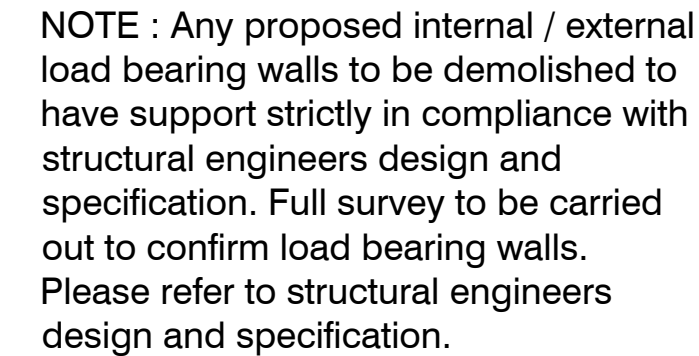


PRIOR TO COMMENCEMENT OF WORKS ON SITE AND WITH ADVANCED NOTICE,
CLIENT-CONTRACTOR TO SUBMIT APPLICATION TO WELSH WATER AND A BUILDING NOTICE
APPLICATION TO BUILDING CONTROL. NO WORKS TO COMMENCE UNTIL APPROVALS GRANTED.
FULL PARTY WALL AGREEMENT TO BE SUBMITTED BY CLIENT APPOINTED PARTY WALL
SURVEYOR.



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 be submitted to welsh water. Specialist drainage design details to be provided by drainage engineer.

Existing IC relocated to accommodate proposed extension

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 w 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 retaining wall to be demolished
and all debris to be removed from site.

Existing pergola to be removed.

Existing boiler to be relocated all in compliance to heating engineer's design.

Grass

Boiler

+120

Wt=1475mm
Ct=600mm

Wt=750mm
Ct=1000mm

up.

Hall
H=2430mm

WC
Wt=750mm
Ct=1000mm

Kitchen
H=2425mm

Dining
H=2410mm

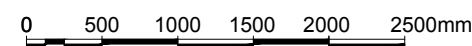
Wt=900mm
Ct=1070mm

Dt=2035mm

SVP

EXISTING GROUND FLOOR PLAN

Scale 1:50@A1



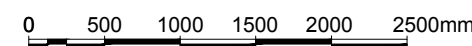
All dimensions indicated to be checked on site.

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 FIRST FLOOR PLAN

Scale 1:50@A1



All dimensions indicated to be checked on site.

Roof Finish - Brown tiles
External Walls - Render & brick.
Fascia and soffits in white uPVC .
External doors and windows in white uPVC.
Gutters and Downpipes - black & 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.

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.

THE DRAWINGS RELATE TO THE PROPOSED
WORKS AT 14 HOLLYBUSH WALK, BASSALEG,
NEWPORT NP10 8PB.

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 STAFF

PLANNING

CLIENT: MR NOEL MCCONKEY

PROJECT:
14 HOLLYBUSH WALK, BASSALEG,
NEWPORT NP10 8PB

franks + toms
ARCHITECTS

DRAWING TITLE:
GROUND & FIRST FLOOR PLANS
AS EXISTING

JOB NUMBER: 4384	BY: NH	CHK: SF	DATE: NOV 2025
DRAWING NUMBER: (23) 100		REV: ★	SCALE: 1:50 @ A1

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