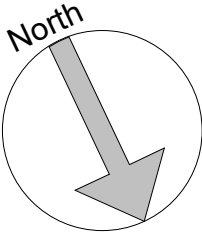
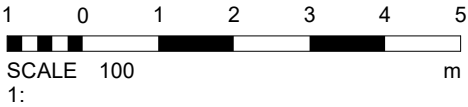


THE DRAWING HAS BEEN PRODUCED FOR PLANNING PURPOSES ONLY, AND SHOULD NOT BE USED FOR TENDER OR CONSTRUCTION PURPOSES.
ALL PLANNING CONDITIONS TO BE APPROVED PRIOR TO COMMENCEMENT OF APPROVED WORKS.
DRAINAGE DETAILS ARE INDICATIVE ONLY. ANY WORKS TO PUBLIC SEWERAGE NETWORK TO BE APPROVED BY DWR CYMRU WELSH WATER PRIOR TO COMMENCEMENT OF ASSOCIATED WORKS.
RESPONSIBILITY IS NOT ACCEPTED FOR ERRORS MADE BY OTHERS IN SCALING FROM THIS DRAWING. ALL CONSTRUCTION INFORMATION SHOULD BE TAKEN FROM CONSTRUCTION ISSUE DRAWINGS ONLY.

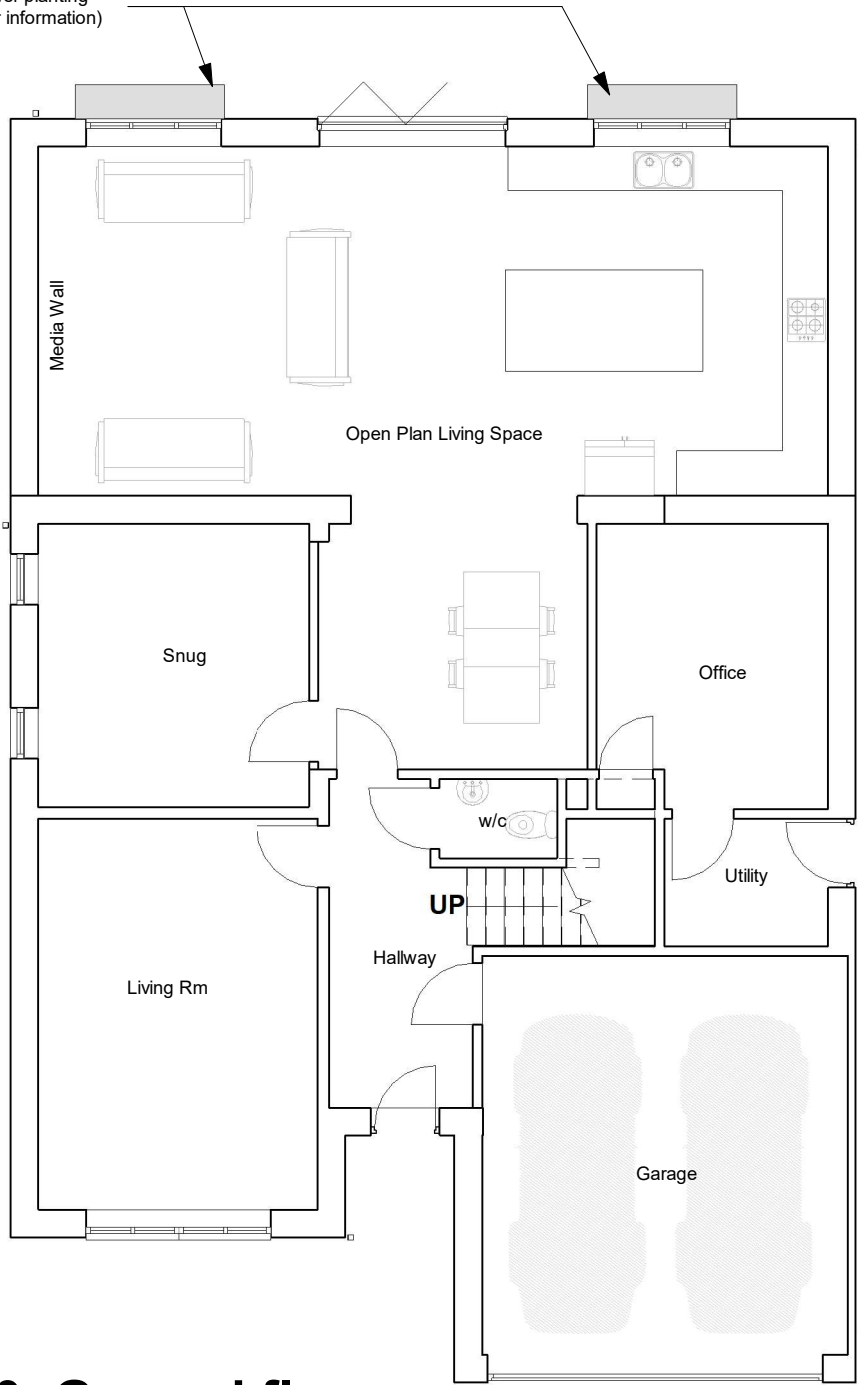


A3 Original Sheet Size

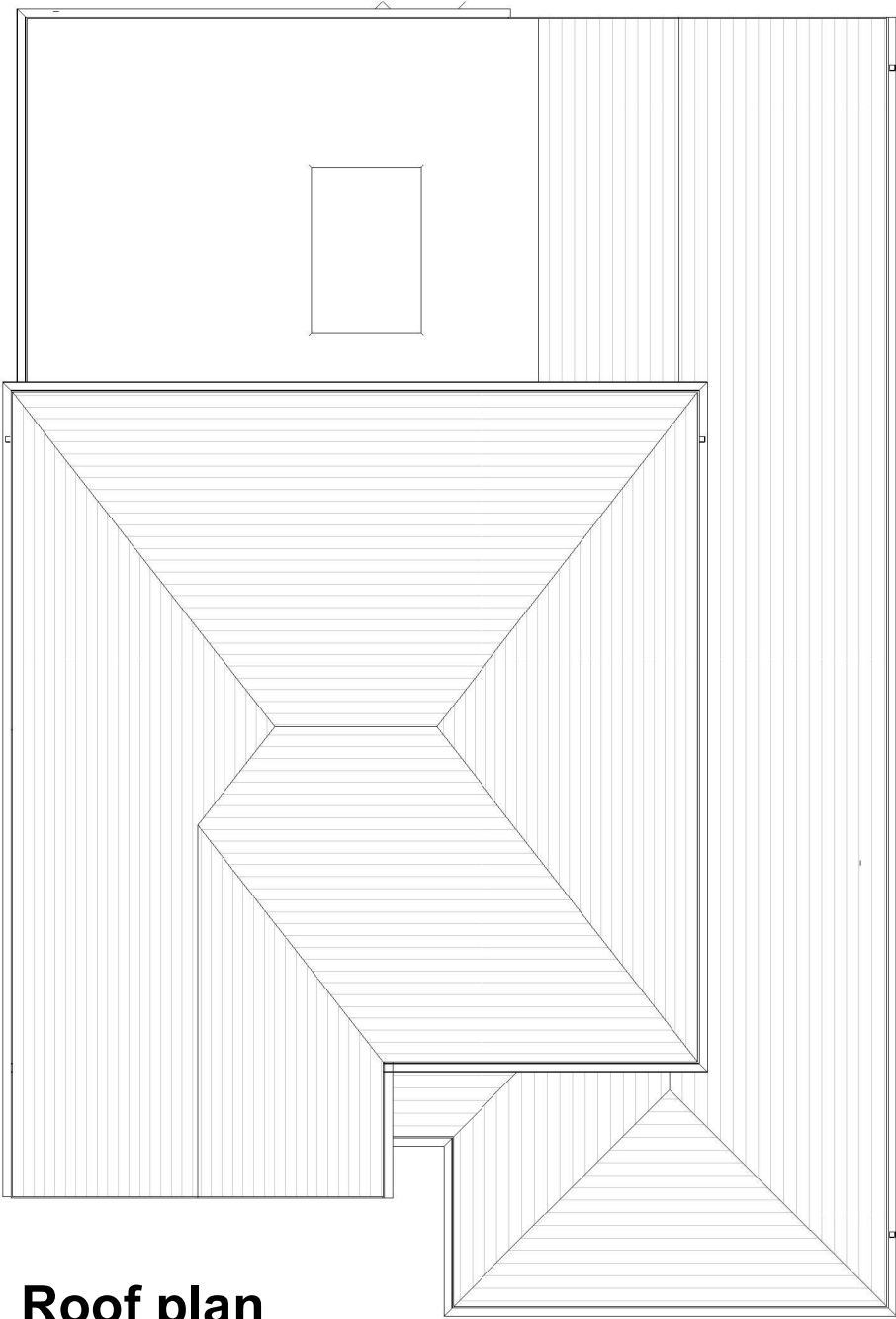
Responsibility is not accepted for errors made by others in scaling from this drawing. All construction information should be taken from figured dimensions only.



Measure G1: Wildflower planting
(refer to Key for further information)



0_Ground floor
1 : 100



Roof plan
1 : 100



Conceptual visual (not to scale)

FINISHES KEY

Roof:	Flush concrete roof tiles.
External Walls:	Red multi facing brickwork.
Windows and doors:	White uPVC frames.
RWGs:	Black uPVC.

Biodiversity Enhancement Measures:
Measure 1 (B1): 1no. Schwegler Sparrow Terrace for native sparrows to be fixed to the north-facing wall for protection from sun exposure, at a height of between 2-4m. To be fixed in position during the first autumn following development.

Green Infrastructure Measure:
Measure 1 (G1): 2no. boxed planter or planting bed with assorted wildflower (circa 3m²) to east-facing elevation, to be installed in the first planting season following development.



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PROJECT Ground Floor Rear Extension
CLIENT DETAILS Ellen and Rodney Pelzel 26 Old Park Road, Bassaleg, Newport NP10 8BR

SHEET Floor and Roof Plans as Proposed		DRAWING NUMBER A210	
PURPOSE OF ISSUE Planning		Scale (@ A3) As indicated	
Date 18/09/2026	Drawn by LEB	Checked by	REV