

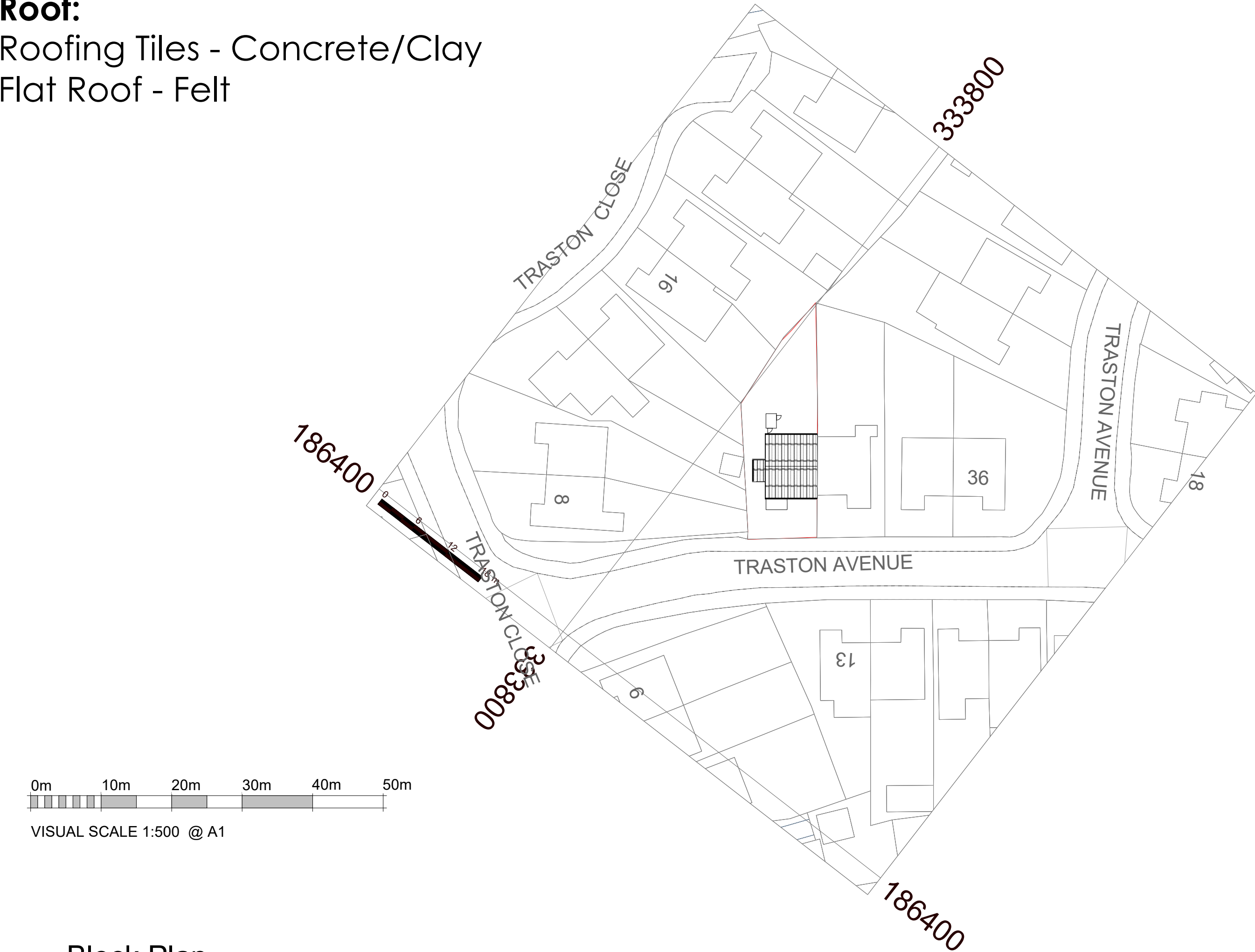
EXISTING HOUSE MATERIALS:

Windows & Doors:
White UPVC

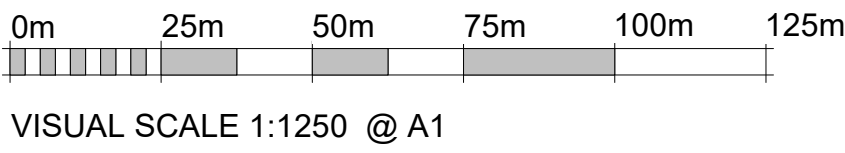
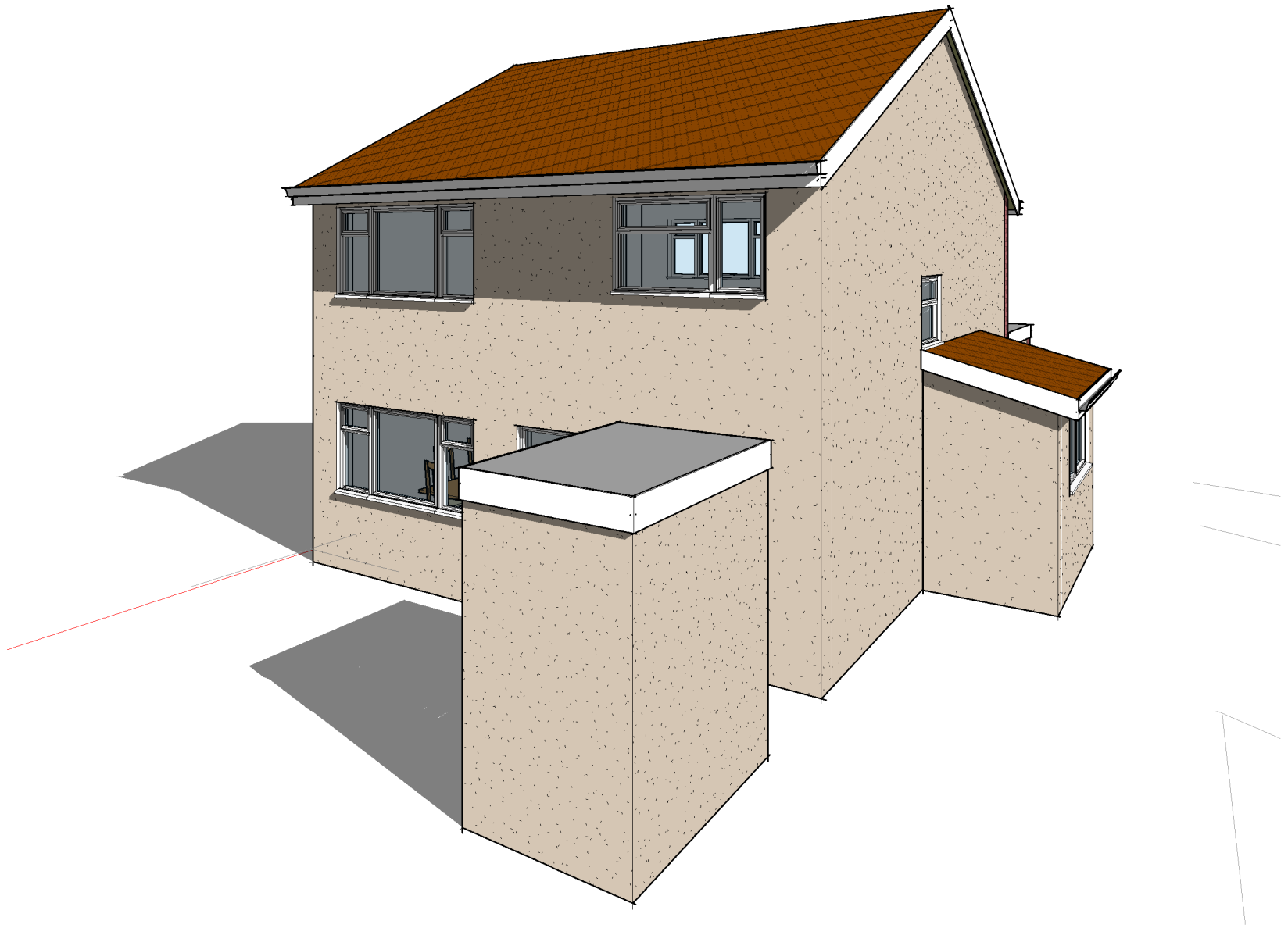
Walls External:
Brick - Main House
Render - Main House
Brick - Splash Course

Walls Internal:
12.5mm Plasterboard on 75mm Studwork
100mm Blockwork with Skim Over

Roof:
Roofing Tiles - Concrete/Clay
Flat Roof - Felt



2 Block Plan
1 : 500



Streetwise



SITE LOCATION PLAN
AREA 2 HA
SCALE: 1:1250 on A4
CENTRE COORDINATES: 333812 , 186442



Supplied by Streetwise Maps Ltd
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BRO Architecture
DESIGNING YOUR DREAMS

1 Single Power Socket	FIRE Fire Alarm Panel	Distribution Board
2 Double Power Socket	SS Shaver Socket	SD Smoke Detector
C Cooker Point	SP Speaker Point	H Heat Detector
Unswitched Fused Spur	TV TV Aerial Point	C Carbon Monoxide Detector
External Power Socket	FB Floor Box	Extract fan
Telephone Point	FS-2 Floor Socket	Underfloor heating control
D Cat 6 Data Point	Passive Extract	
Extract Vent	Mechanical Extract	

Wall Structure Key:

Cavity Wall: Render
Cavity Wall: Face Brick
Block Work: 100mm
Studwork Wall: 75mm
Metal Frame: 70mm
Solid Brick Wall: 215mm
Solid Block Wall: 215mm
Structural Opening
Walls Removed

Drainage Key

S	Storm Drainage
MH	Manhole
FD	Foul Drainage
SVP	Soil Vent Pipe
GP	Gulley Pot
RWP	Rainwater Pipe
AD	ACO Drain

Ducting Colour & Use

Red	Electric cable
Yellow	Gas Pipe
Blue	Water pipes
Green	Data/Comms
Grey	BT
Purple	Security - Cameras
Orange	Garden Lighting non Security



PLANNING NOTE
Under new regulations that came into force on 1 October 2008 an extension or addition to a house is considered to be permitted development and not requiring an application for planning permission, subject to the following limits and conditions:
-No more than half the area of land around the "original house" would be covered by additions to buildings.
-No extension forward of the principal elevation or side elevation fronting a highway.
-No extension higher than the highest part of the roof.
-Maximum depth of a single storey rear extension to be 3 metres for an attached house and 4 metres for a detached house.
-Maximum height of a single storey rear extension to be four metres.
-Maximum ridge and eaves height no higher than existing house.
-Roof pitch of extensions higher than one storey to match existing house
-Materials to be similar in appearance to the existing house.
-Upper-floor, side-facing windows to be obscure glazed: any opening to be 1.7m above the floor.
A notification of a proposed larger Home Extension
Under the conditions set by permitted development legislation, householders are able to build larger single-storey rear extensions in certain circumstances.
Generally, single-storey rear extensions must not extend beyond the rear wall of the original house by more than 8 metres if a detached house; or more than 6 metres for any other house
Before development commences, the relevant local planning authority must be notified of the proposed work so that they can determine if their prior approval is required for the extension, based on consultation with neighbouring properties.
This is done by completing and submitting the 'Notification of a proposed larger Home' application form.

Please note:
All drawings are for the purposes of planning only unless marked for construction.

All builders to site measure to confirm measurements.

Report all discrepancies to the person named below, do not proceed without instruction.

BRO take no responsibility should any drawing/s unless specified are used for building purposes and measurements aren't checked on site.

All drawings remain the property of BRO Architecture

PROJECT
Proposed Rear Extension

TITLE
42 Traston Ave
Newport NP19 4TE

CLIENT

Kris Collins

DRAWN BY
SH
SCALE (@ A1)
1 : 500
DRAWING NUMBER
Existing Block Plan - 004

CHECKED BY
Client
PROJECT NUMBER
SH/BRO/150921-KC
REV
Client

DATE
10th Sept 26