

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.

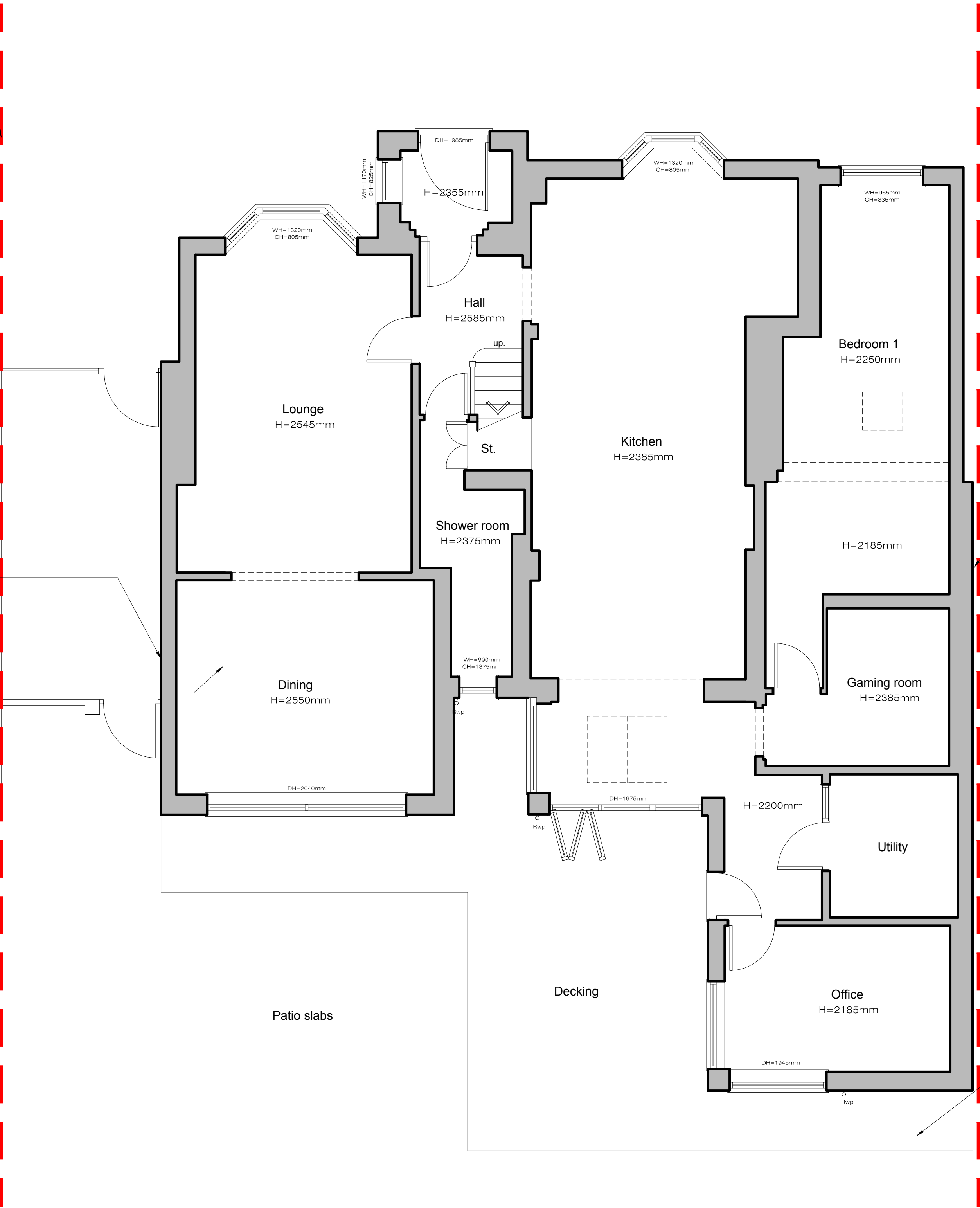
Assumed line of boundary. Prior to commencement of works on site and if required full confirmation to be obtained from deed plans and clients solicitor.

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.

An intrusive survey to be made to check if existing foundation is adequate to extend in first floor above, all in accordance to structural engineer's design and specifications. Plesae refer to the structural engineer's report ref CPR-ENG-0290

Existing flat roof to be removed and new ceiling joists to be installed, all in accordance to structural engineer's design. All debris to be removed from site.



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Existing decking to be removed and new patio slabs to be placed all to client's requirements.

EXISTING FINISHES LEGEND

Roof Finish - Brown tiles & slates.
External Walls - Render & timber cladding .
Fascia and soffits in white timber.
External doors, windows and patio doors in white & grey uPVC framed units.
Gutters and Downpipes - Grey 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.

NOTE:
These drawings are produced for planing and cost estimation purposes. All dimensions and information to be checked by contractor on site prior to construction.

Note: Proposed layout space maybe adjusted on site to suit area available in compliance with structural engineer's deign and building control requirements.

Note: Proposed drainage and connections into existing system strictly in compliance with drainage engineer's design, details and specifications.

Note: All dimensions and roof pitch to be checked on site. Roof pitch and dimensions taken on site with tape measure and basic angle finder.

THE DRAWINGS RELATE TO THE PROPOSED WORKS AT 60 RIDGEWAY, NEWPORT, NP20 5AG

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, FIGURED DIMENSIONS ONLY TO BE USED.



Project
60 RIDGEWAY, NEWPORT,
NP20 5AG

Stage

RIBA STAGE 3

Client

Mr. Leyton Jones

File

Ground floor
As Existing

Drawn by

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Scale

1:50@A1

Project No.

1014

Drawing No.

23/100

Date

APRIL 2026

0 500 1000 1500 2000 2500mm

All dimensions indicated to be checked on site.

EXISTING GROUND FLOOR PLAN

Scale 1:50@A1