

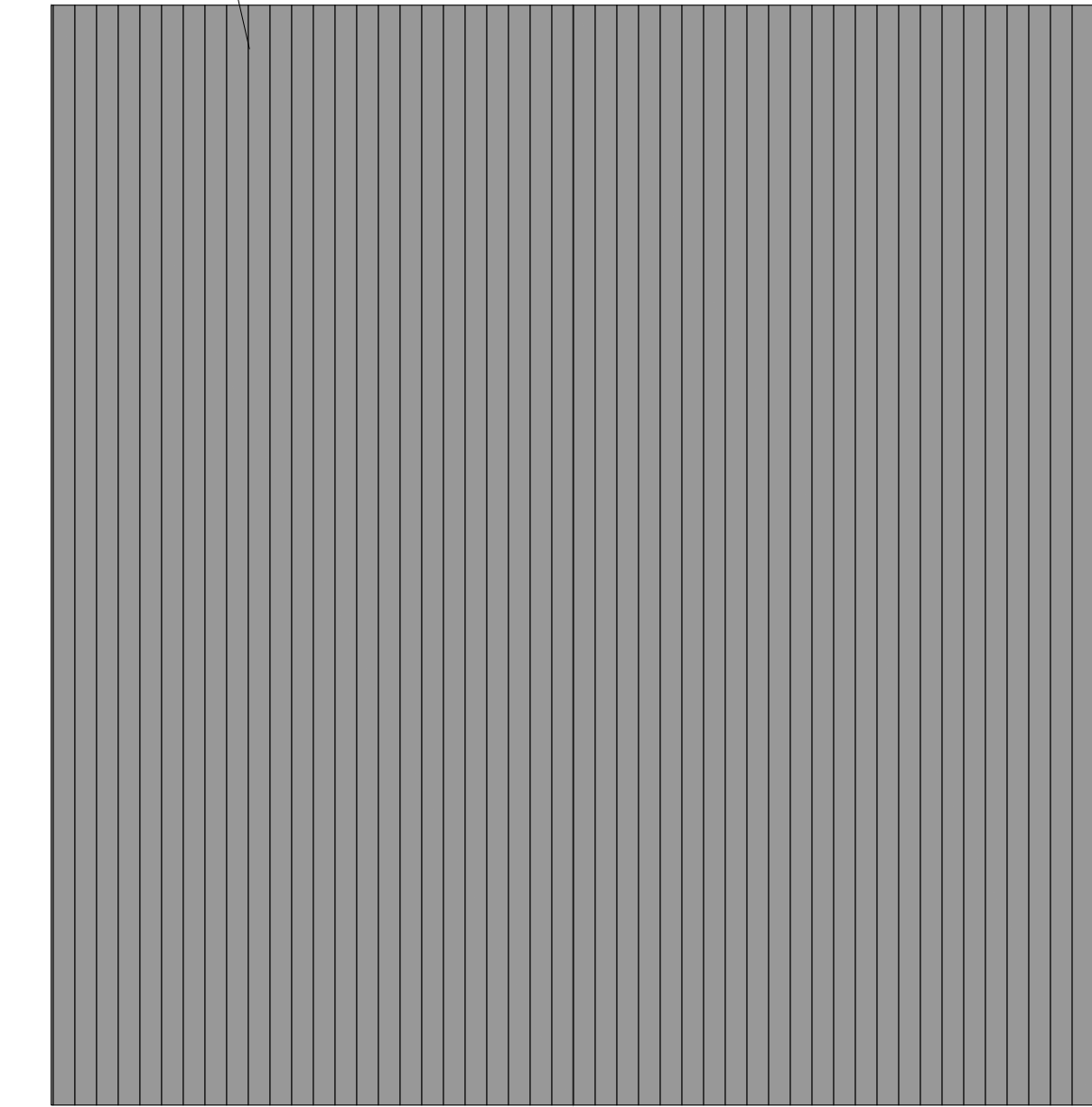
FOR PLANNING PURPOSES ONLY

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.

Proposed flat roof canopy.

Option for open hall area or bathroom to remain as existing.

NOTE : Redundant SVPs and RWPs to be redirected in compliance with drainage engineer's design.



Proposed adapted stairs by specialist joiner. Clear headroom to be checked at ground floor level.

Rev. A By: AC Chk: SF 2025.04.23
Proposed extension reduced in size.
Existing roof to remain. Strictly in compliance with client and LPA requirements.

PROPOSED FIRST FLOOR PLAN

Scale 1:50 @ A1

0 500 1000 1500 2000 2500mm

ALL DIMENSIONS INDICATED TO BE CHECKED ON SITE

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

Prior to commencement of works contractor to search and find existing drainage run. All works must be carried out in compliance with building control and welsh water . Full application to to submitted to welsh water. Specialist drainage design details to be provided by drainage engineer.

Proposed new steel beams to be installed all in compliance with structural engineers design and specification. Steel enclosed with plaster board & skim to achieve min 30 min fire resistance.

PROPOSED FINISHES LEGEND

Roof Finish - Slates.

External Walls - Stone & render.

Fascia and soffits in white upvc.

External doors, windows and patio doors style and colour to client's requirements.

Gutters and Downpipes - White 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.

NOTE : These drawings have been prepared for planning purposes only. Full building control approval to be obtained by the client/contractor prior to commencement of works on site.

All dimensions indicated to be checked on site prior to any fabrication of materials. note all dimenstions indicated taken with standard tape measure for planning purposes. Full electronic station survey to be taken for complete accuracy.

Proposed window formed with lintels above strictly in accordance with structural engineer's design.

Prior to commencement of works contractor to search and find existing drainage run. All works must be carried out in compliance with building control and welsh water . Full application to to submitted to welsh water. Specialist drainage design details to be provided by drainage engineer.

NOTE: Mechanical ventilation in Ensuities and bathroom by specialist contractor.

Proposed window formed with lintels above strictly in accordance with structural engineer's design.

NOTE: Internal layout can be adjusted to suit client without impacting planning.

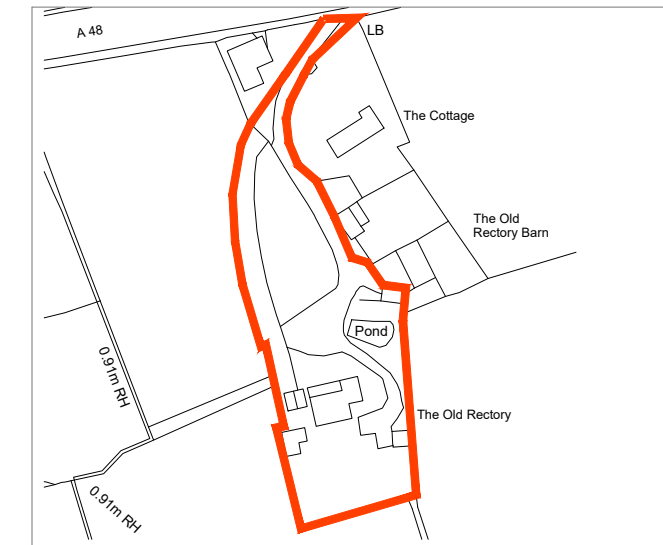
Proposed 350mm cavity wall construction to achieve latest requirements for u value in compliance with building control requirements.

Proposed new steel beams to be installed all in compliance with structural engineers design and specification. Steel enclosed with plaster board & skim to achieve min 30 min fire resistance.

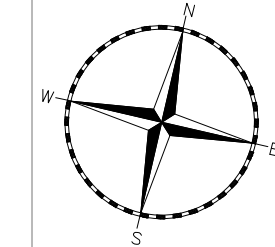
Proposed Juliet balconies by specialist manufacturer to be built with lintels above strictly in compliance with structural engineers design and specification.

NOTE : Redundant SVPs and RWPs to be redirected in compliance with drainage engineer's design.

IC's to existing septic tank. Structural / drainage engineer to confirm minimum dimension for construction / foundation to septic tank.



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.

Rev. A By: AC Chk: SF 2025.04.23
Proposed extension reduced in size.
Existing roof to remain. Strictly in compliance with client and LPA requirements.

REVISION NOTE:

DRAWING STATUS:

PLANNING

CLIENT:

MR.PAUL CLATWORTHY

PROJECT:

THE OLD RECTORY, COEDKERNEW, NEWPORT, NP10 8TY

franks + toms
ARCHITECTS

DRAWING TITLE:

PROPOSED FIRST FLOOR PLAN

JOB NUMBER: 4223	BY: AC	CHK: SF	DATE: OCT 2024
DRAWING NUMBER: (23) 201	REV: A	SCALE: 1:50@ A1	

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