

FOR PLANNING PURPOSES ONLY

PRIOR TO COMMENCEMENT OF WORKS ON SITE AND WITH ADVANCED NOTICE, CLIENT-CONTRACTOR TO SUBMIT APPLICATION TO WELSH WATER AND A BUILDING NOTICE APPLICATION TO BUILDING CONTROL. NO WORKS TO COMMENCE UNTIL APPROVALS GRANTED. FULL PARTY WALL AGREEMENT TO BE SUBMITTED BY CLIENT APPOINTED PARTY WALL SURVEYOR.

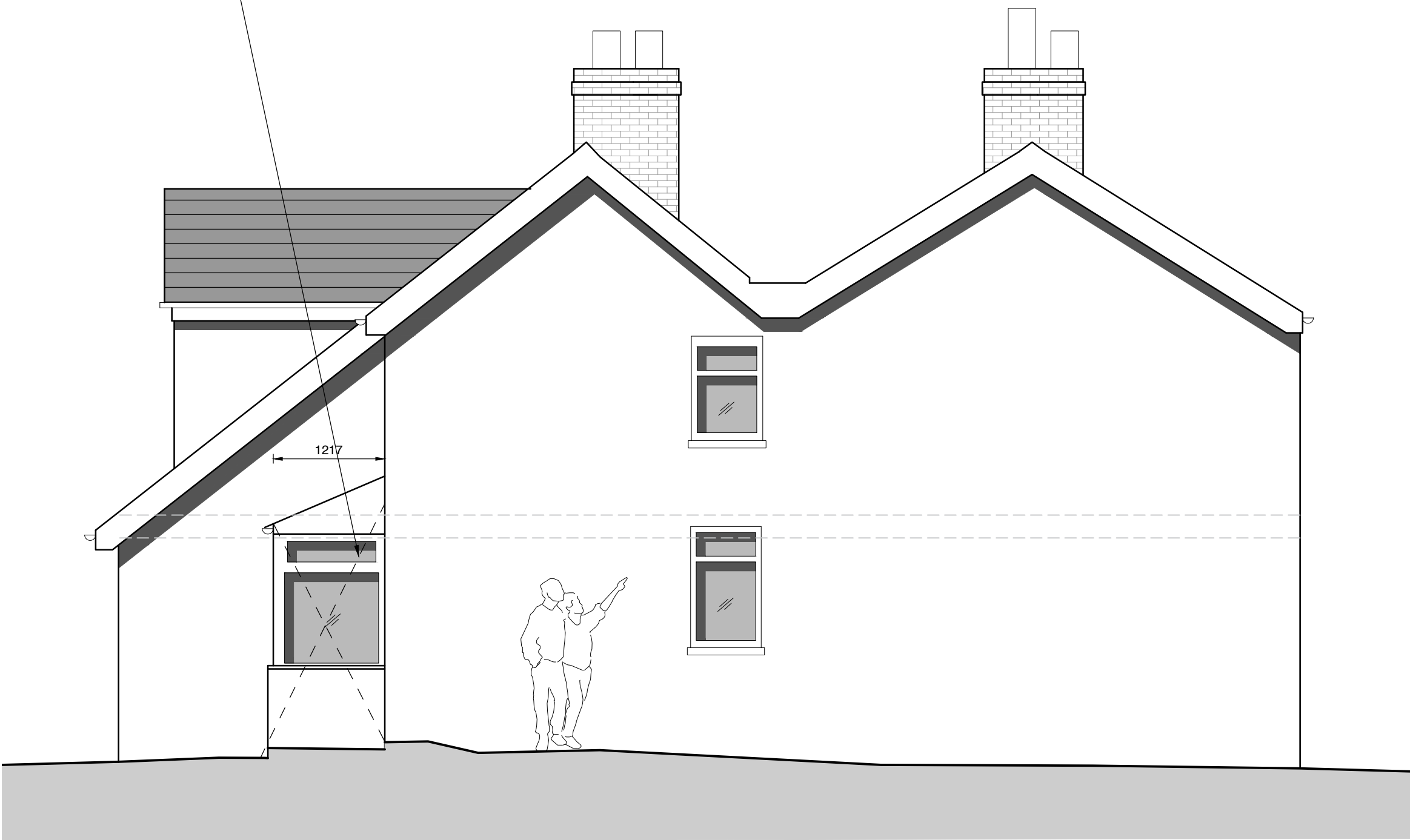


Existing window frame to be removed, and window cill to be demolished to form new entrance door opening.

Existing porch to be demolished and debris to be removed from site.

Existing entrance door to be removed and new window cill to be formed to accommodate a new window unit.

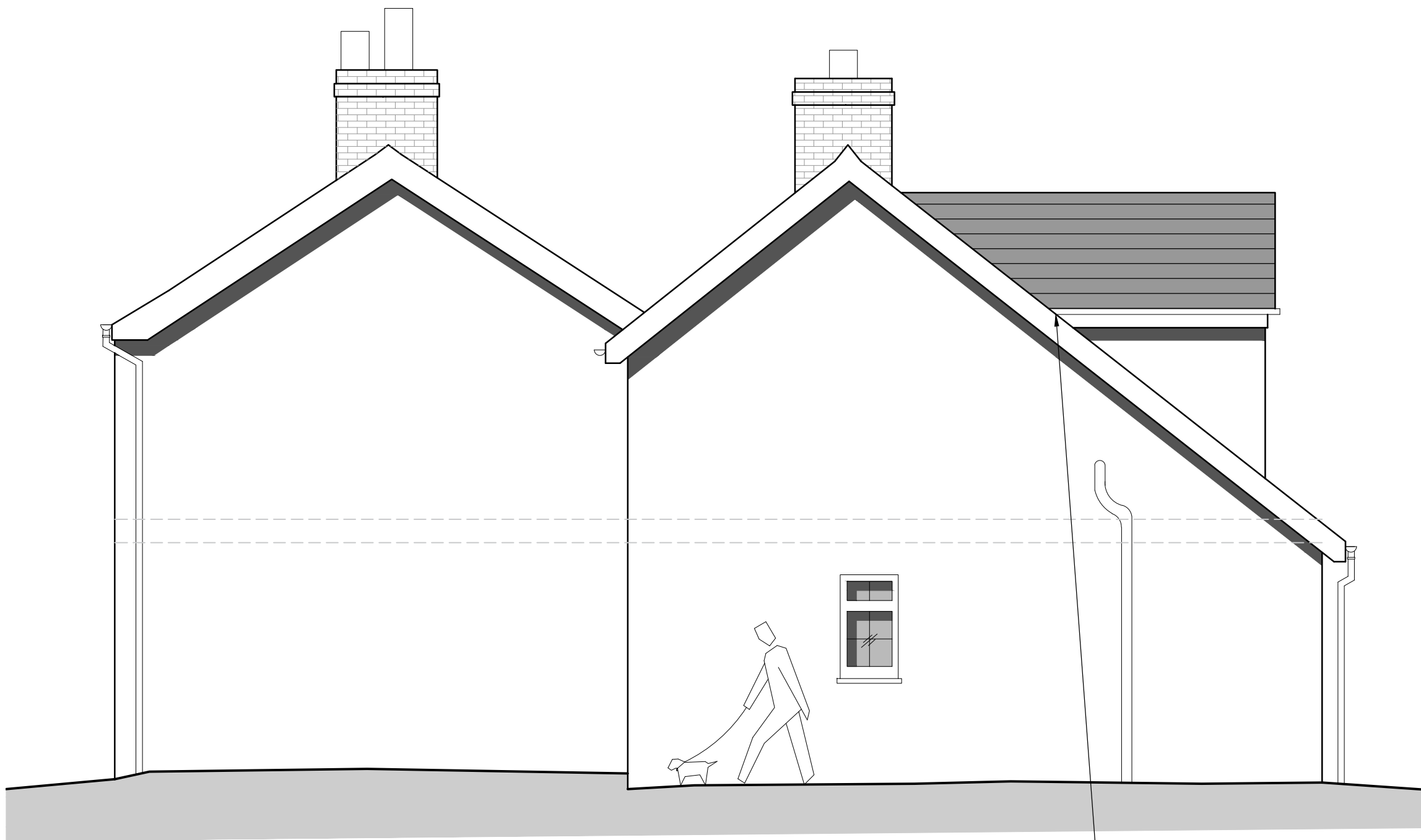
EXISTING FRONT/ NORTH ELEVATION
Scale 1:50 @ A1
0 500 1000 1500 2000 2500mm
ALL DIMENSIONS INDICATED TO BE CHECKED ON SITE



EXISTING SIDE/ WEST ELEVATION
Scale 1:50 @ A1
0 500 1000 1500 2000 2500mm
ALL DIMENSIONS INDICATED TO BE CHECKED ON SITE



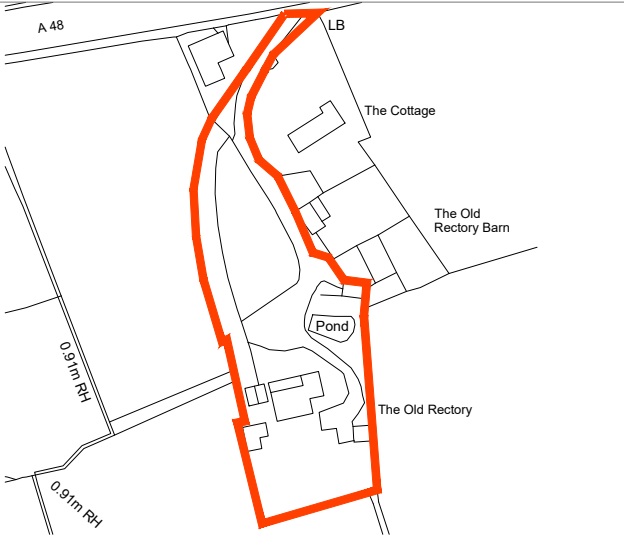
EXISTING REAR/ SOUTH ELEVATION
Scale 1:50 @ A1
0 500 1000 1500 2000 2500mm
ALL DIMENSIONS INDICATED TO BE CHECKED ON SITE



EXISTING SIDE/ EAST ELEVATION
Scale 1:50 @ A1
0 500 1000 1500 2000 2500mm
ALL DIMENSIONS INDICATED TO BE CHECKED ON SITE

EXISTING FINISHES LEGEND
Roof Finish - Slates.
External Walls - Stone & render.
Fascia and soffits in white upvc.
External doors, windows and patio doors in white uPVC units.
Gutters and Downpipes - Black uPVC gutters and downpipes with matching fixings.

Prior to commencement works full discussion and agreement to be made with neighbours for confirmation of intended works to be carried out. Contractor must ensure full protection is provided to boundary. Client appointed party wall surveyor to confirm if party wall notice is required to be served.



LOCATION PLAN NTS

THE DRAWINGS RELATE TO THE PROPOSED EXTENSION WORKS AT THE OLD RECTORY, COEDKERNEW, NEWPORT, NP10 8TY.

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

THE DRAWING HAS BEEN PRODUCED FOR PLANNING PURPOSES ONLY.

CONTRACTOR MUST ENSURE A FULL BUILDING CONTROL APPLICATION IS SUBMITTED PRIOR TO COMMENCEMENT OF ANY WORKS ON SITE.

ALL DEMOLITION WORKS SUBJECT TO STRUCTURAL ENGINEERS APPROVAL AND FULL DESIGN AND SPECIFICATION.

ALL PLANNING CONDITIONS TO BE APPROVED PRIOR TO COMMENCEMENT OF RELATED WORKS.

DRAINAGE DETAILS ARE INDICATIVE ONLY. CLIENT APPOINTED SPECIALIST TO PROVIDE DESIGN AND TO BE APPROVED BY BUILDING CONTROL AND WELSH WATER - PRIOR TO INSTALLATION.

CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE. BEFORE COMMENCEMENT OF ANY WORKS. ANY ANOMALIES MUST BE REPORTED. DO NOT SCALE FROM DRAWINGS.

NOTE : Proposal in compliance with planning approval ref 21 /0018 with additions.

REVISION NOTE:

DRAWING STATUS: **PLANNING**

CLIENT: **MR.PAUL CLATWORTHY**

PROJECT: **THE OLD RECTORY, COEDKERNEW, NEWPORT, NP10 8TY**

franks + toms
ARCHITECTS

DRAWING TITLE: OLD RECTORY ELEVATIONS AS EXISTING			
JOB NUMBER: 4223	BY: AC	CHK: SF	DATE: OCT 2024
DRAWING NUMBER: (23) 110	SCALE: 1:50 @ A1	REV: *	
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