

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.

Assumed line of boundary. Prior to commencement of works on site and if required full confirmation to be obtained from deed plans and clients solicitor.

Prior to commencement of 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 serve party wall notice.

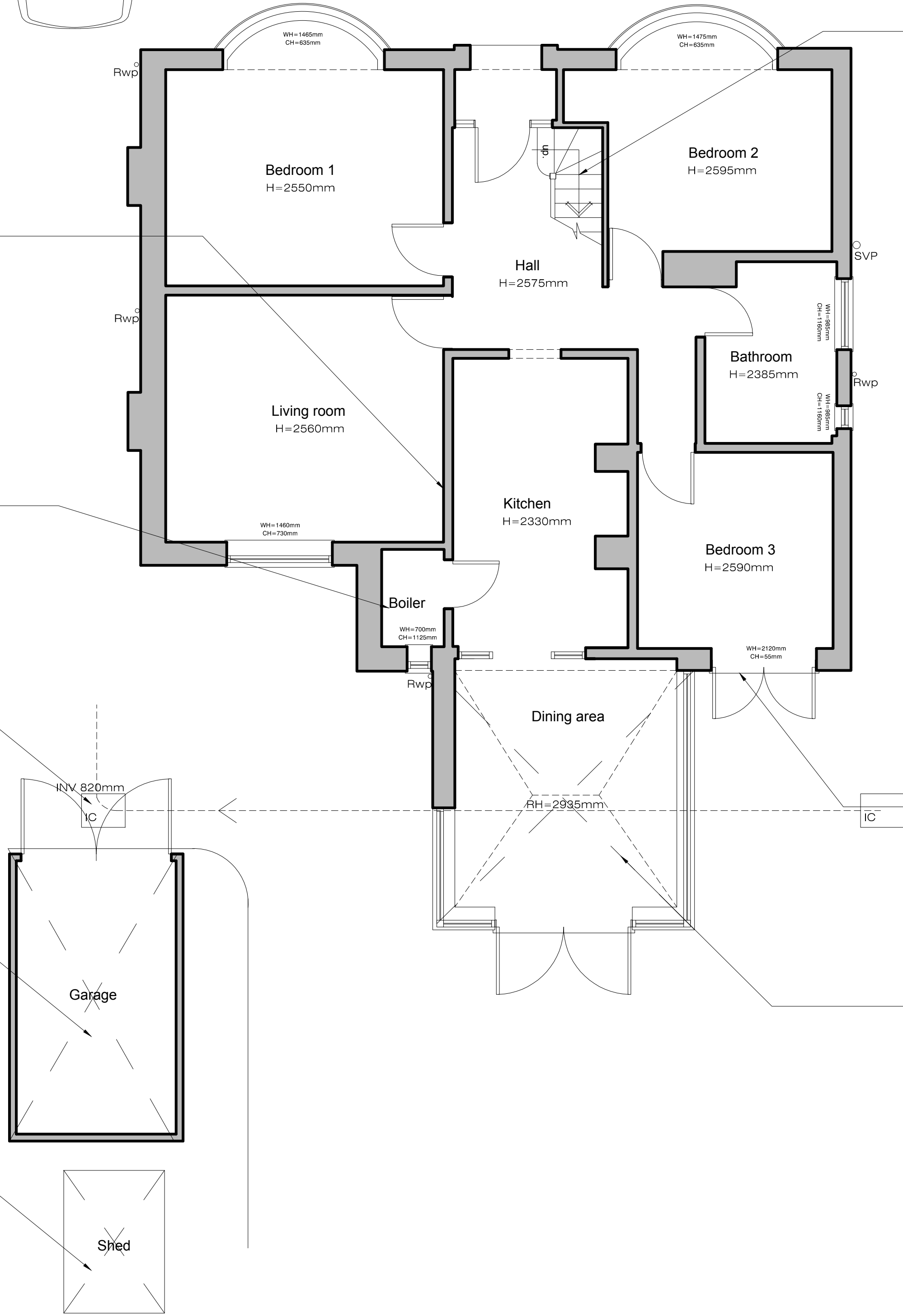
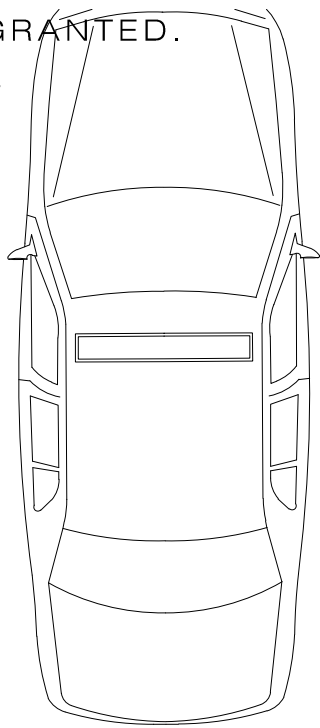
NOTE : Any proposed internal / external load bearing walls to be demolished to have support strictly in compliance with structural engineers design and specification. Full survey to be carried out to confirm load bearing walls. Please refer to structural engineers design and specification.

Existing boiler to be relocated all in accordance to heating 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.

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

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



Existing stairs to be removed and new stairs to be structured all in accordance to structural engineer's recommendations.

Prior to commencement of works contractors specialist joiner to carry out full survey of stairwell area to ensure minimum clearance for headroom of 2m for new staircase.

Position of proposed staircase may be adjusted to ensure minimum clearance for headroom of 2m for new staircase.

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Prior to commencement of 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 serve party wall notice.

Existing french doors to be carefully removed and reused in new garage and existing opening to be infilled with stud partitioning system.

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

EXISTING FINISHES LEGEND

Roof Finish - Red tiles.
External Walls - Render & brick.
Fascia and soffits in white uPVC.
External doors and windows in white uPVC.
Gutters and Downpipes - White uPVC gutters and downpipes with matching fixings.

Prior to commencement of 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 serve party wall notice.

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.

THE DRAWINGS RELATE TO THE PROPOSED WORKS AT 28 CAERPHILLY CLOSE, RHIWDERIN, NP10 8RF.

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: BY: CHK: DATE:

REVISION NOTE

DRAWING STATUS:

PLANNING

CLIENT:

MR STEVE LANE

PROJECT:

28 CAERPHILLY CLOSE, RHIWDERIN, NEWPORT, NP10 8RF

franks + toms
ARCHITECTS

DRAWING TITLE:

GROUND FLOOR PLAN
AS EXISTING

JOB NUMBER:	BY:	CHK:	DATE:
4451	NH	SF	JUNE 2026
DRAWING NUMBER:	REV:	SCALE:	
(23) 100	*	1:50 @ A1	

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EXISTING GROUND FLOOR PLAN

Scale 1:50@A1

0 500 1000 1500 2000 2500mm

All dimensions indicated to be checked on site.