FOR PLANNING PURPOSES ONLY

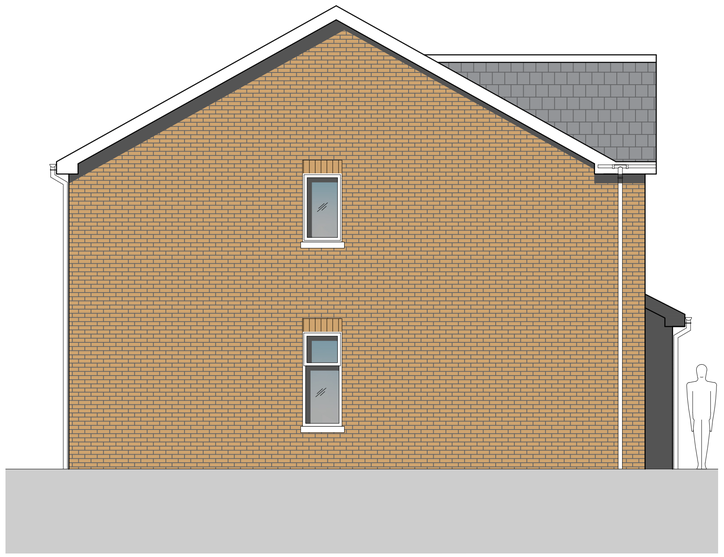
PRIOR TO COMMENCEMENT OF WORKS ON SITE AND WITH ADVANCED NOTICE, CLIENT-CONTRACTOR TO SUBMIT A BUILDING NOTICE APPLICATION TO BUILDING CONTROL. NO WORKS TO COMMENCE UNTIL APPROVALS GRANTED.

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.

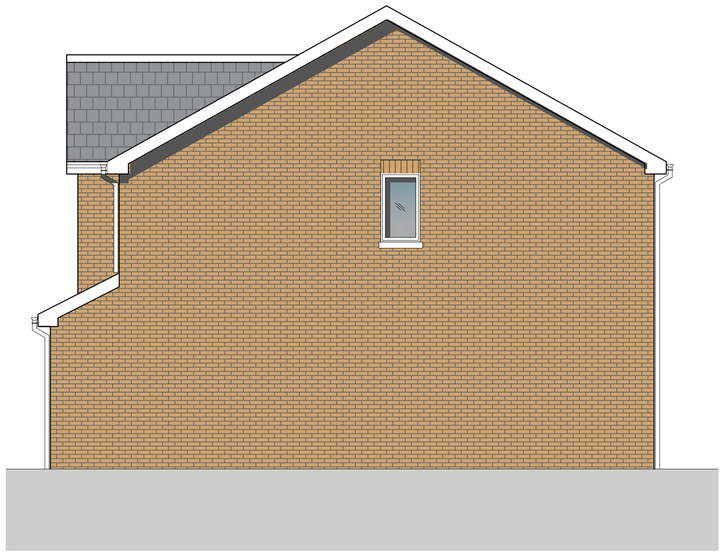
Prior to commencement of works full discussion and agreement to be made with neighbours for confirmation of intended works to be carried out. Contractor must ensure full protection is provided to boundary. Client appointed party wall surveyor to serve party wall notice.

Existing garage door to be removed and opening to accommodate new window with new cill formed.

EXISTING FRONT ELEVATION
Scale 1:50@A1



EXISTING SIDE ELEVATION
Scale 1:50@A1



EXISTING SIDE ELEVATION
Scale 1:50@A1

0 500 1000 1500 2000 2500mm

All dimensions indicated to be checked on site.

EXISTING FINISHES LEGEND

Roof Finish - Tiles.
External Walls - Brick .
Fascia and soffits in white upvc.
External doors, windows and patio doors in white uPVC framed units.
Gutters and Downpipes - black 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.

LOCATION PLAN NTS

THE DRAWINGS RELATE TO THE PROPOSED WORKS AT 10 BRABAZON ROAD, ROGERSTONE, NEWPORT, NP10 9PU.

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.

REV:	BY:	CHK:	DATE:

REVISION NOTE:

DRAWING STATUS:
PLANNING

CLIENT:
MR MOHSIM KAMAL

PROJECT:
10 BRABAZON ROAD, ROGERSTONE, NEWPORT, NP10 9PU

DRAWING TITLE:
ELEVATIONS
AS EXISTING

JOB NUMBER:	BY:	CHK:	DATE:
05/2025			SEP 2025
DRAWING NUMBER:		REV:	SCALE:
(23) 110		*	1:50 @ A1