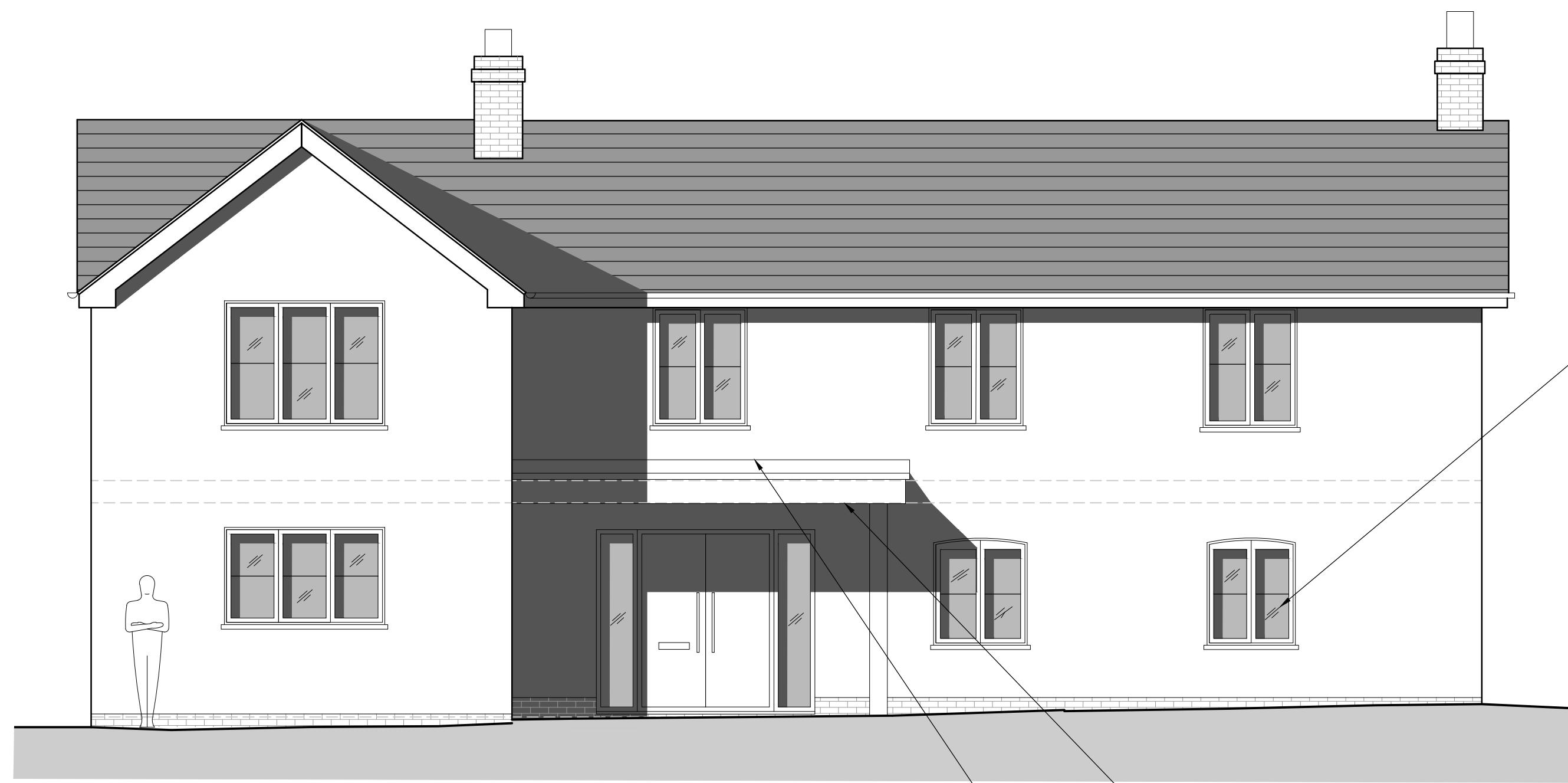


FOR PLANNING PURPOSES ONLY

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 FRONT/ NORTH ELEVATION

Scale 1:50 @ A1

0 500 1000 1500 2000 2500mm

ALL DIMENSIONS INDICATED TO BE CHECKED ON SITE

Proposed flat roof canopy. Proposed front doors and side-screen windows to be formed with lintels above.

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

Minimum 150mm code 4 lead flashing upstand maintained at roof abutment with cavity tray.

Existing first floor windows to be made good with existing lintels above strictly in accordance with structural engineer's design.

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



PROPOSED REAR/ SOUTH ELEVATION

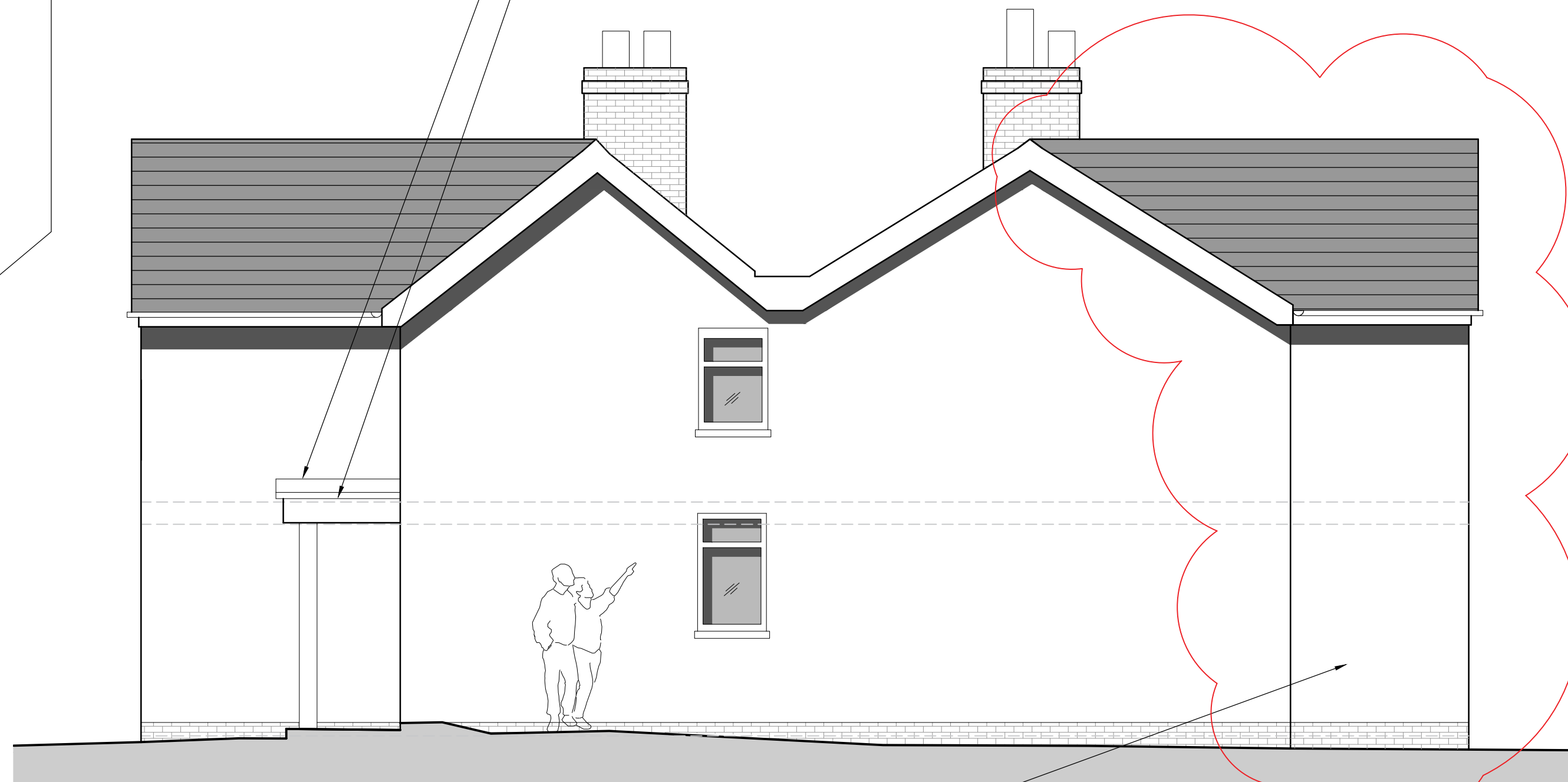
Scale 1:50 @ A1

0 500 1000 1500 2000 2500mm

ALL DIMENSIONS INDICATED TO BE CHECKED ON SITE

Proposed sliding doors with structural steel lintels above. Confirmation of edge beam to be confirmed by specialist supplier. Heavy duty lintels above strictly with structural engineer's design.

Existing ground floor windows to be made good with existing lintels above strictly in accordance with structural engineer's design.



PROPOSED SIDE/ WEST ELEVATION

Scale 1:50 @ A1

0 500 1000 1500 2000 2500mm

ALL DIMENSIONS INDICATED TO BE CHECKED ON SITE

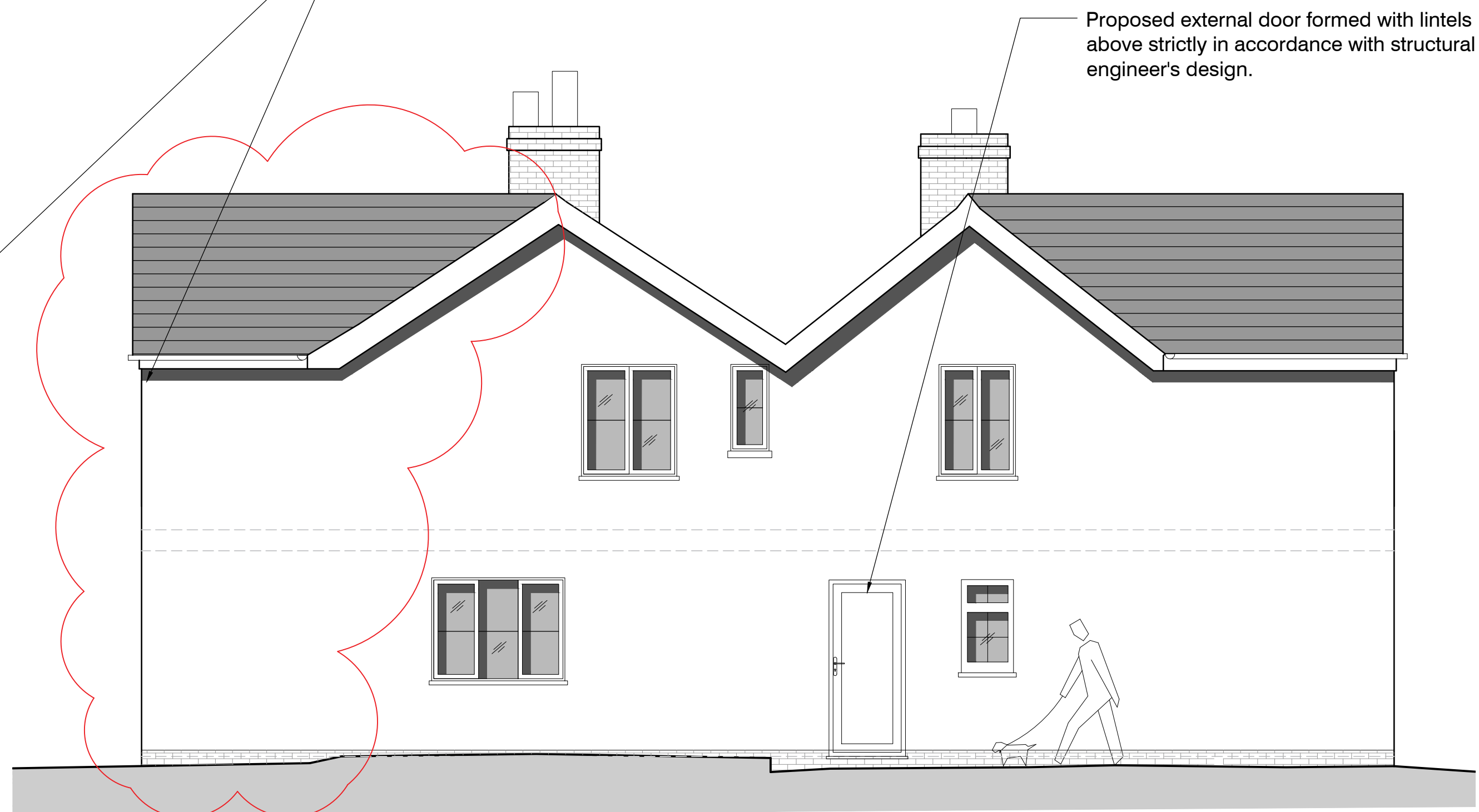
Rev. A By: AC Chk: SF 2025.04.23
Proposed extension reduced in size. Existing roof to remain. Strictly in compliance with client and LPA requirements.

Minimum 150mm code 4 lead flashing upstand maintained at roof abutment with cavity tray.

Proposed flat roof canopy. Proposed front doors and side-screen windows to be formed with lintels above.

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.



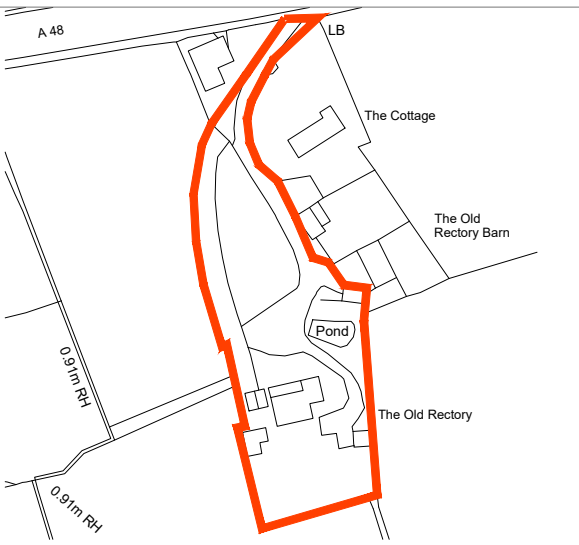
PROPOSED SIDE/ EAST ELEVATION

Scale 1:50 @ A1

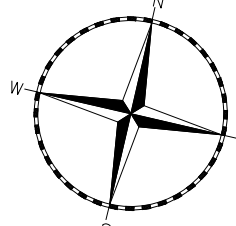
0 500 1000 1500 2000 2500mm

ALL DIMENSIONS INDICATED TO BE CHECKED ON SITE

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



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.

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 dimensions indicated taken with standard tape measure for planning purposes. Full electronic station survey to be taken for complete accuracy.

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:

OLD RECTORY PROPOSED ELEVATIONS

JOB NUMBER:

4223

BY:

AC

CHK:

SF

DATE:

OCT 2024

DRAWING NUMBER:

(23) 210

REV:

A

SCALE:

1:50 @ A1

Franks and Toms Architects Limited

Office 8 St Andrews Crescent, Cardiff, CF10 3DD.

T 02920 390099 E info@franksandtoms.com

www.franksandtoms.com