

61 BRISTOL STREET, NEWPORT, NP19 8DL - GROUND FLOOR PLANS

Application 26/0616 - Change of use of former ground-floor retail unit (A1) to residential use (C3)

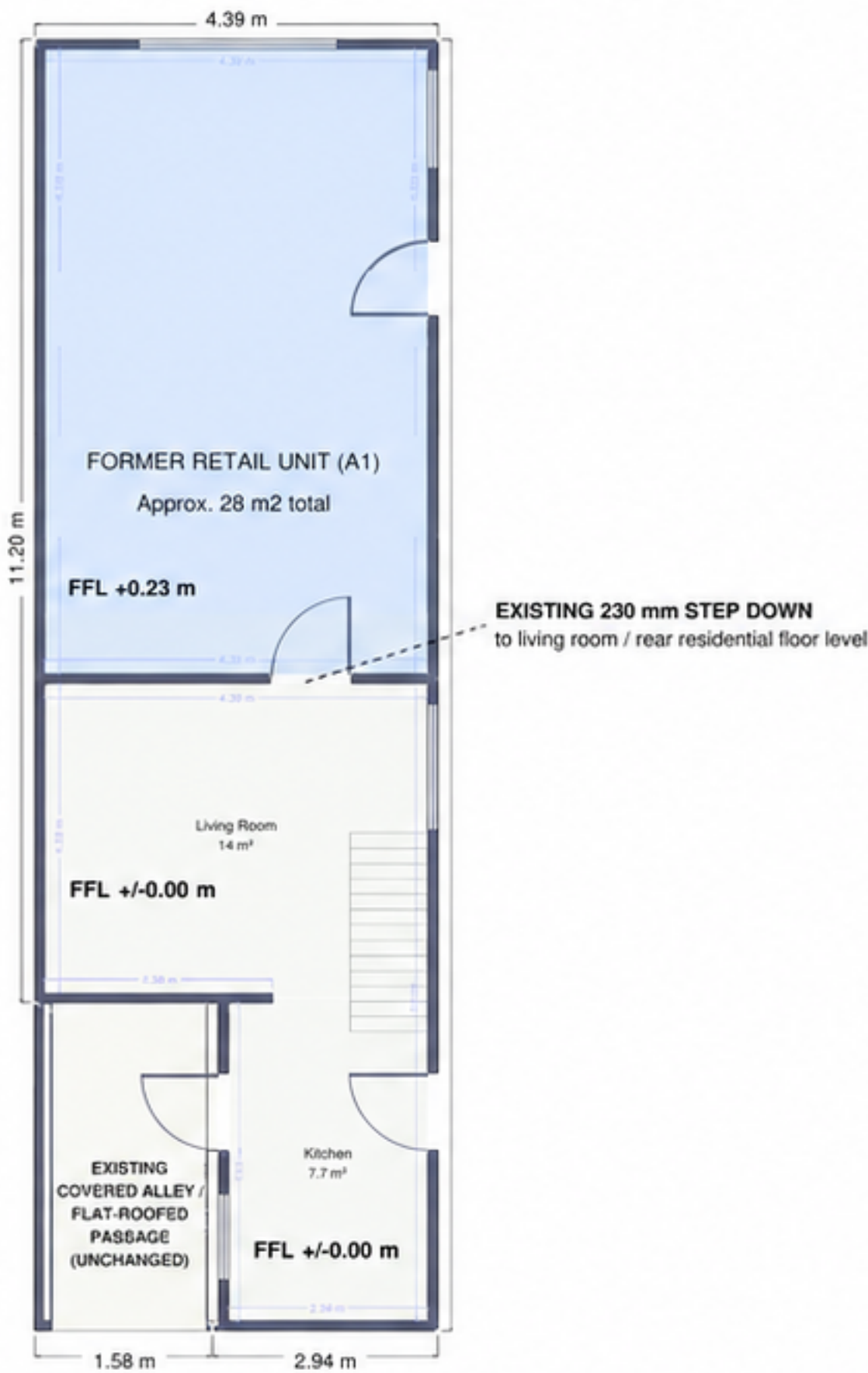
SHEET P-01

Date: 12 August 2026

Scale: 1:100 @ A3

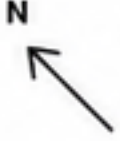
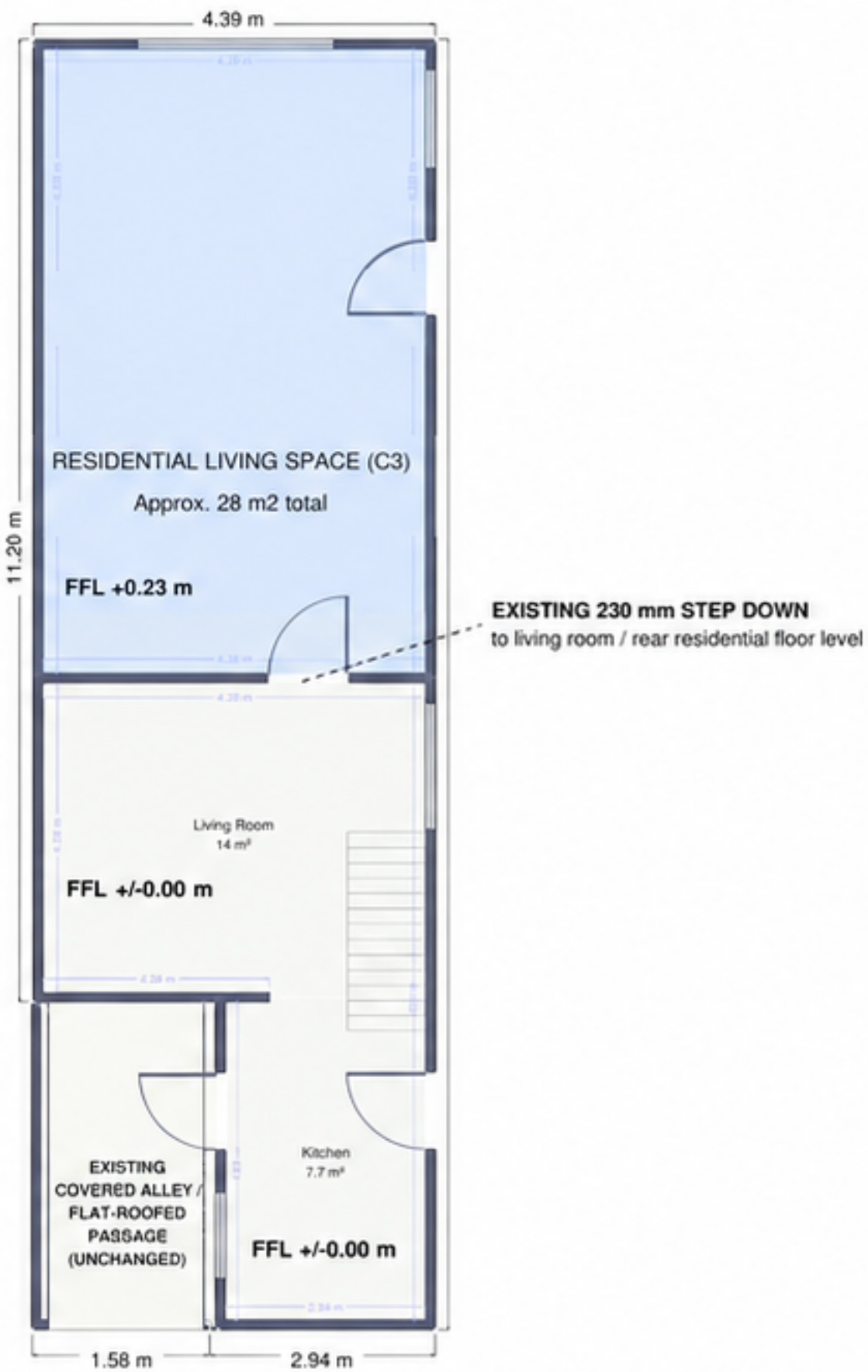
EXISTING GROUND FLOOR

Existing layout - former retail area shown as one continuous A1 unit



PROPOSED GROUND FLOOR

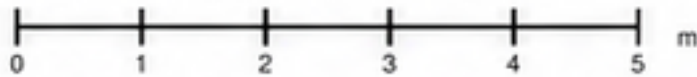
Change of use only - geometry, openings and floor levels unchanged



PLAN NOTES

- Existing and proposed ground-floor geometry, external openings and internal connection to the dwelling are unchanged.
 - Site photographs confirm that the former retail floor is one continuous open space.
 - Existing living room remains approximately 14 m² and the kitchen remains approximately 7.7 m² at the rear.
 - Existing former-retail floor level is approximately 230 mm above the adjoining living-room/kitchen level. No floor lowering or other level alteration is proposed.
 - Base dimensions are taken from the supplied Polycam measured survey. This sheet is calibrated to the survey scale bar at 1:100 when printed at 100% on A3.
- 61 Bristol Street, Newport, NP19 8DL | Applicant: Shabana Kosar

Rev A – 18 September 2026 – Existing covered alley / flat-roofed passage added for completeness.



Print at 100% / Actual Size. Do not use Fit to Page.