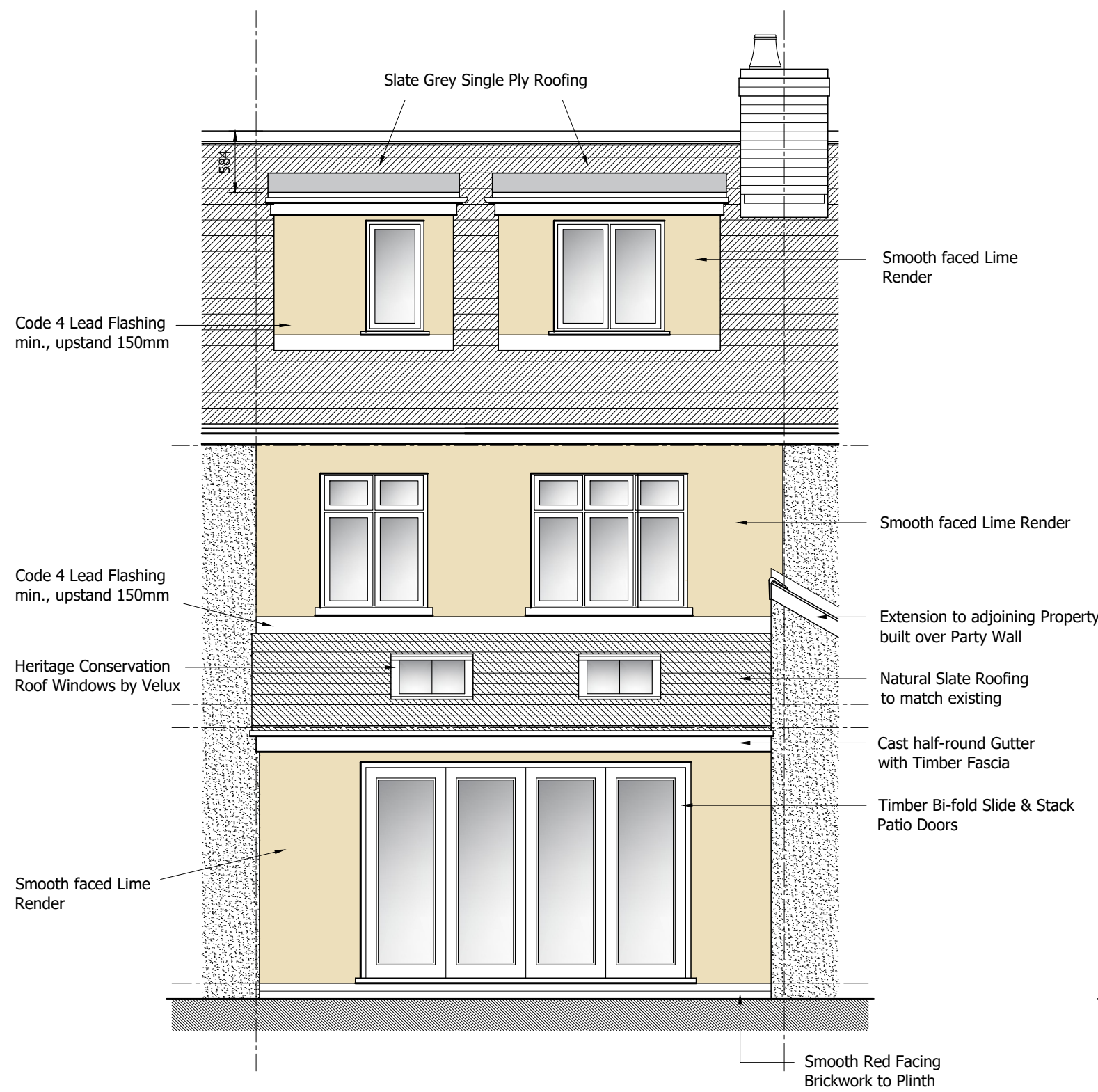
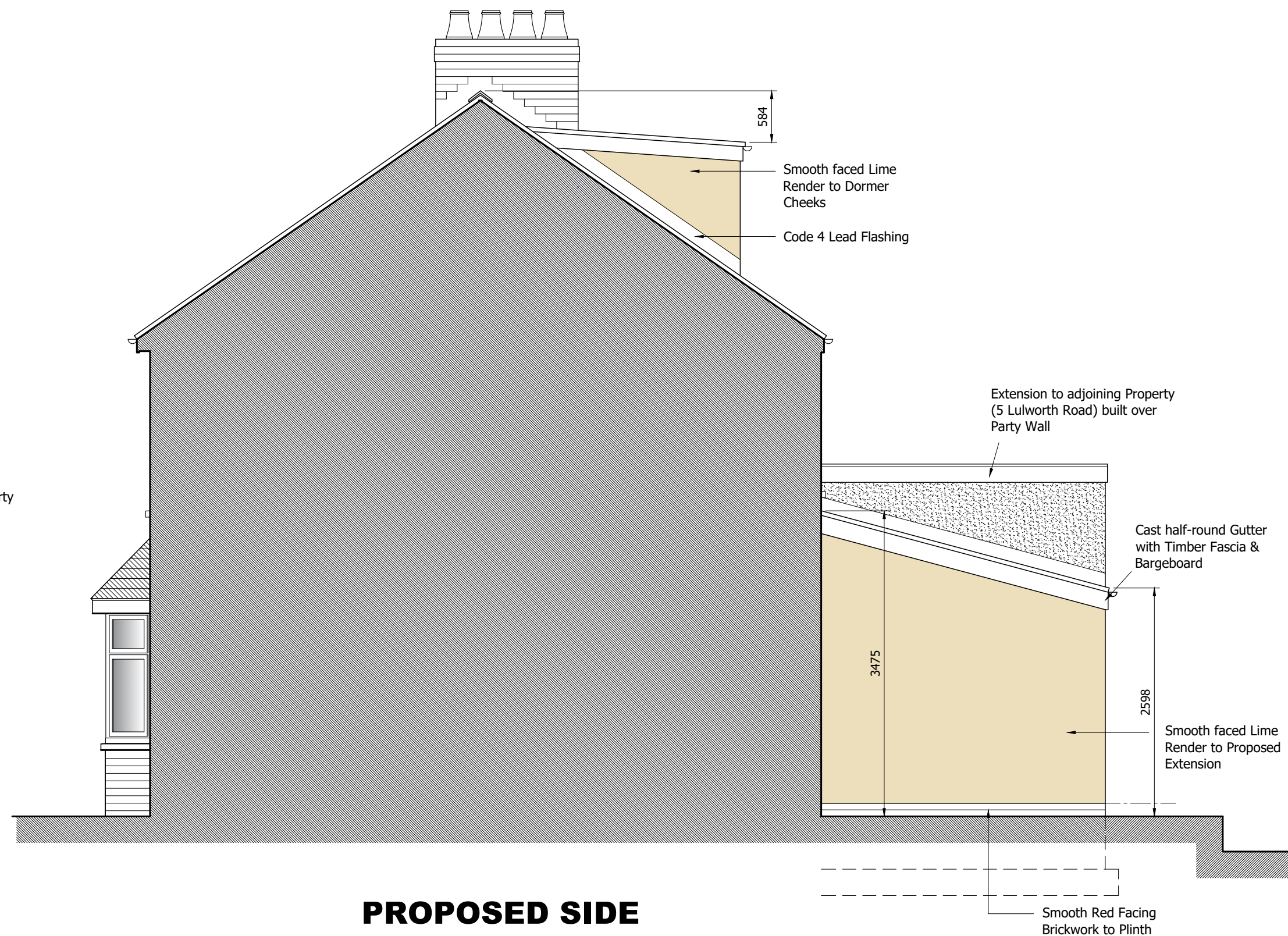




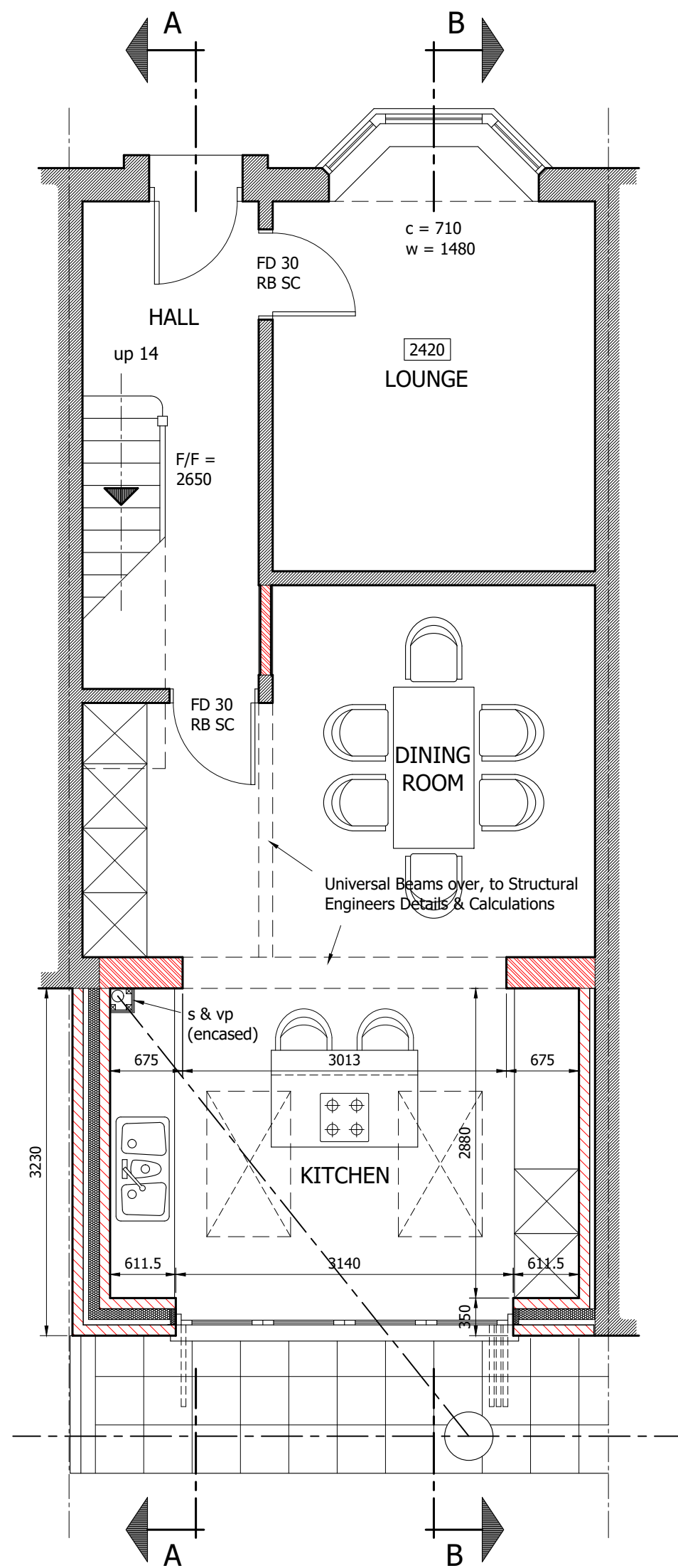
PROPOSED FRONT ELEVATION



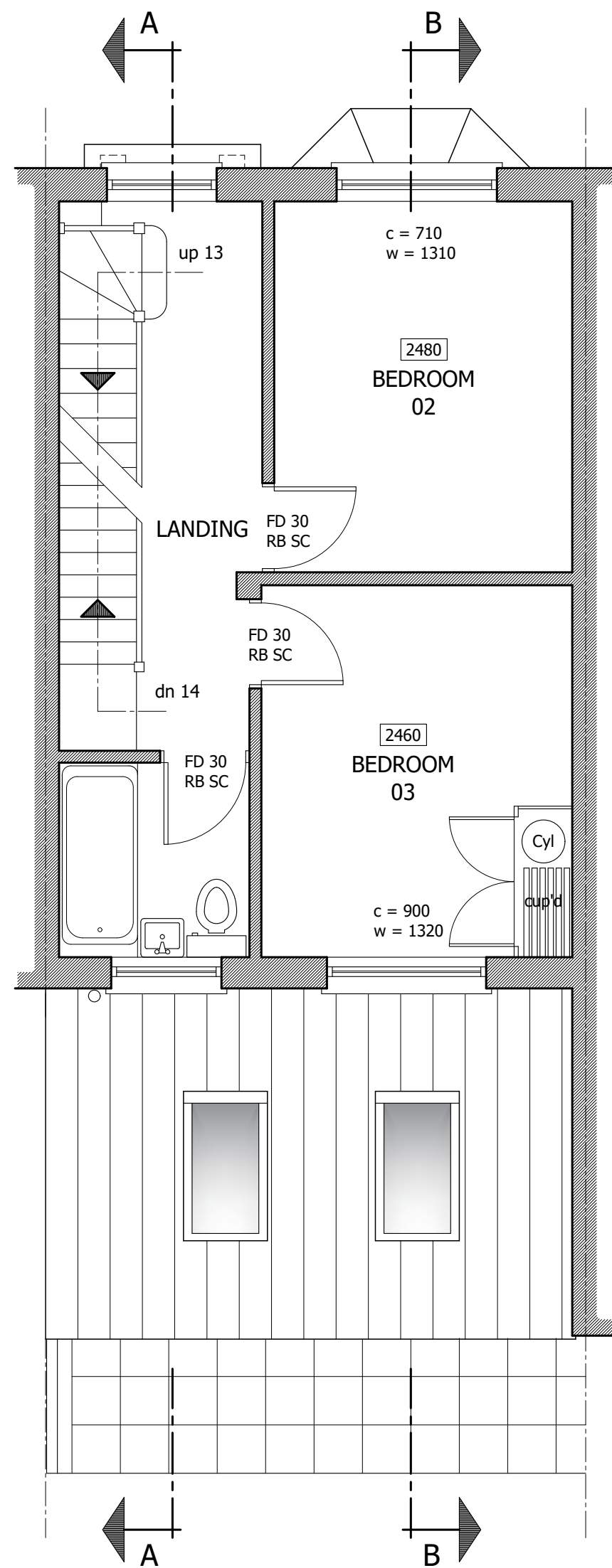
PROPOSED REAR ELEVATION



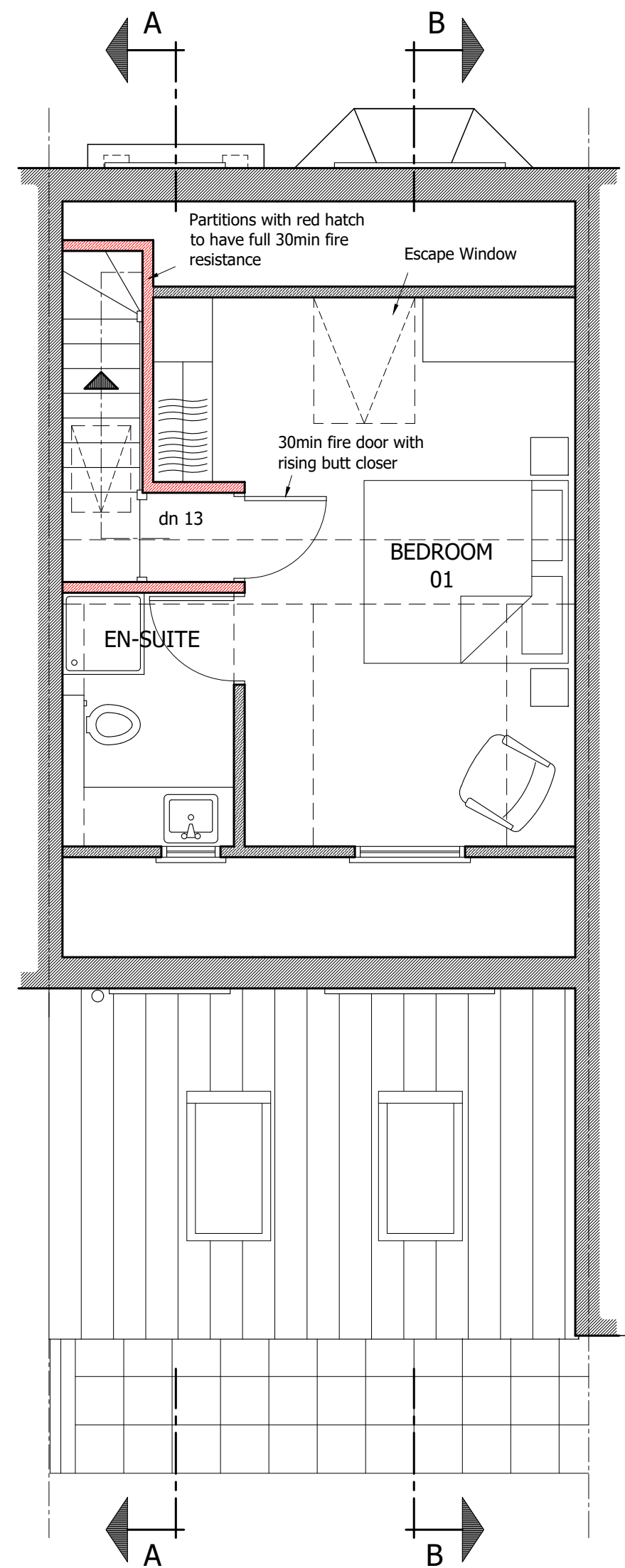
PROPOSED SIDE ELEVATION



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



PROPOSED SECOND FLOOR PLAN

PROPOSED EXTERNAL FINISHES

- ROOF - (Main & Extension) Natural Welsh Slate with timber Fascias and half-round Cast Iron Gutters
- ROOF - (Dormers) Slate Grey Single Ply Membrane with timber Fascias and half-round Cast Iron Gutters
- CHIMNEY - To remain as Red Imperial Facing Brickwork
- WALLS - (Front) All to remain as existing i.e., Rough Cast Render with Red Imperial Facing Brickwork to cill of Bay Window & adjacent Entrance Door
- WALLS - (Rear) Smooth faced Lime Render, Including Dormer sides and face
- WINDOWS & DOORS - Timber Casement Windows with Half Glazed Timber Entrance Door, Replace as required in material and style to match existing

Carefully note the following instructions:

All work is to comply with the current building regulations, local authority bye-laws, all conditions of consents and any stipulations or requirements of statutory bodies.

Notices must be served to all the authorities concerned.

All works are to comply with the current editions of the British or European Standards Institution codes of practice.

All materials and components to comply with the current editions of the British or European Standards Institution specifications.

All working dimensions must be taken from, checked and/or verified by the main contractor on site, prior to the procurement of any materials, the manufacture of all purpose made items and the placing of all work in hand.

In all cases of doubt or discrepancy, please refer to the architect for instructions.

Working dimensions must not be scaled from this drawing.

The main contractor must ensure that all appropriate architects, consultants and/or specialists drawings must be read in conjunction with this drawing.

This drawing is copyright.

Revisions:

ref.	date	description
A	05/11/24	Notation Added
B	11/11/24	Provide Proposed Side Elevation at request of LPA in lieu of Section and as viewed from 7 Lulworth Rd
C	20/03/25	Height of Dormer Eaves reduced at request of LPA Case Officer

MSP

THE MUSKER SUMNER PARTNERSHIP

Chartered Town Planning - Architectural - Civil and Structural Engineering Consultants

Studio D, Treowen House
Llanover Business Centre
Llanover
Abergavenny
Monmouthshire NP7 9HA
e-mail: philip@musker-sumner.co.uk

PROPOSED GROUND FLOOR EXTENSION and INTERNAL ALTERATIONS at:

6 LULWORTH ROAD
CAERLEON
NP18 1QE

For: Mr John Lawrence

PROPOSED FLOOR PLANS and ELEVATIONS

first issue date:	30/10/24	last issue date:	20/03/25
drawn by:	Checked by:	scale:	1:50 @ A1
P.A.M.			

Drawing No:

MSP 4255/03C