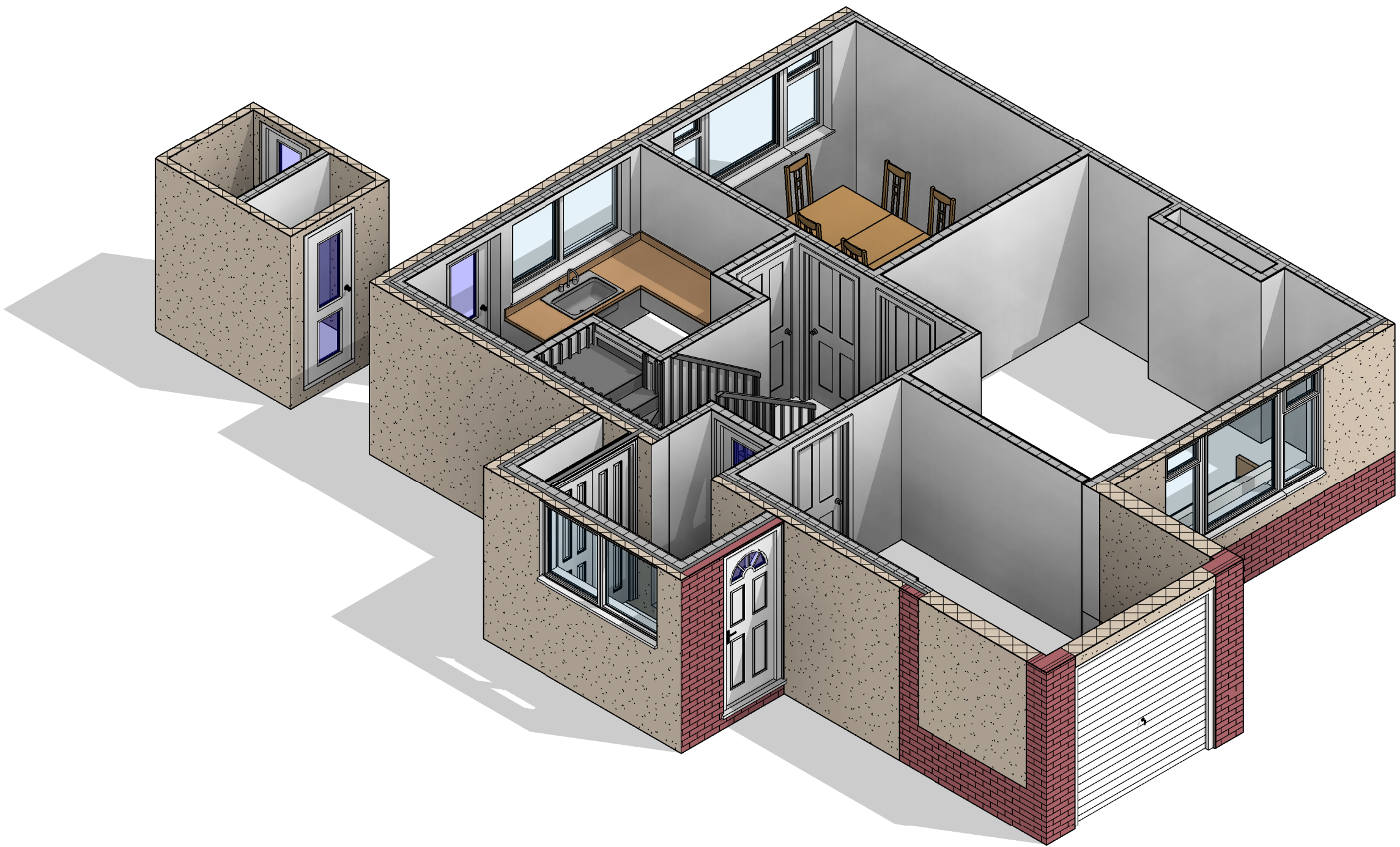
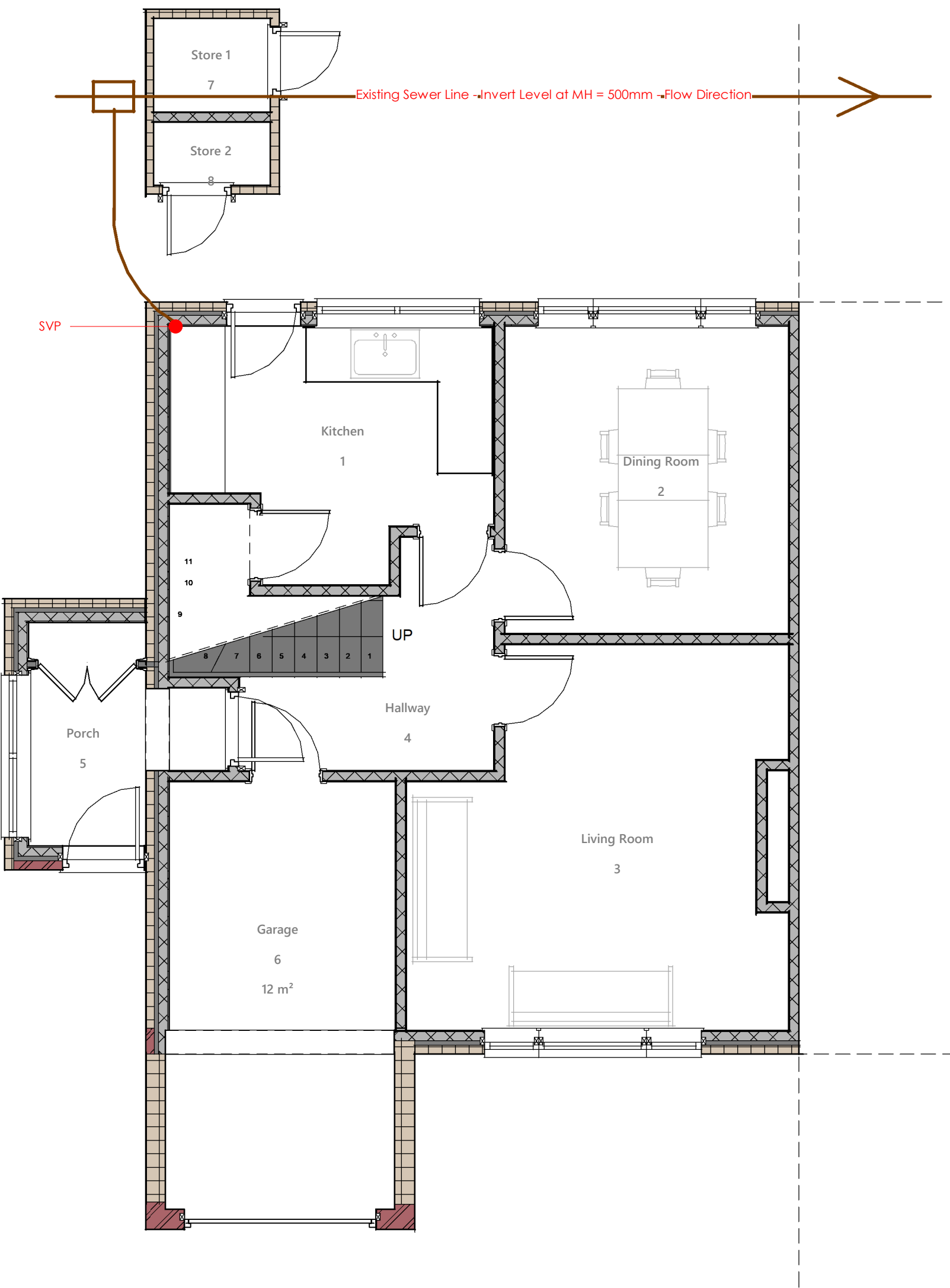




- 1

Single Power Socket
- 2

Double Power Socket
- C

Cooker Point
- Unswitched Fused Spur
- External Power Socket
- Telephone Point
- D

Cat 6 Data Point
- Extract Vent
- FIRE

Fire Alarm Panel
- SS

Shaver Socket
- SP

Speaker Point
- TV

TV Aerial Point
- FB

Floor Box
- FS-2

Floor Socket
- Ⓢ

Passive Extract
- Ⓜ

Mechanical Extract
- Distribution Board
- SD

Smoke Detector
- H

Heat Detector
- C

Carbon Monoxide Detector
- ⊗

Extract fan
- Ⓢ

Underfloor heating control

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

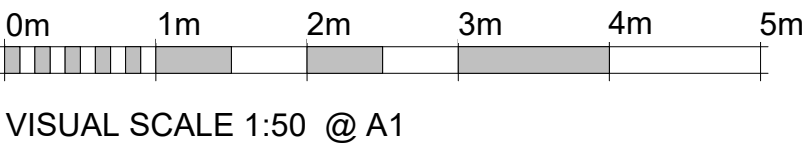
BT
- Purple

Security - Cameras
- Orange

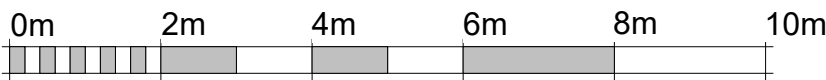
Garden Lighting non Security

1 Ground Floor Plan
1 : 50

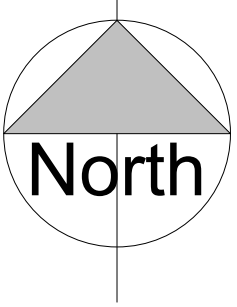
Room Schedule								
Number	Name	Level	Department	Area	Percentage of area	Finish		
						Wall Finish	Floor Finish	Ceiling Finish
Ground Floor Plan								
1	Kitchen	Ground Floor Plan		8.66 m²	19.52%			
2	Dining Room	Ground Floor Plan		10.89 m²	24.54%			
3	Living Room	Ground Floor Plan		Not Enclosed	0.00%			
4	Hallway	Ground Floor Plan		7.82 m²	17.63%			
5	Porch	Ground Floor Plan		2.61 m²	5.88%			
6	Garage	Ground Floor Plan		12.11 m²	27.31%			
7	Store 1	Ground Floor Plan		1.36 m²	3.06%			
8	Store 2	Ground Floor Plan		0.91 m²	2.05%			
Ground Floor Plan: 8				44.36 m²	100.00%			
Total area: 8				44.36 m²				



VISUAL SCALE 1:50 @ A1



VISUAL SCALE 1:100 @ A1



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

CHECKED BY
Client

DATE
10th Sept 26

SCALE (@ A1)
1 : 50

PROJECT NUMBER
SH/BRO/150921-KC

DRAWING NUMBER
Existing Floor Plans - 002

REV
Client