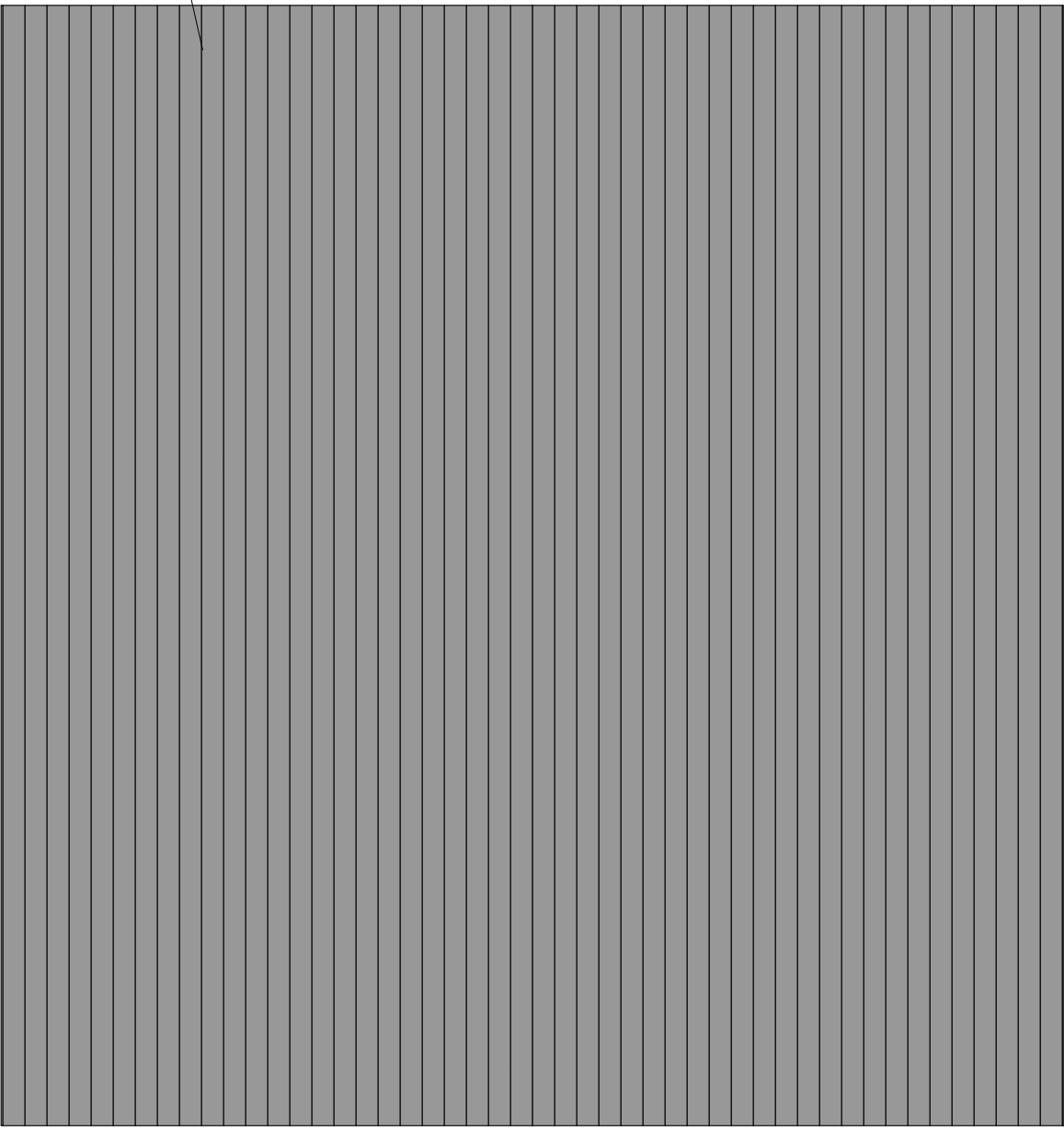


FOR PLANNING PURPOSES ONLY

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.

NOTE : Relocate SVPs to side elevation all
to be redirected in compliance with
drainage engineer's design.

Existing porch to be demolished and debris
to be removed from site.
Existing entrance door to be removed and
new window cill to be formed to
accommodate a new window unit.



Existing stairs to be removed and new stairs
to be installed by specialist all in accordance
to structural engineer's design.

Full survey to be carried out by specialist
stair manufacturer.

NOTE : Proposal in compliance with
planning approval ref 21 /0018 with
additions.

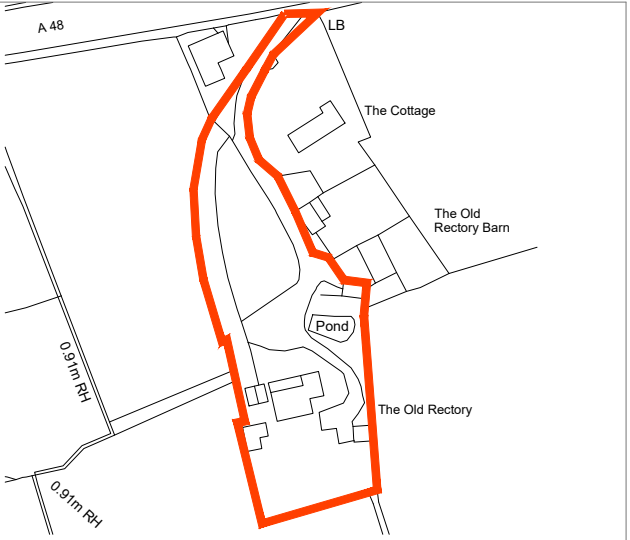
Prior to commencement of works
contractor to search and find existing
drainage run. All works must be carried
out in compliance with building control
and welsh water . Full application to to
submitted to welsh water. Specialist
drainage design details to be provided
by drainage engineer.

EXISTING FINISHES LEGEND
Roof Finish - Slates.
External Walls - Stone & render.
Fascia and soffits in white upvc.
External doors, windows and patio doors in
white uPVC units.
Gutters and Downpipes - Black uPVC gutters
and downpipes with matching fixings.

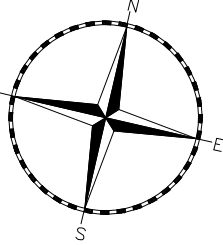
Prior to commencement works full discussion
and agreement to be made with neighbours
for confirmation of intended works to be
carried out. Contractor must ensure full
protection is provided to boundary. Client
appointed party wall surveyor to confirm if
party wall notice is required to be served.
NOTE : 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.

Existing dormer and section of roof removed.
foundation to be checked by structural
engineer to confirm adequate to
accommodate second storey extension.

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.



LOCATION PLAN NTS



THE DRAWINGS RELATE TO THE PROPOSED
EXTENSION WORKS AT THE OLD RECTORY,
COEDKERNEW, NEWPORT, NP10 8TY.

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.

EXISTING FIRST FLOOR PLAN

Scale 1:50 @ A1

0 500 1000 1500 2000 2500mm

ALL DIMENSIONS INDICATED TO BE CHECKED ON SITE

IC's to existing septic tank. Structural /
drainage engineer to confirm minimum
dimension for construction / foundation to
septic tank.

REVISION NOTE:

DRAWING STATUS:

PLANNING

CLIENT:

MR.PAUL CLATWORTHY

PROJECT:

THE OLD RECTORY, COEDKERNEW,
NEWPORT, NP10 8TY

franks + toms
ARCHITECTS

DRAWING TITLE:

FIRST FLOOR PLAN
AS EXISTING

JOB NUMBER: 4223	BY: AC	CHK: SF	DATE: OCT 2024
DRAWING NUMBER: (23) 101	REV: *	SCALE: 1:50@ A1	

Franks and Toms Architects Limited
Office 8 St Andrews Crescent, Cardiff, CF10 3DD.
T 02920 390099 **E** info@franksandtoms.com
www.franksandtoms.com