

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.

Proposed roof light. All necessary trimmers in compliance with structural engineers design and specification. Size and location to suit client requirement.

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.

Proposed new steel beams to be installed all in compliance with structural engineers design and specification. Steel enclosed with plaster board & skim to achieve min 30 min fire resistance.

Proposed wall & roof structure to structural engineer's design and specifications. Option for walls to be timber frame structure, all to client's preference.

Proposed french or sliding doors with structural steel lintels above in compliance with structural engineers design and specification. Confirmation of edge beam to be confirmed by specialist supplier. Colour and material to be confirmed by Client.

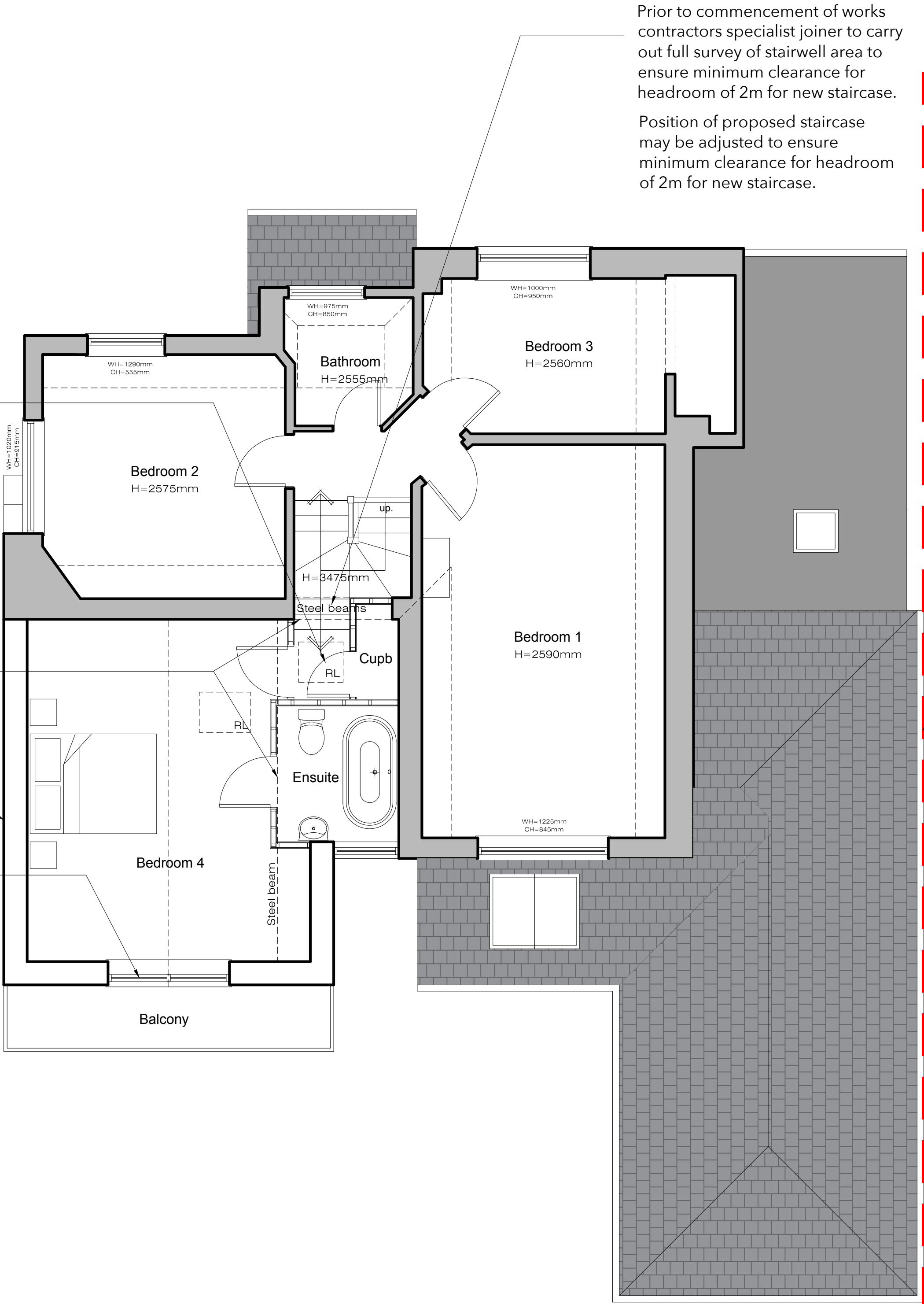
Drainage from ensuite linked to existing SVP as per drainage engineer's design.

Ensuite design to be agreed with client and specialist installer.

NOTE: Mechanical ventilation Ensuite by specialist contractor.

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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PROPOSED FINISHES LEGEND

Roof Finish - to match main house tiles.
External Walls - Cladding panels.
Fascia and soffits in grey uPVC.
External doors and windows style and colour to client's requirements.
Gutters and Downpipes - Grey uPVC gutters and downpipes with matching fixings.

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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.



Silkmann Architects
Shaping spaces, shaping lives

Project
60 RIDGEWAY, NEWPORT,
NP20 5AG

Stage

RIBA STAGE 3

Client

Mr. Leyton Jones

File

First floor

As Proposed

Drawn by

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Scale

1:50@A1

Project No.

1014

Drawing No.

23/201

Date

APRIL 2026

PROPOSED FIRST FLOOR PLAN

Scale 1:50@A1

0 500 1000 1500 2000 2500mm

All dimensions indicated to be checked on site.