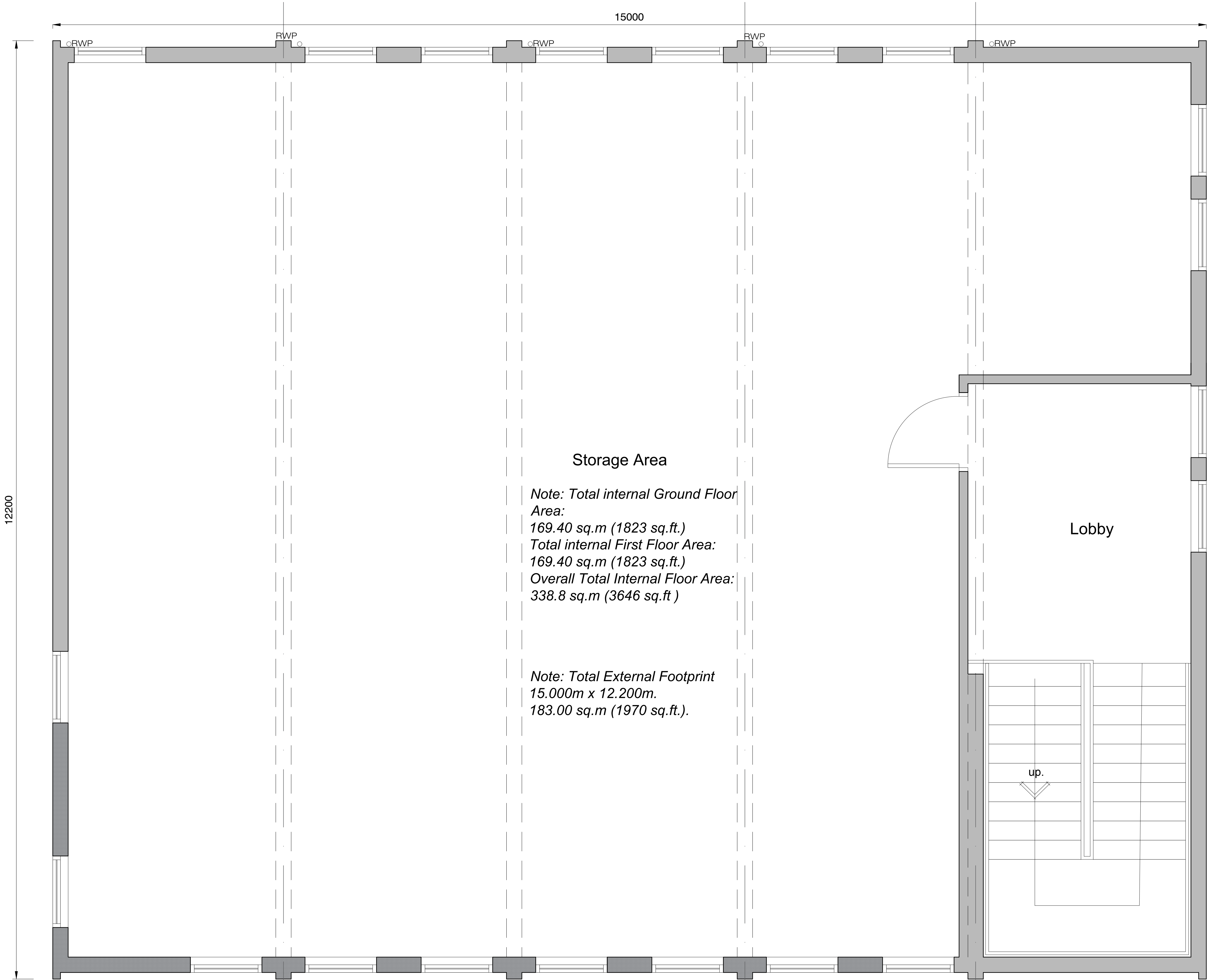


FOR RETROSPECTIVE PLANNING PURPOSES ONLY

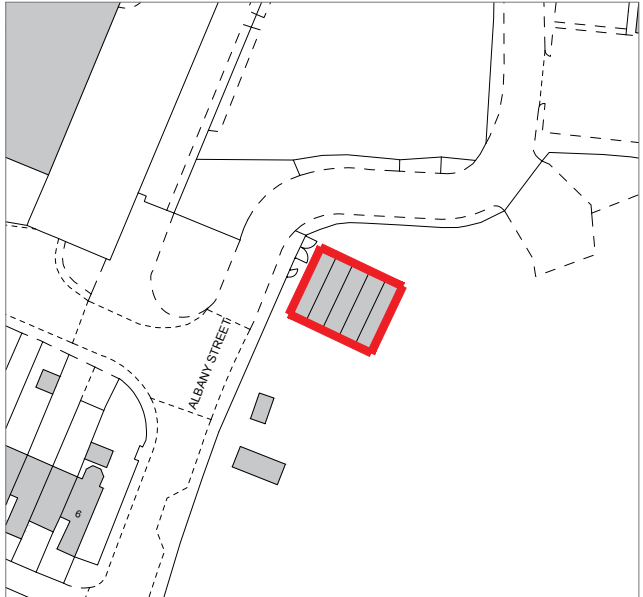


Storage Area

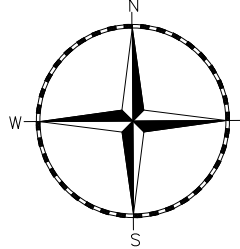
*Note: Total internal Ground Floor Area:
169.40 sq.m (1823 sq.ft.)
Total internal First Floor Area:
169.40 sq.m (1823 sq.ft.)
Overall Total Internal Floor Area:
338.8 sq.m (3646 sq.ft.)*

*Note: Total External Footprint
15.000m x 12.200m.
183.00 sq.m (1970 sq.ft.).*

EXISTING FINISHES LEGEND
*Roof Finish - Felted roof.
External Walls - Coated steel containers.
External windows - White uPVC units.
External doors - Grey coated steel & white timber.
Gutters and downpipes - Black uPVC with matching fixings.*



SITE LOCATION PLAN 1:1250



THE DRAWINGS RELATE TO THE PROPOSED RETROSPECTIVE PLANNING APPLICATION AT CABIN CAFE, ALBANY STREET, NEWPORT, NP20 5NJ.

FOR STRUCTURAL / DRAINAGE DETAILS PLEASE REFER TO CLIENT APPOINTED STRUCTURAL ENGINEERS DESIGN AND FULL SPECIFICATION.

THE DRAWING HAS BEEN PRODUCED FOR RETROSPECTIVE PLANNING PURPOSES ONLY.

CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE, PLEASE NOTE DIMENSIONS HAVE BEEN TAKEN ON SITE WITH A TRADITIONAL MEASURING TAPE.

REVISION NOTE:

DRAWING STATUS:

PLANNING

CLIENT:

ROLAND MASON

PROJECT:

CABIN CAFE, ALBANY STREET,
NEWPORT, NP20 5NJ.

franks + toms
ARCHITECTS

DRAWING TITLE:

EXISTING FIRST FLOOR PLAN

JOB NUMBER: 4307	BY: AC	CHK: SF	DATE: JULY 2025
DRAWING NUMBER: (23) 101	REV:	SCALE: 1:25 @ A1	

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