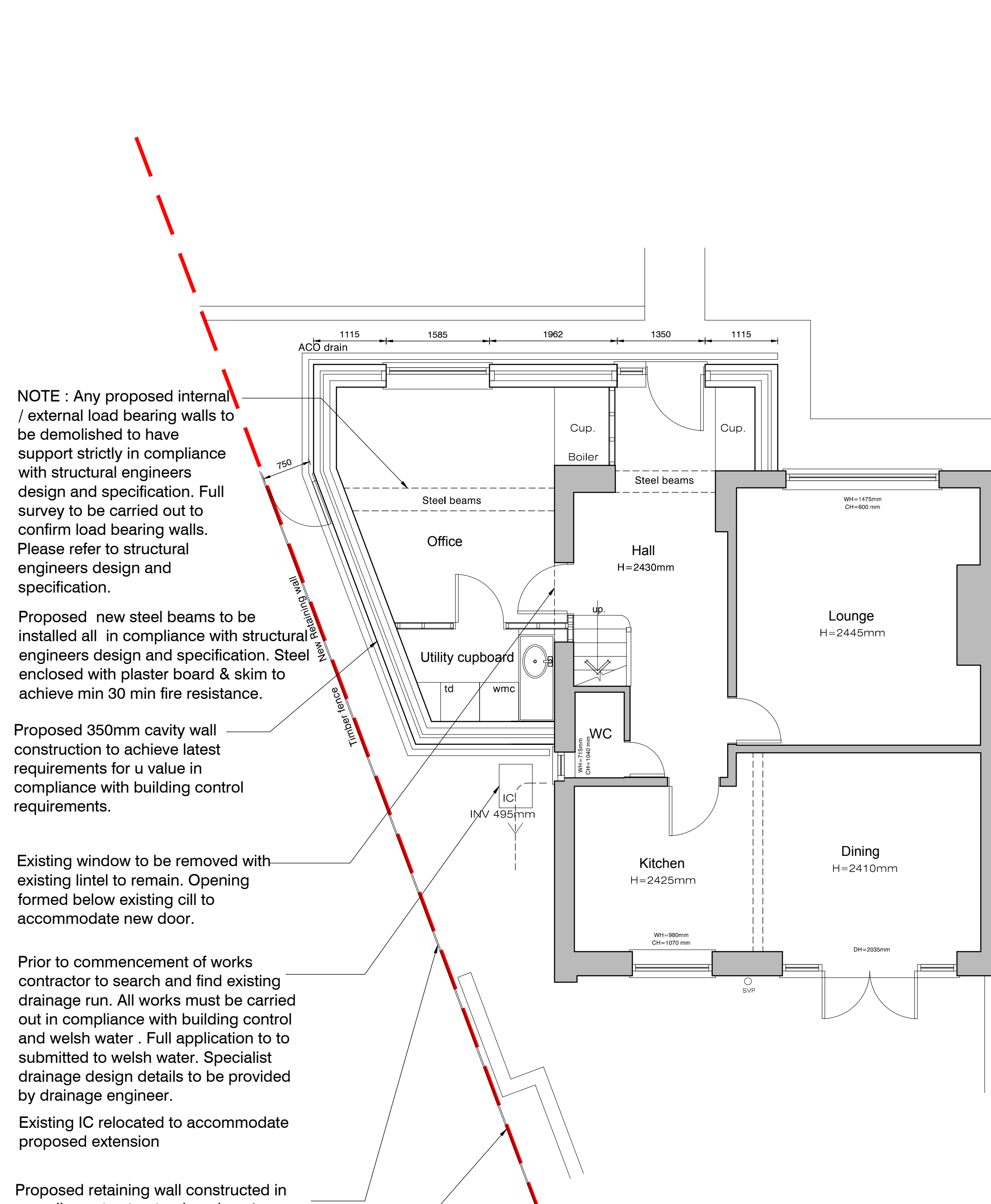


FOR PLANNING PURPOSES ONLY

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.

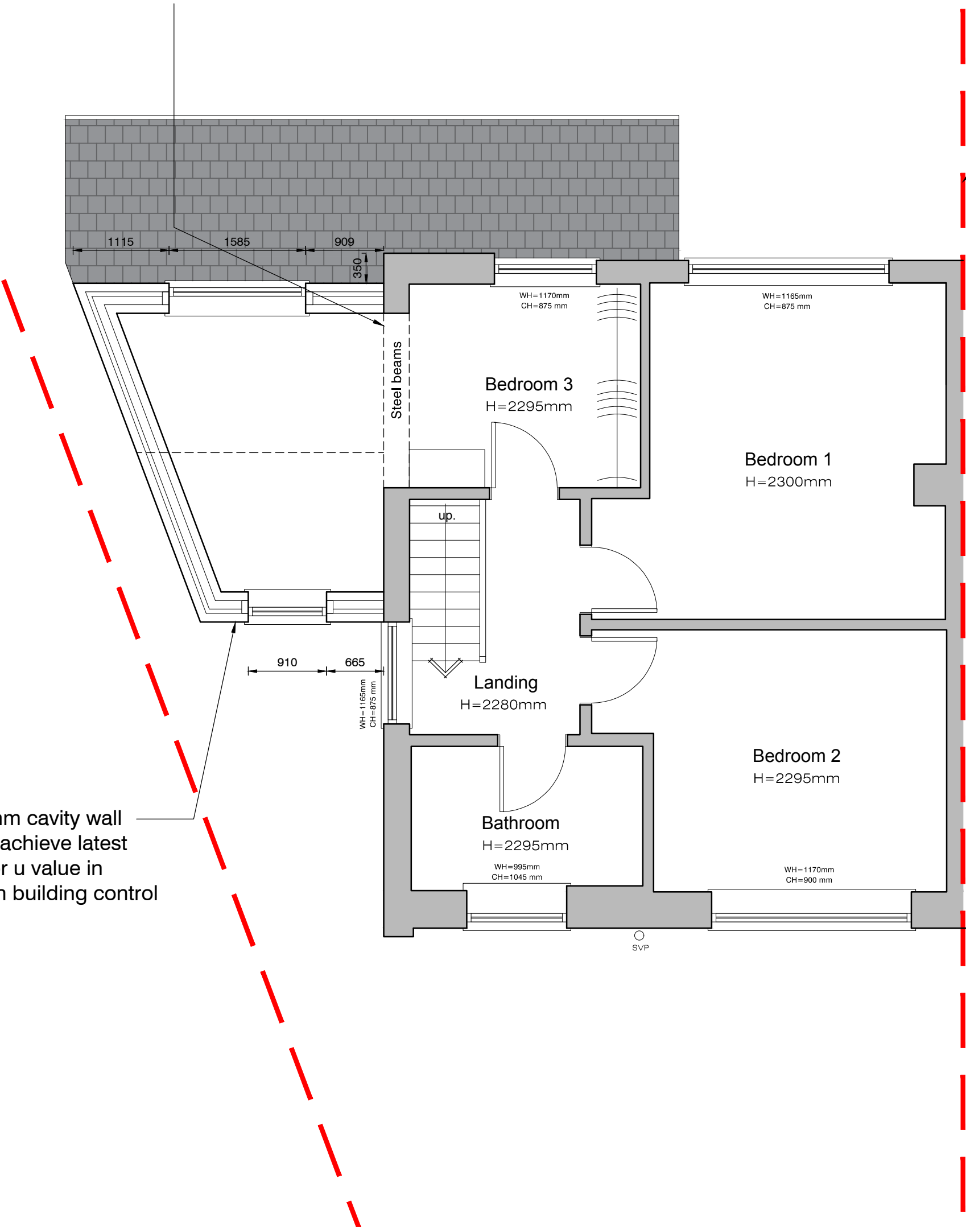


PROPOSED GROUND FLOOR PLAN
Scale 1:50@A1
0 500 1000 1500 2000 2500mm
All dimensions indicated to be checked on site.
NOTE - Utility Area.
Utility Area indicated diagrammatically and adjusted to suit client requirements. Drainage from appliances linked to IC all in compliance with drainage engineers design.

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.

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 FIRST FLOOR PLAN
Scale 1:50@A1
0 500 1000 1500 2000 2500mm
All dimensions indicated to be checked on site.

PROPOSED FINISHES LEGEND

Roof Finish - Brown tiles
External Walls - Render & brick.
Fascia and soffits in white uPVC .
External doors and windows style and colour to client's requirements.
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 STATUS:

PLANNING

CLIENT:

MR NOEL MCCONKEY

PROJECT:

14 HOLLYBUSH WALK, BASSALEG, NEWPORT NP10 8PB

franks + toms
ARCHITECTS

DRAWING TITLE:

GROUND & FIRST FLOOR PLANS
AS PROPOSED

JOB NUMBER:

4384

BY:

NH

CHK:

SF

DATE:

NOV 2025

DRAWING NUMBER:

(23) 200

REV:

*

SCALE:

1:50 @ A1

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