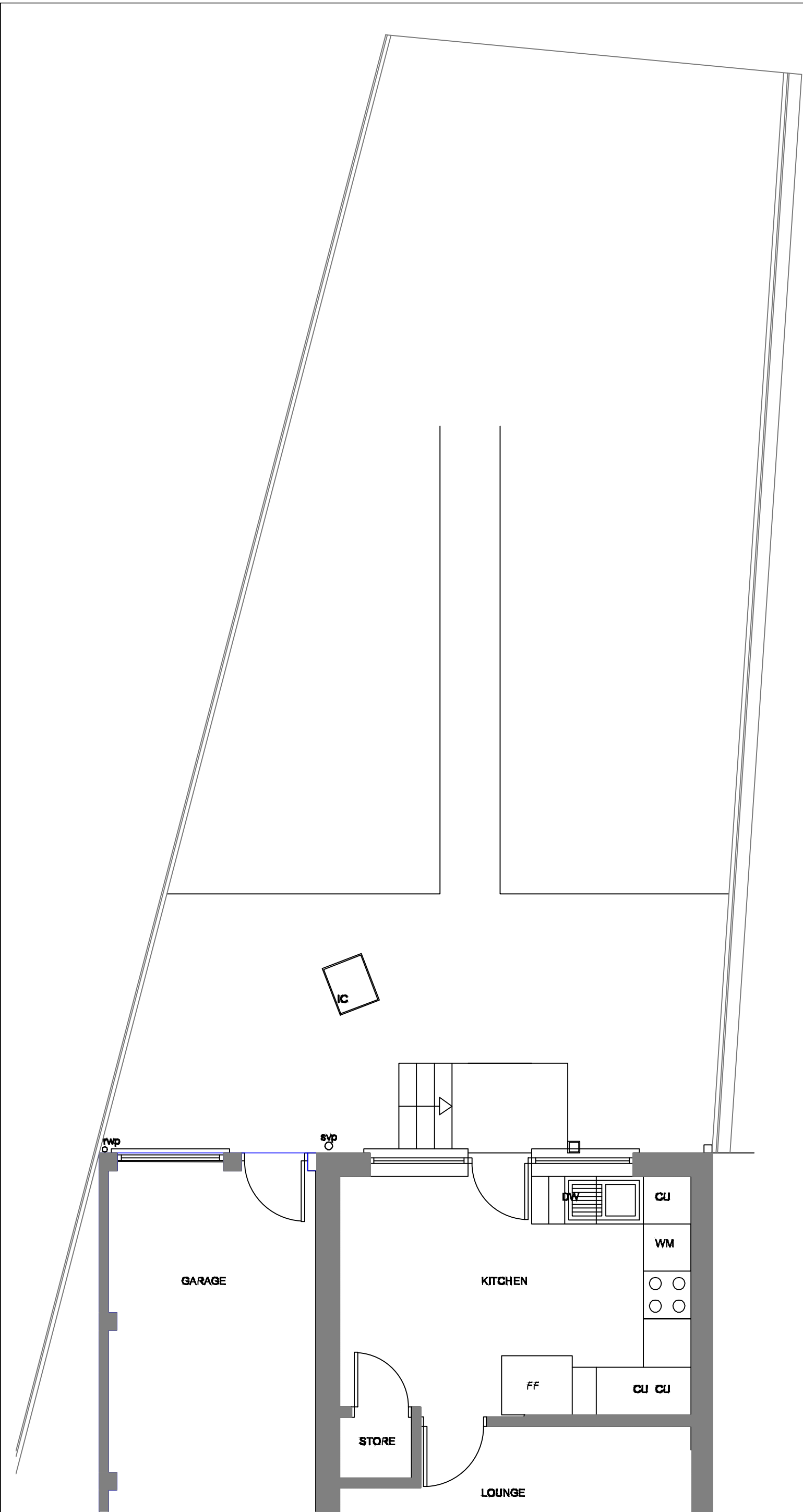
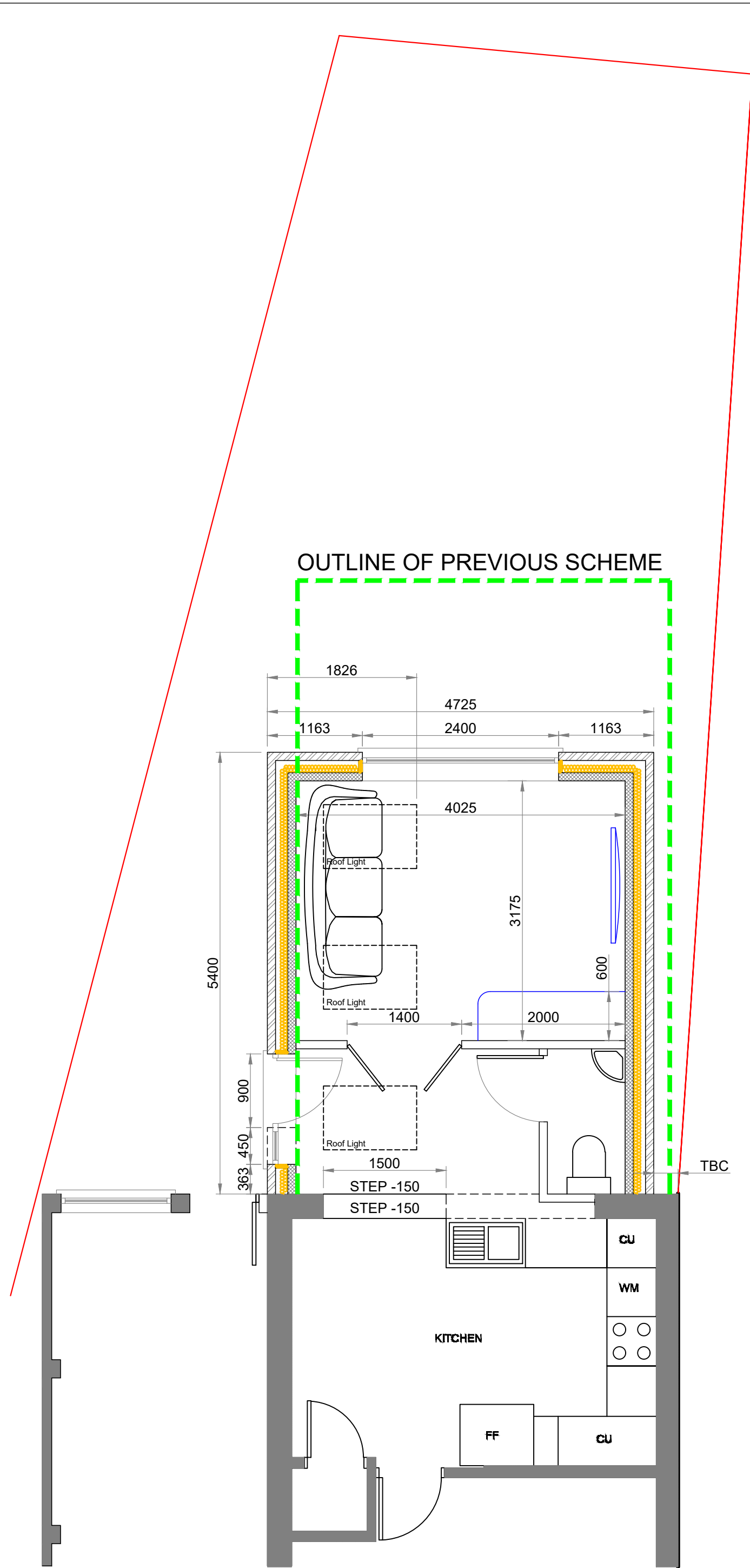
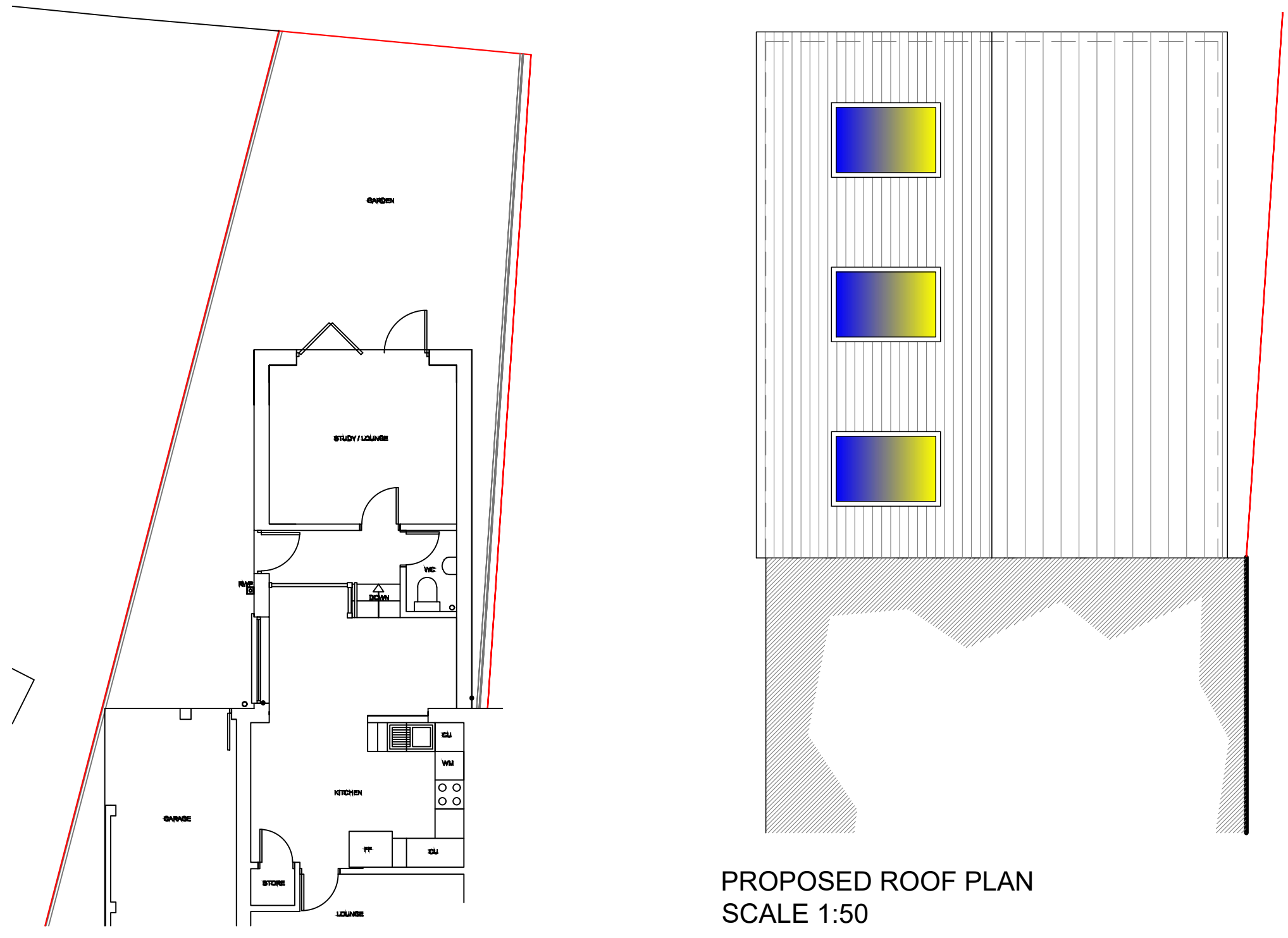
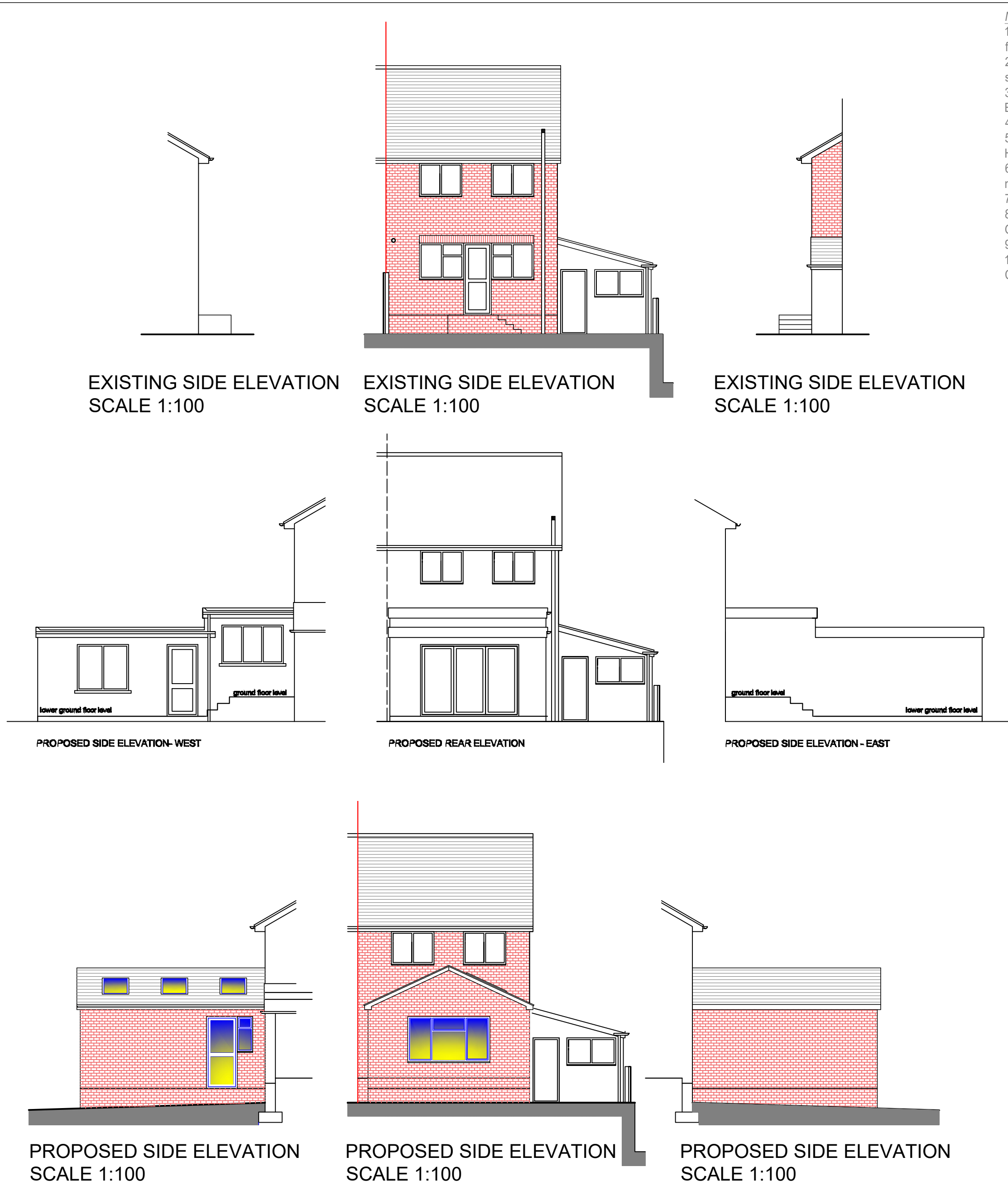




EXISTING REAR GROUND FLOOR PLAN
SCALE 1:50



PROPOSED REAR GROUND FLOOR PLAN
SCALE 1:50



APPROVED REAR GROUND FLOOR PLAN
SCALE 1:100

PROPOSED ROOF PLAN
SCALE 1:50

- Notes**
1. All steelwork dimensions to be checked on site prior to ordering and fabrication.
 2. All dimensions shown in millimeters and this drawing must not be scaled off.
 3. Any numerical discrepancies to be reported to Keystone Structural Engineering immediately.
 4. All internal steelwork to receive two coats of red oxide before erection.
 5. All external steelwork to receive 80um (140um if coastal) thickness of Hot Dip Galvanized coating
 6. The span of the beam is the clear distance between supports, the minimum bearing (uso) is 150mm each end.
 7. All Twin Beams to be bolted & sleeved together @800mm ctrs
 8. All Columns or Posts below DPC to be surrounded with min 100mm Gen3 Concrete
 9. All Lintels to be installed in accordance with Manufacturers guidelines
 10. The underside of all Foundations MUST be approved by Building Control prior to pouring.

- Legend**
- Assumed to be Load Bearing Walls
 - Assumed Not Load Bearing Walls
 - Dense Concrete Block (7.3N)
 - Celcon Thermal Block (3.6N)
 - Facing Brick (22N)
 - Engineering Brick (22N)
 - Stud Walls (100mm Wide)
 - Insulation
 - Masonry Walls to be Removed
 - Steelwork Beams
 - Precast Concrete Lintels
 - Timber Fence/Joists

Drawing Title
EXISTING/PROPOSED PLANS & ELEVATIONS

Site Address
9 LAUREL CRESCENT, MALPAS, NEWPORT, NP20 6WQ – MR & MRS BRIMMELL

Drawn By DJLH
Date NOV 2025
Checked
Date Checked

Scales
1:100 & 1:50 @A1

Drawing Number
25-2446-DWG-02

Drawing Status
PLANNING

Keystone Structural Engineering
Email dudley@keystonese.co.uk
www.keystonese.co.uk

Keystone House
201 Risca Road
Newport
South Wales
NP20 3PQ
T 01633 378059
M 07947836245