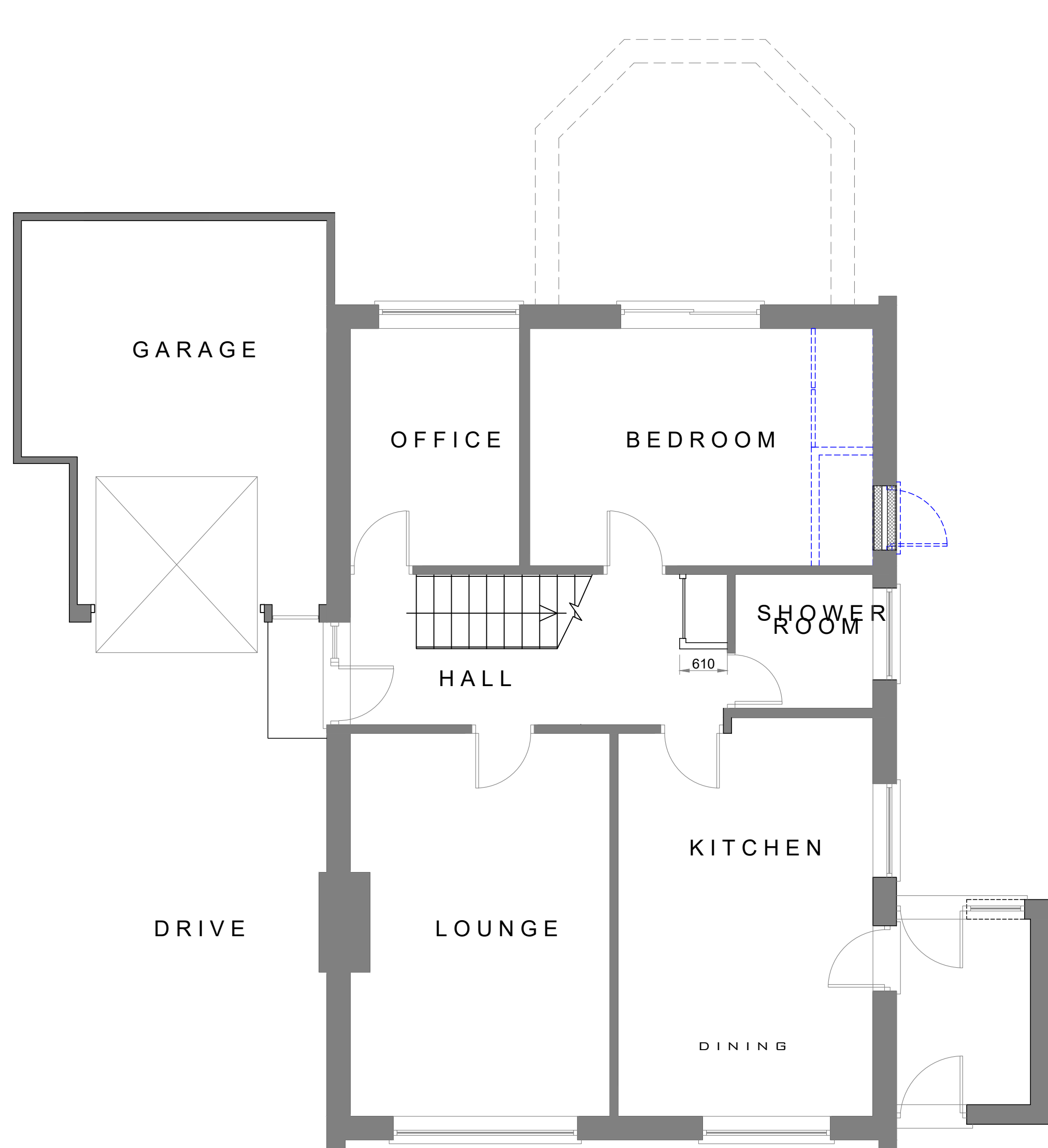
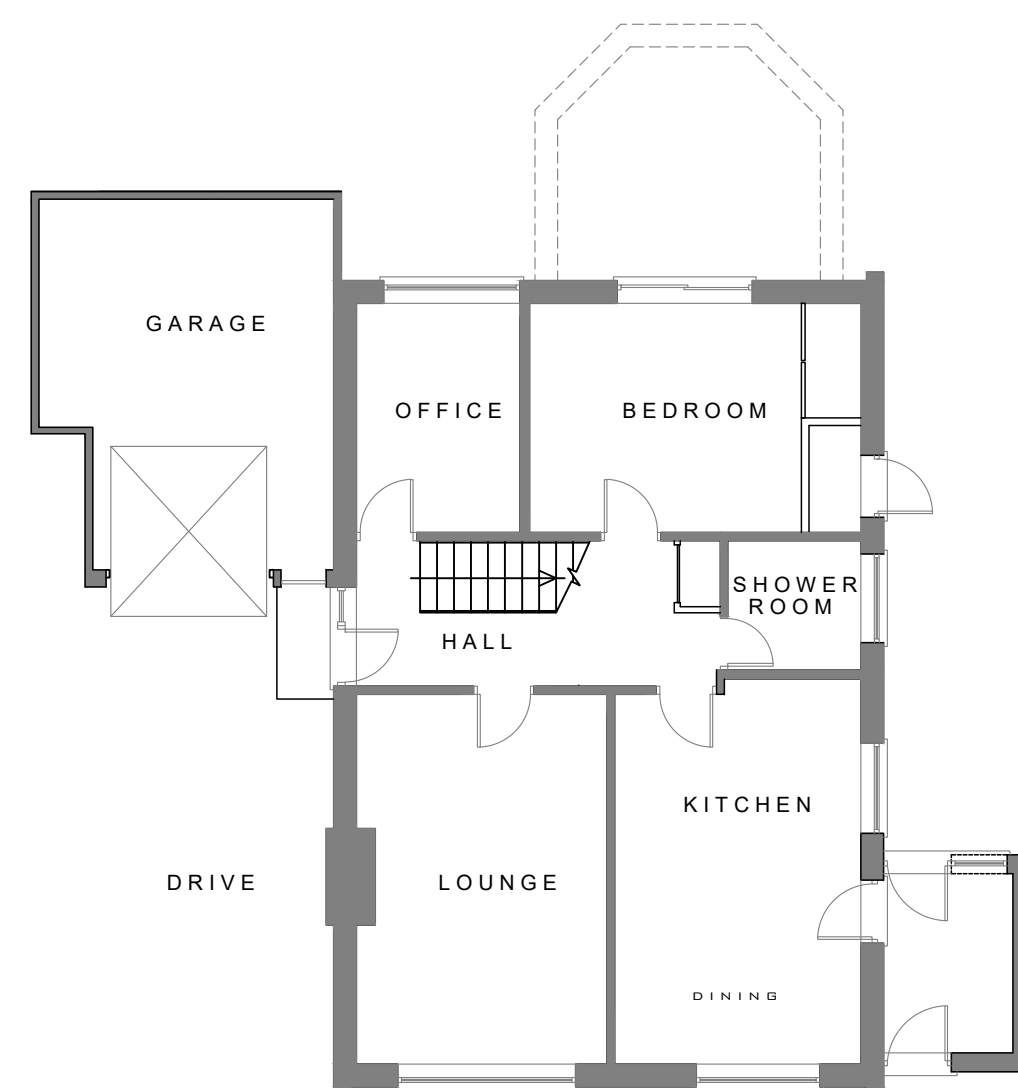


- Notes
1. All steelwork dimensions to be checked on site prior to ordering and fabrication.
 2. All dimensions shown in millimeters and this drawing must not be scaled off.
 3. Any numerical discrepancies to be reported to Keystone Structural Engineering immediately.
 4. All internal steelwork to receive two coats of red oxide before erection.
 5. All external steelwork to receive 80um (140um if coastal) thickness of Hot Dip Galvanized coating
 6. The span of the beam is the clear distance between supports, the minimum bearing (use) is 150mm each end.
 7. All Twin Beams to be bolted & sleeved together @800mm ctrs
 8. All Columns or Posts below DPC to be surrounded with min 100mm Gen3 Concrete
 9. All Lintels to be installed in accordance with Manufacturers guidelines
 10. The underside of all Foundations MUST be approved by Building Control prior to pouring.

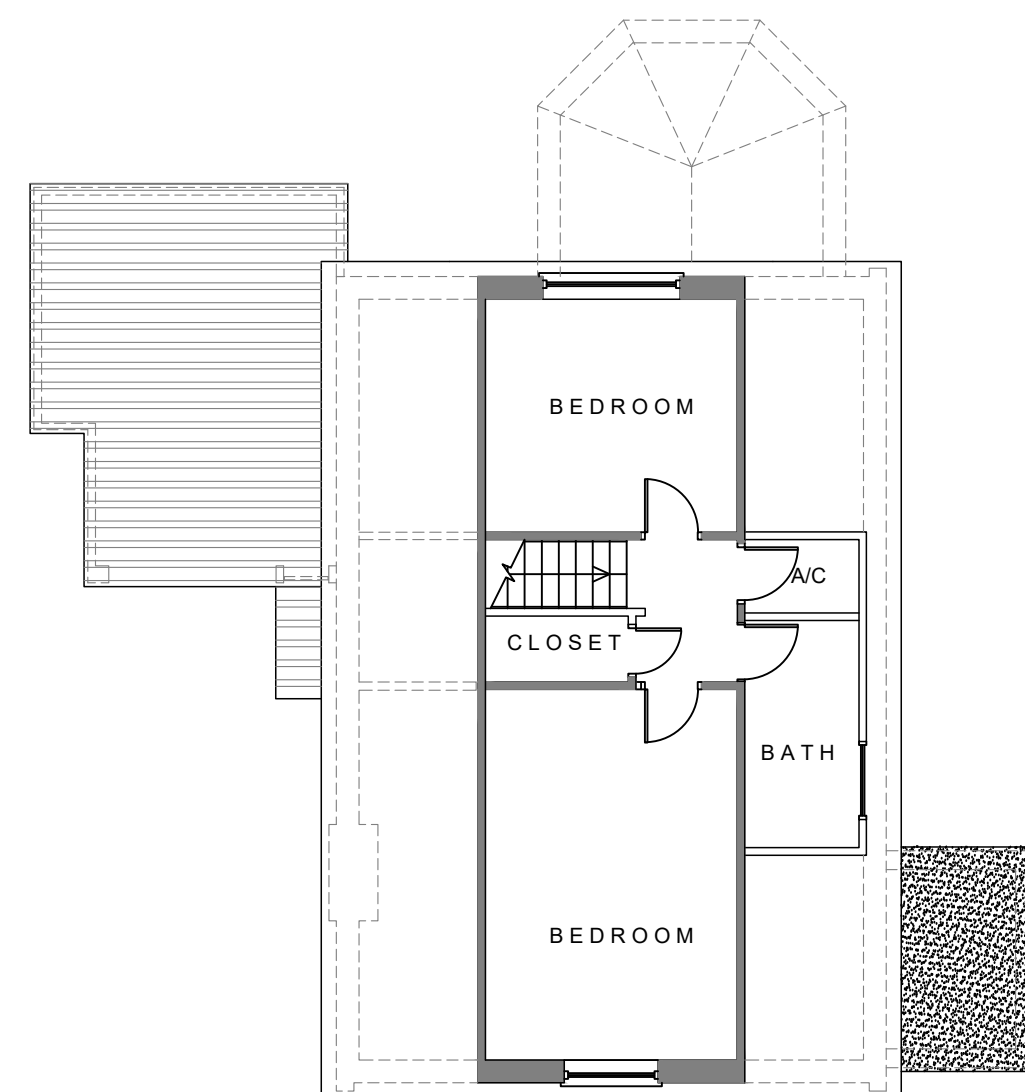
- Assumed to be Load Bearing Walls
- Assumed Not Load Bearing Walls
- Dense Concrete Block (7.3N)
- Celcon Thermal Block (3.6N)
- Facing Brick (22N)
- Engineering Brick (22N)
- Stud Walls (100mm Wide)
- Insulation
- Masonry Walls to be Removed
- Steelwork Beams
- Precast Concrete Lintels
- Timber Fence/Joists
- Precast Padstone
- Mass Concrete Foundations



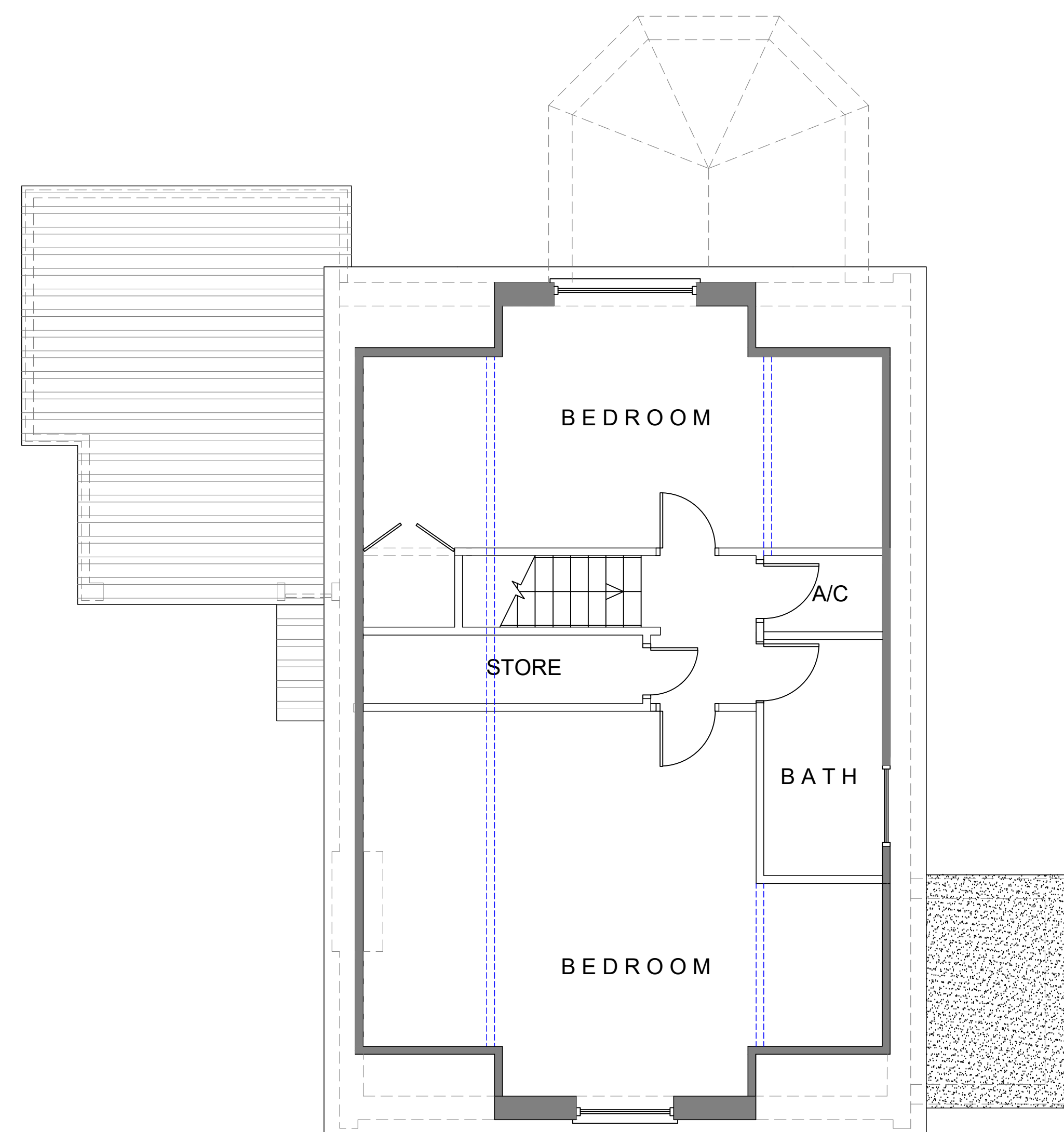
PROPOSED GROUND FLOOR PLAN - SCALE 1:50



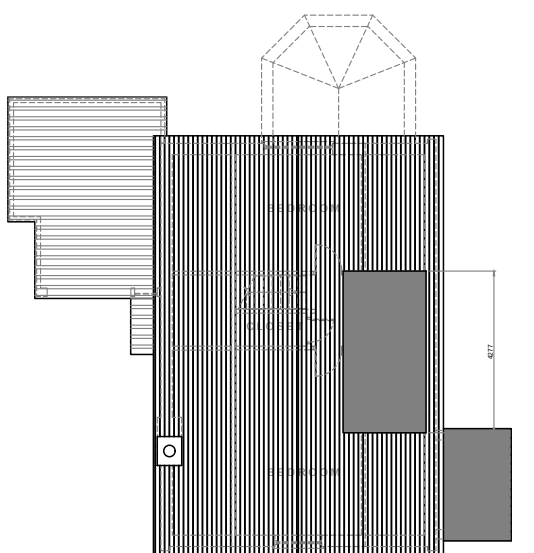
EXISTING GROUND FLOOR PLAN - SCALE 1:100



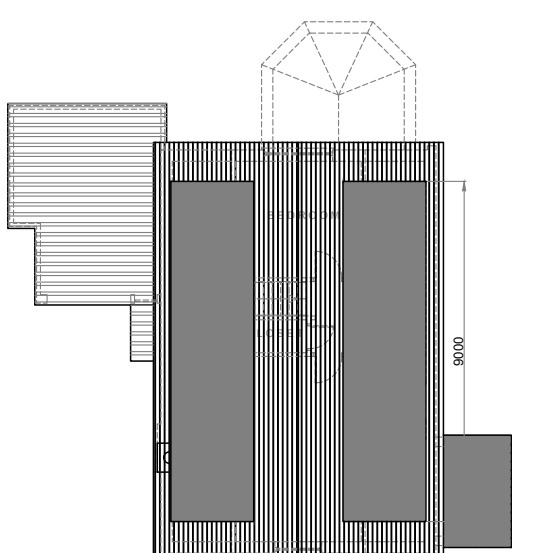
EXISTING FIRST FLOOR PLAN - SCALE 1:100



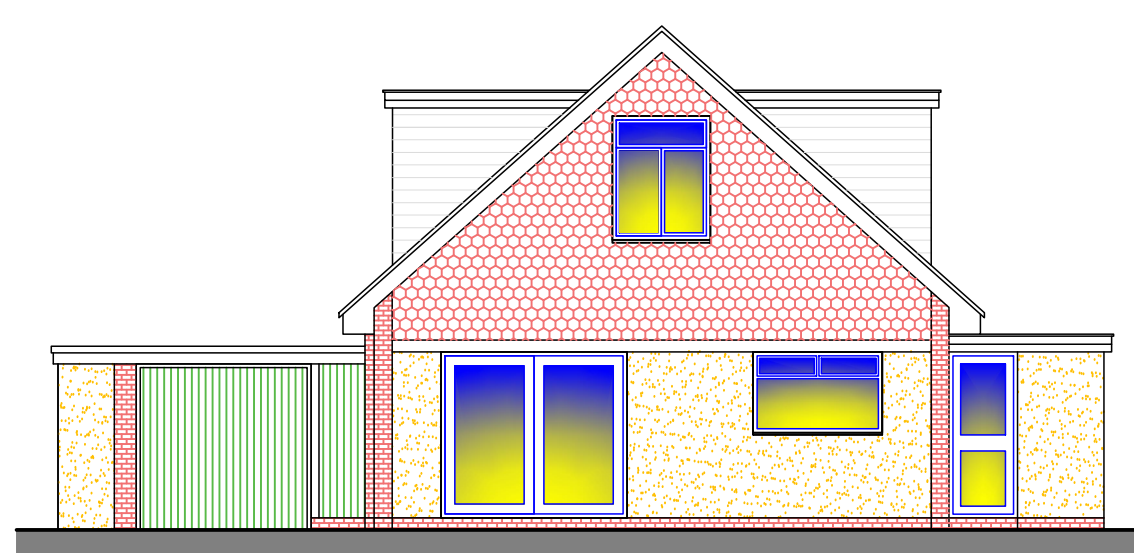
PROPOSED FIRST FLOOR PLAN - SCALE 1:50



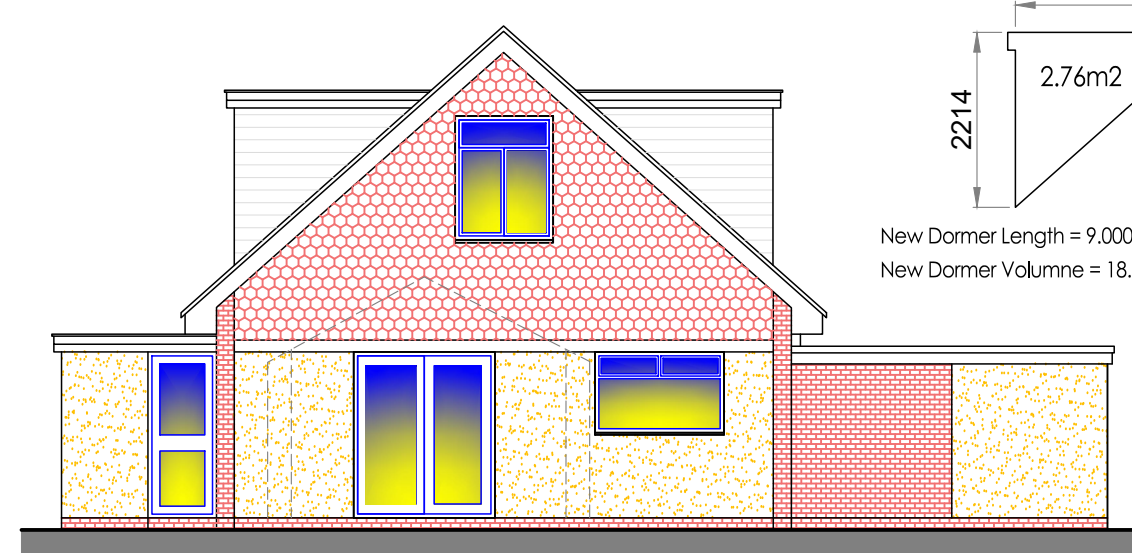
EXISTING ROOF PLAN - SCALE 1:200



PROPOSED ROOF PLAN - SCALE 1:200

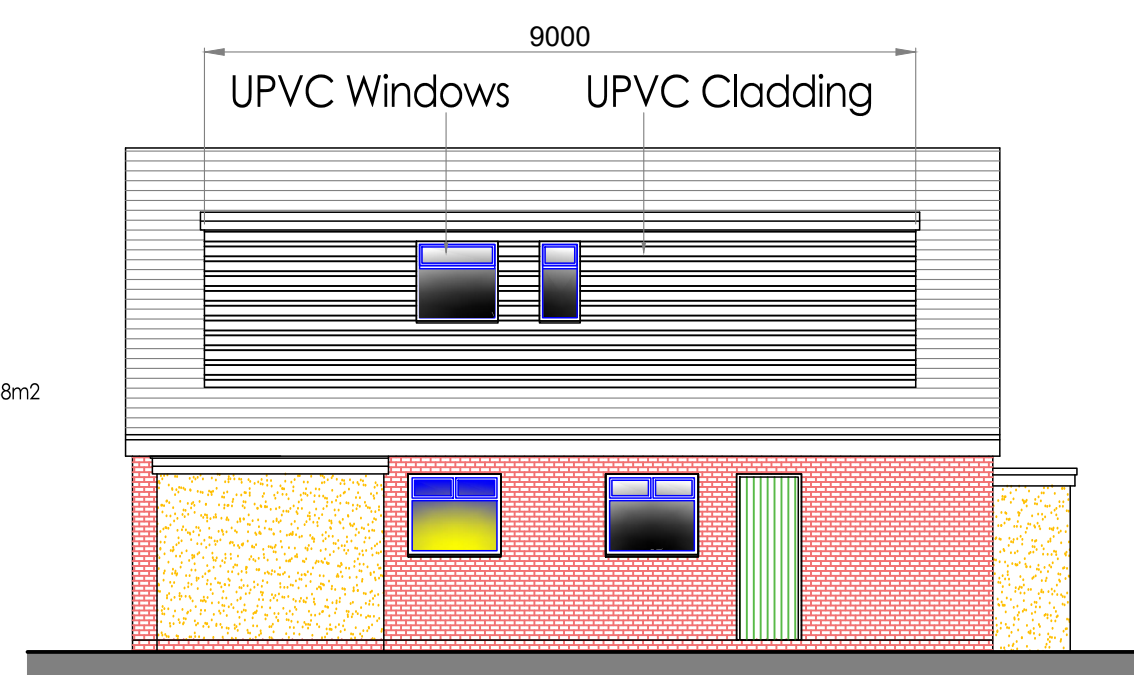


PROPOSED FRONT ELEVATION - SCALE 1:100

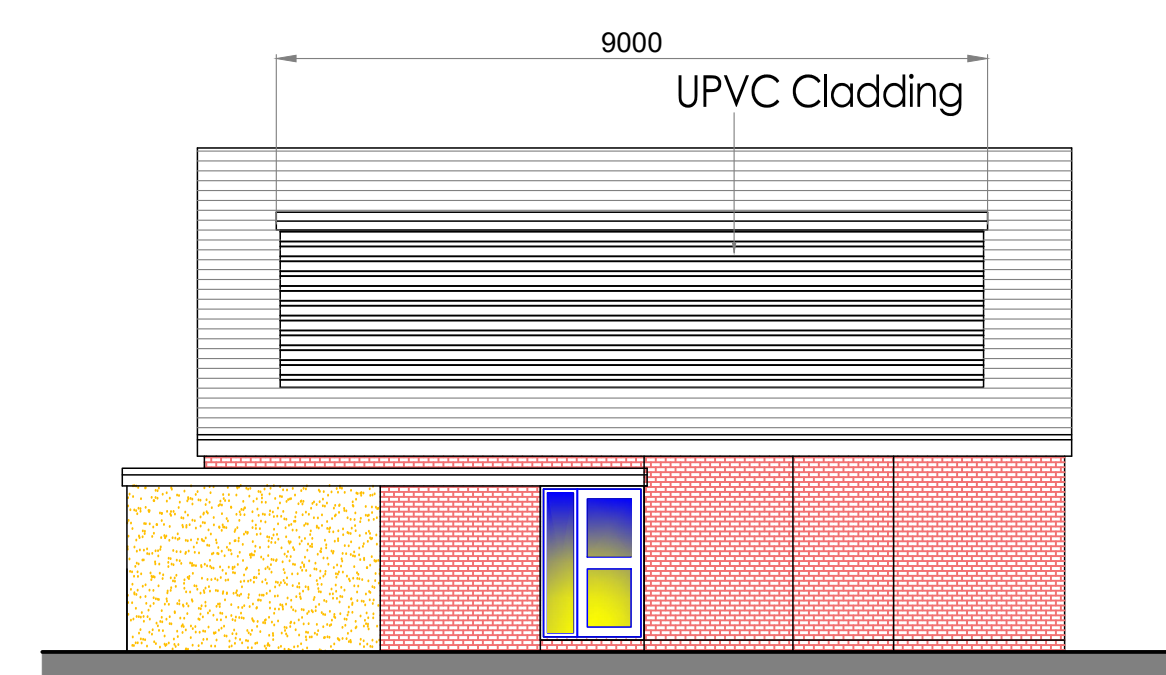


PROPOSED REAR ELEVATION - SCALE 1:100

2493
2.76m²
2214
New Dormer Length = 9,000 + 9,000 = 18,000mm
New Dormer Volume = 18,000mm X 2.76m = 49.68m³



PROPOSED SIDE ELEVATION - SCALE 1:100



PROPOSED SIDE ELEVATION - SCALE 1:100

Drawing Title
EXISTING/PROPOSED PLANS
& ELEVATIONS

Site Address
10 FAIRFIELD CLOSE, CAERLEON,
NEWPORT, NP18 3DR - MR MANLEY

Drawn By DJLH
Date AUG 2025
Checked
Date Checked
Scales 1:200, 1:100 & 1:50 A1
Drawing Number 25-2266-DWG-02B

Drawing Status
PLANNING

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