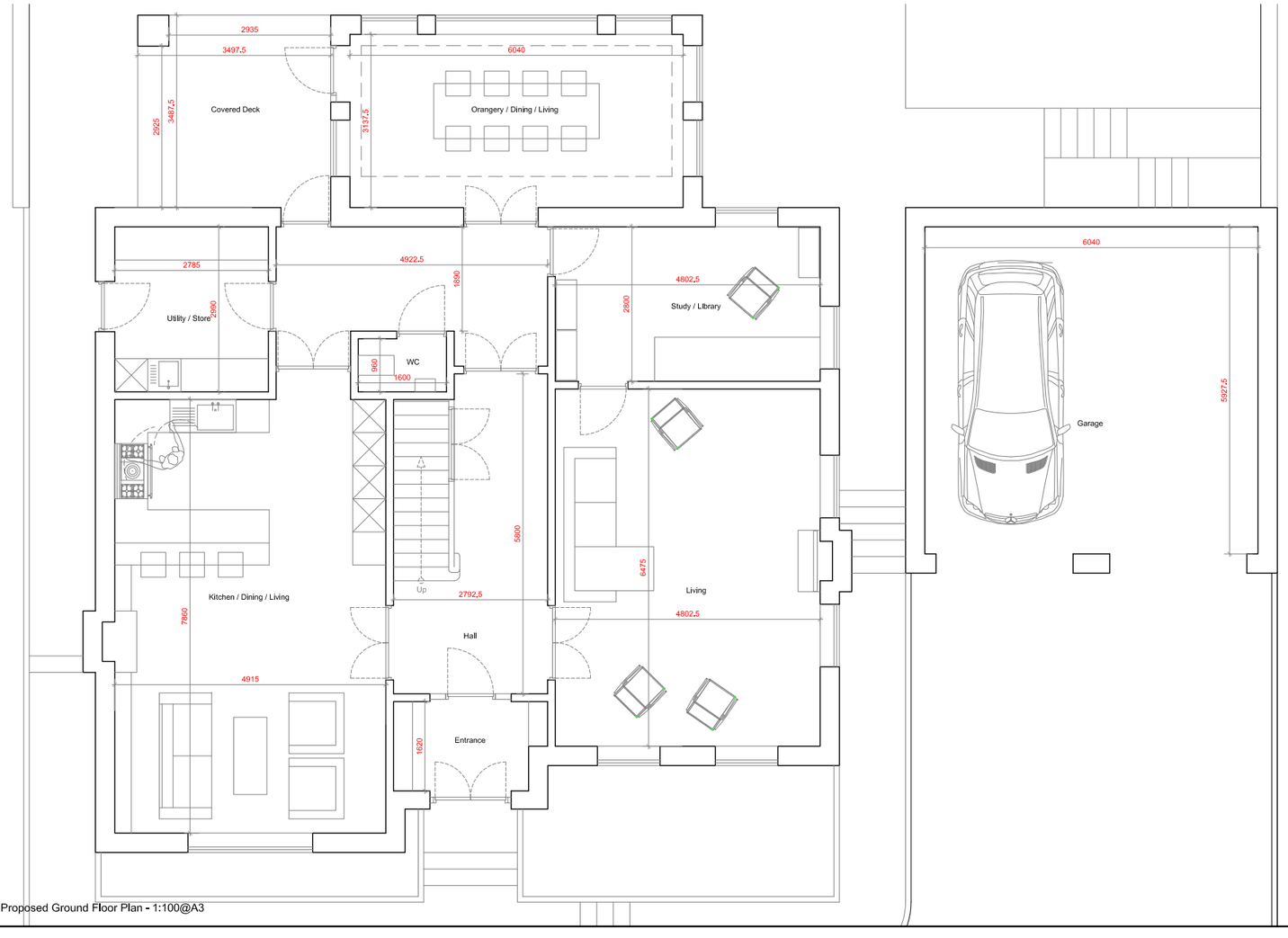


Proposed Southern Elevation (Facing Talbot Road) - 1:100@A3





Opus Roman paving layout for external areas (sizes in cm)



Proposed Ground Floor Plan - 1:100@A3

Talbot Road

New dwelling and garage with associated landscaping. Ground floor consists of living room, kitchen / diner, office/library, orangery, utility room and WC. First floor has a master with en-suite and dressing area, a further bedroom with en-suite, three further bedrooms and a main bathroom. There is a detached double garage with storage space above (accessed externally).

Walls
- To match local stone used for adjacent housing on Talbot Road.
- Light coloured stonework banding is to accentuate window apertures. Large (3 standard courses) stones are to formulate corners of building

Roof
- To be dark grey interlocking tiles (modern type).
- Eaves to incorporate black barge boards and soffits. Rainwater downpipes are to be dark grey.

Windows
- To be dark grey, modern sash double glazed units

Doors
- Main front door is to match window suite. It is to contain a glazed vision panel to each door leaf. Rear and side single doors are to match style.

Orangery
- Windows to match rest of dwelling.
- Roof to be glazed with white framing.
- Door to match glazing suite.
- Cornice detailing to be white moulded plastic.

Garage
- Stonework to match that of main dwelling.
- Door to match style as used on main building.
- Rooflights to be dark grey (single pain)
- Garage doors to be dark grey, with standard bevelled finish.

External
- New driveway is to be pattern imprinted concrete with incorporated drainage. Colour to be dark grey (slate grey / platinum grey), pattern to be Grand Ashlar.
- Rear patio and all external paths and steps to be made of natural Indian stone. Pattern to be Opus Roman as shown on drawings.
- New rear lawn is to be level and seeded to match local species.
- Retaining wall is to be concrete with an 'off-white' rendered finish and is to be capped in Indian stone. Stucture is to follow existing levels on-site.
- Driveway gates are to be tongue and groove (vertical) timber with black metal framing, with incorporated black metal support posts.
- Pedestrian gate is to match driveway gate style.
- All other external areas are to match existing finishes and levels
- Bin Storage Point is to be tongue and groove (vertical) timber clad shelter on three sides with timber roof covering. New planting is to obscure view from neighbouring property. To be approx1.2m Wide x 3.2m Long x 1.4m high

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Project	Talbot Road
Client	Austin
Drawing	Proposed GF Plan and South Elevation
Scale	1:100 @ A3
Date	August 2012
Number	2341 - 203
Revision	-