

Bruce Harbon
 5 Cefn Drive
 Newport
 NP10 9AP



Extension and Garage Conversion

29th January, 2026

Dimensions in MM Scale: 1:100 Size: A3

Contractor to set out and take site dimensions

SCALE FROM THIS DRAWING FOR PLANNING PURPOSES ONLY

Drawings: Laurence Clarke

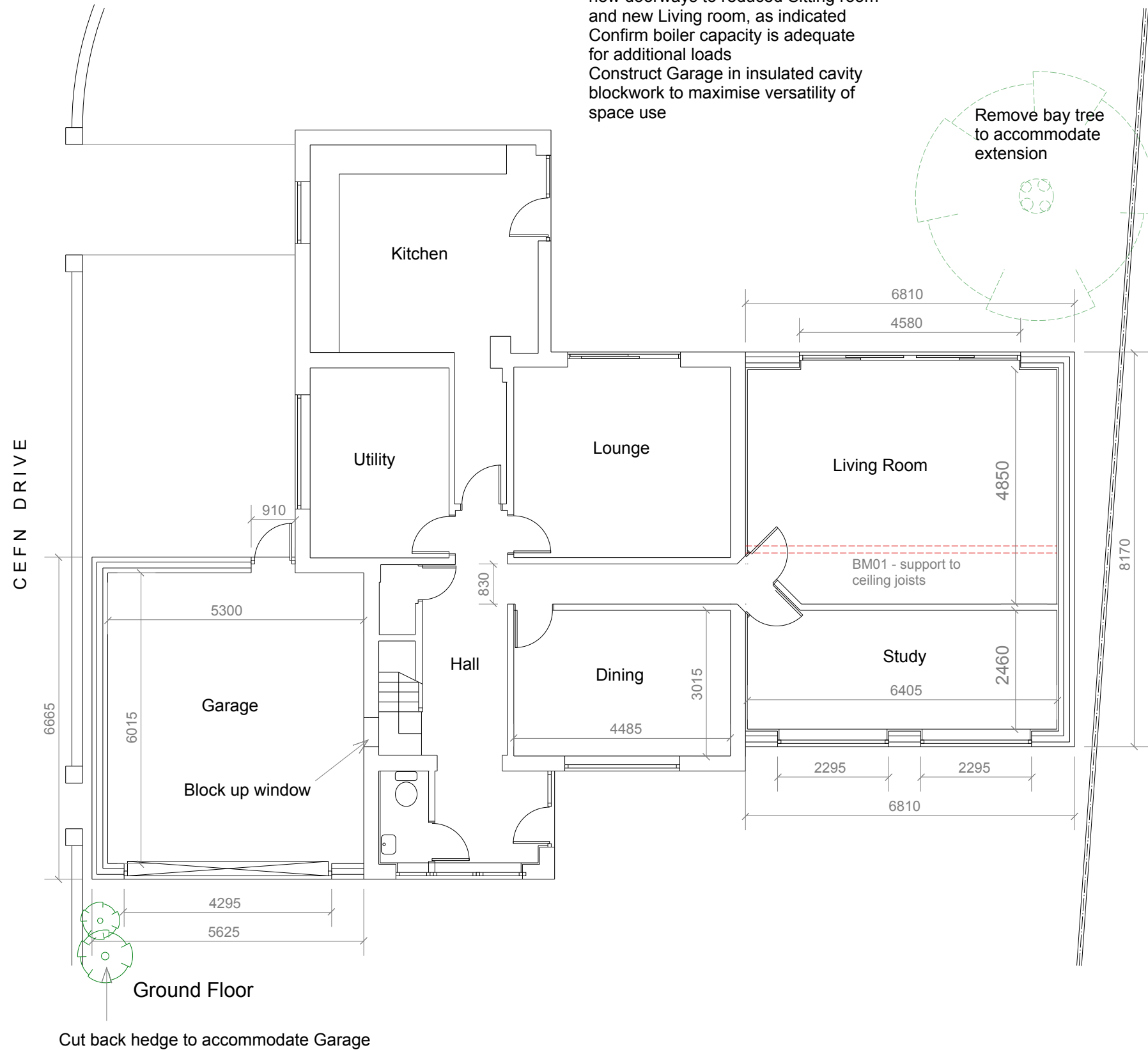
Tel: 02920 627 667

Mob: 07970 86 22 81

info@plan-itdesigner.co.uk



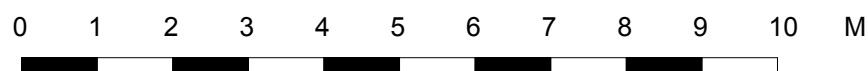
Demolish/take down Garage and excavate for foundations and drainage including new gulley pots for RW goods to new/existing soakaway, location and ownership of assets to be confirmed prior to commencement
 Partition for access to extension with new doorways to reduced Sitting room and new Living room, as indicated
 Confirm boiler capacity is adequate for additional loads
 Construct Garage in insulated cavity blockwork to maximise versatility of space use



Structural Specifications to be confirmed with Structural Engineer

Build Over Sewer Agreement tba if necessary following confirmation sewer/drain locations

Party Wall Notices to be served where necessary in line with statutory guidelines & timescales



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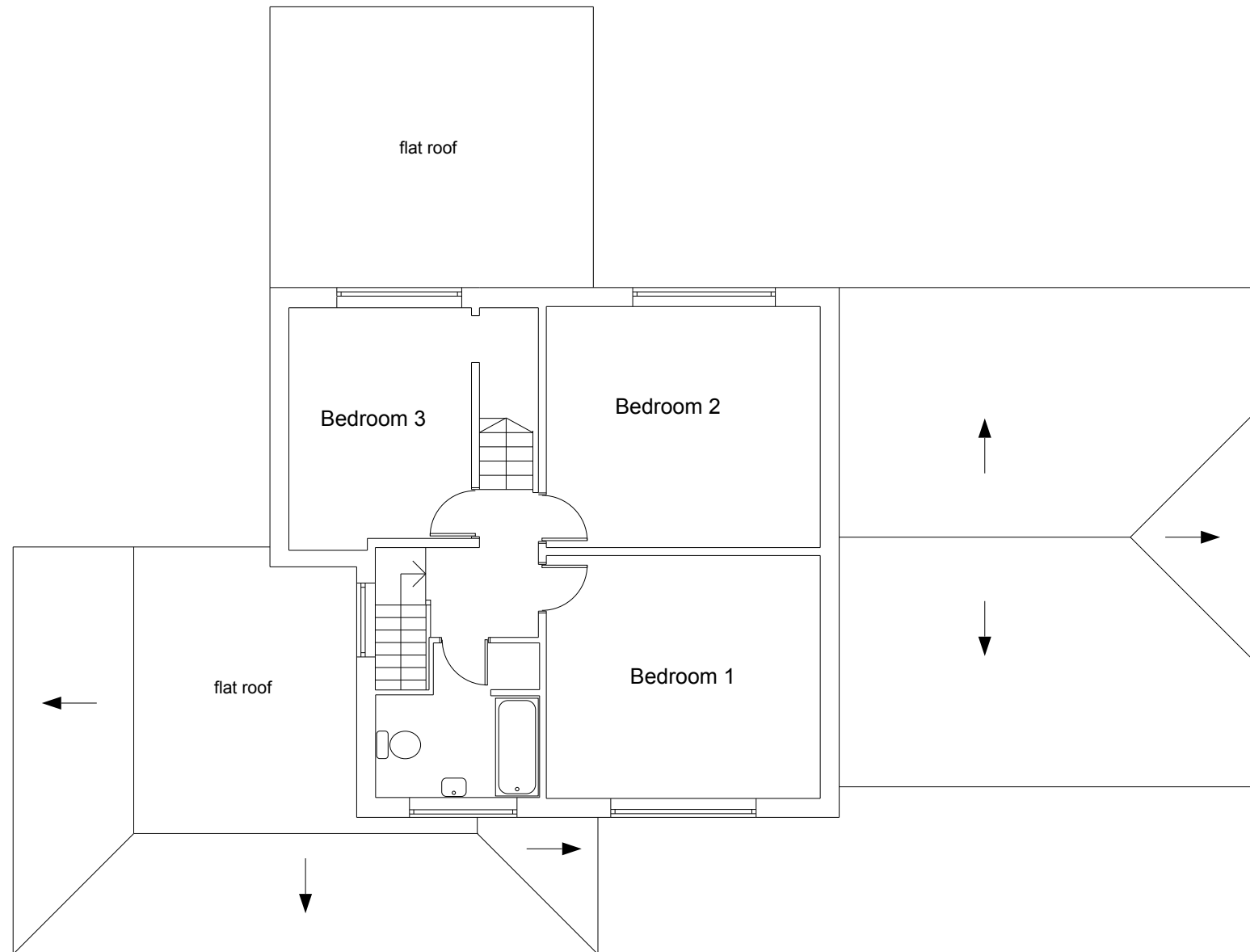
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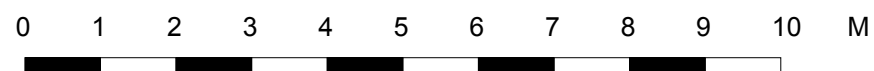


First Floor

Structural Specifications to be confirmed with Structural Engineer

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Plans (proposed)
Dwg. No: PDCD526-007

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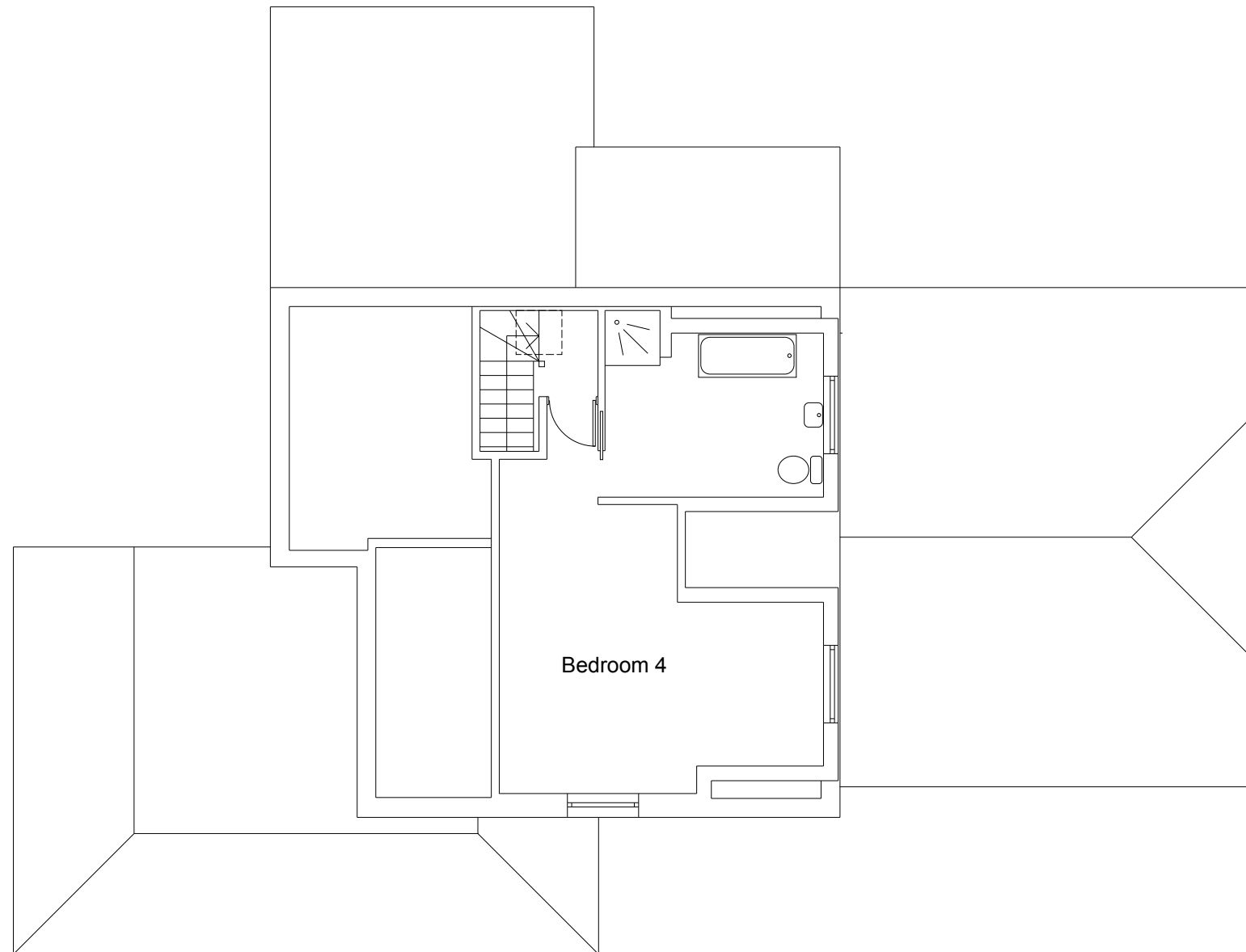
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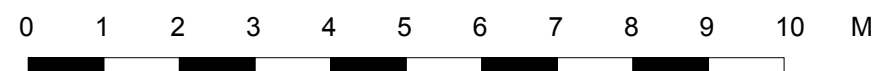


Second Floor

Structural Specifications to be confirmed with Structural Engineer

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Plans (proposed)
Dwg. No: PDCD526-008

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Walls:

Concrete cavity block work, with min
125 cavity, 75 PIR and standard internal leaf so
that walls achieve compliance with Part L
Smooth painted render to masonry

Roofs:

Slate/tile to match/complement existing
Roof pitches as indicated
Fatrofol/Sarnafil flat roof membrane to flat roofs
suitable for zero degree pitch

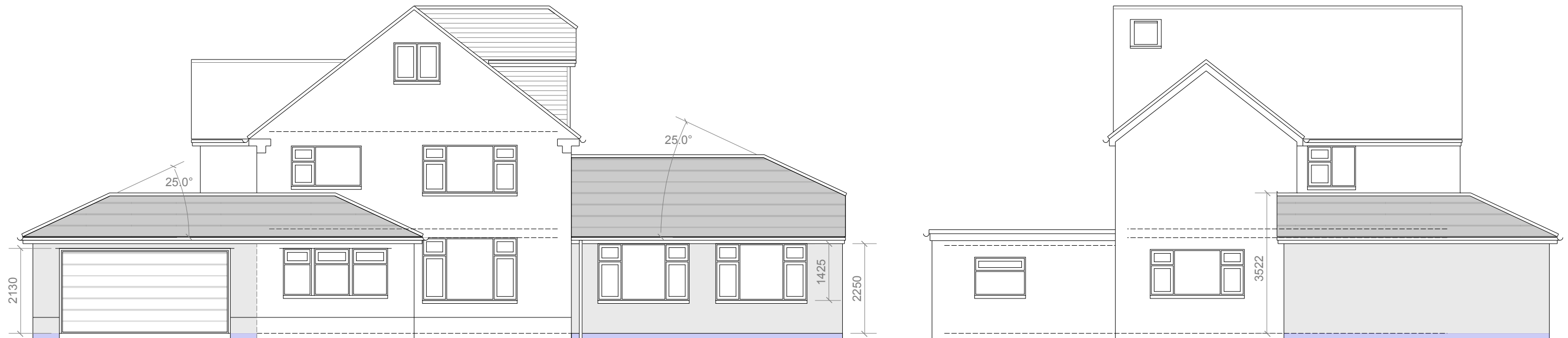
Windows & Doors:

Min 'A' rated UPVC/Aluminium double/triple
glazed to match/complement existing - tbc with client

Fascias, soffits and RW goods:

Black/grey UPVC/aluminium

Soakaway to be excavated in garden for
additional RW run-off, subject to satisfactory
percolation test



South (front)

West (side)

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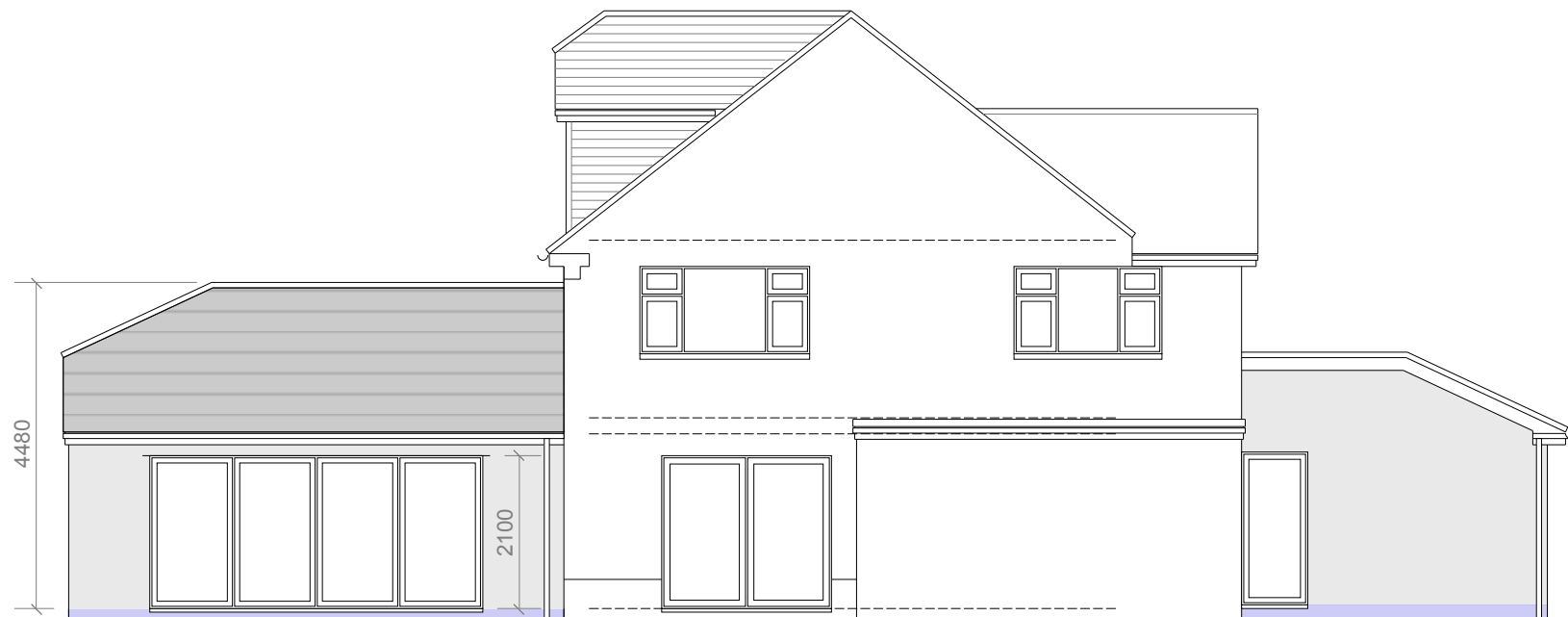
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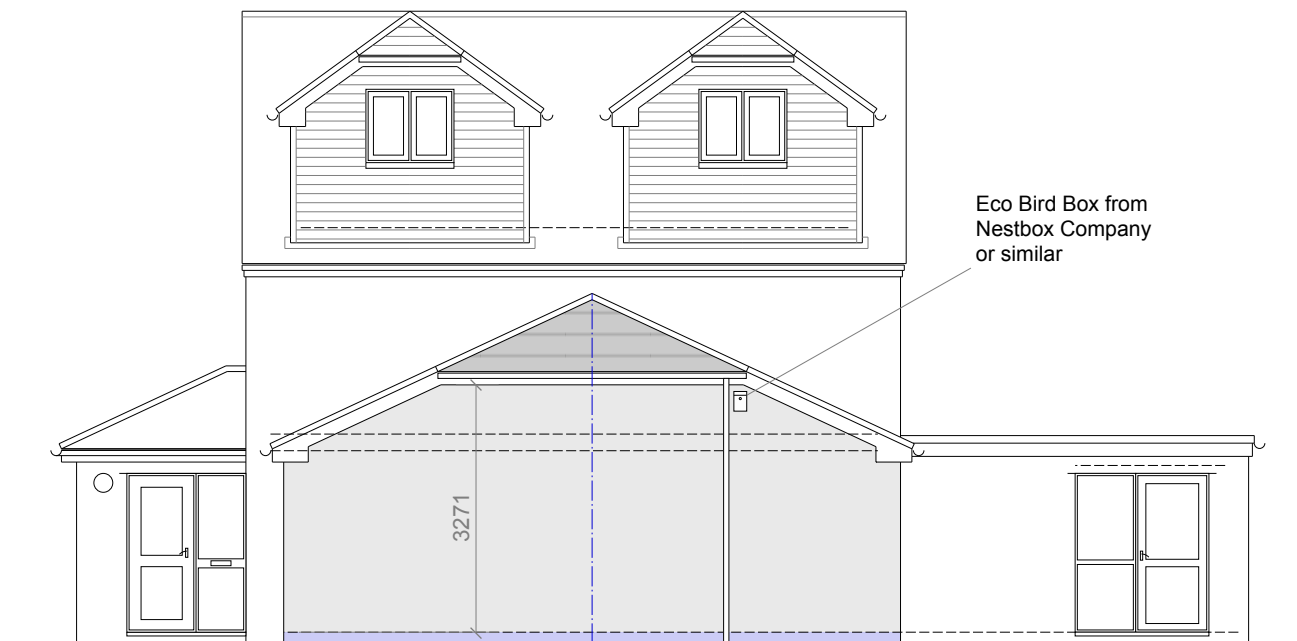
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North (rear)



East (side)

Structural Specifications to be confirmed with Structural Engineer

Elevations (proposed)
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