

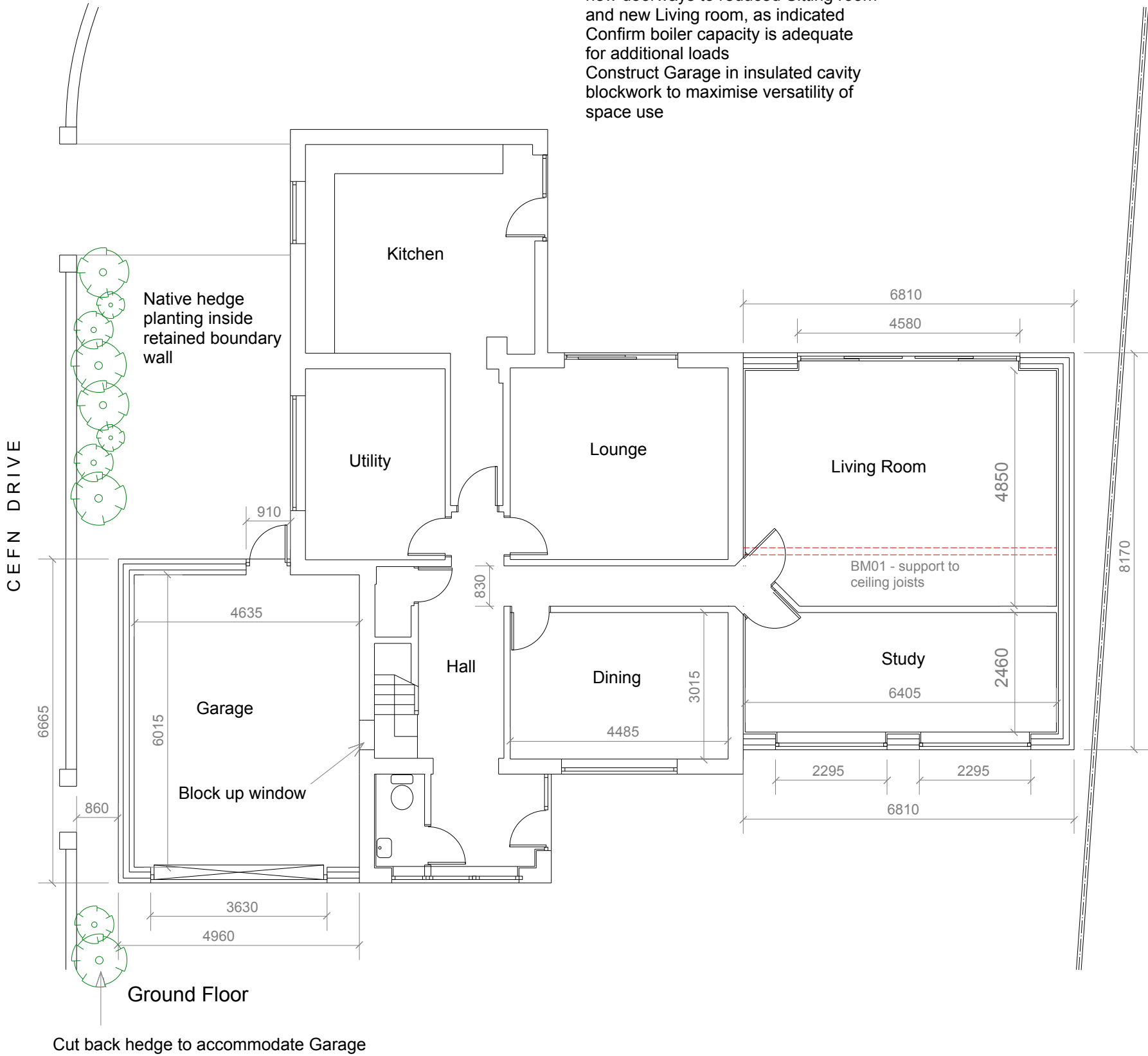
Bruce Harbon
5 Cefn Drive
Newport
NP10 9AP



Extension and Garage Conversion
29th January, 2026
Dimensions in MM Scale: 1:100 Size: A3
Contractor to set out and take site dimensions
SCALE FROM THIS DRAWING FOR PLANNING PURPOSES ONLY
Drawings: Laurence Clarke
Tel: 02920 627 667
Mob: 07970 86 22 81
info@plan-itdesigner.co.uk

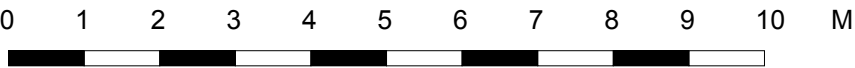


Demolish/take down Garagae and excavate for foundations and drainage including new gulley pots for RW goods to new/existing soakaway, location and ownership of assets to be confirmed prior to commencement
Partition for access to extension with new doorways to reduced Sitting room and new Living room, as indicated
Confirm boiler capacity is adequate for additional loads
Construct Garage in insulated cavity blockwork to maximise versatility of space use



Structural Specifications to be confirmed with Structural Engineer

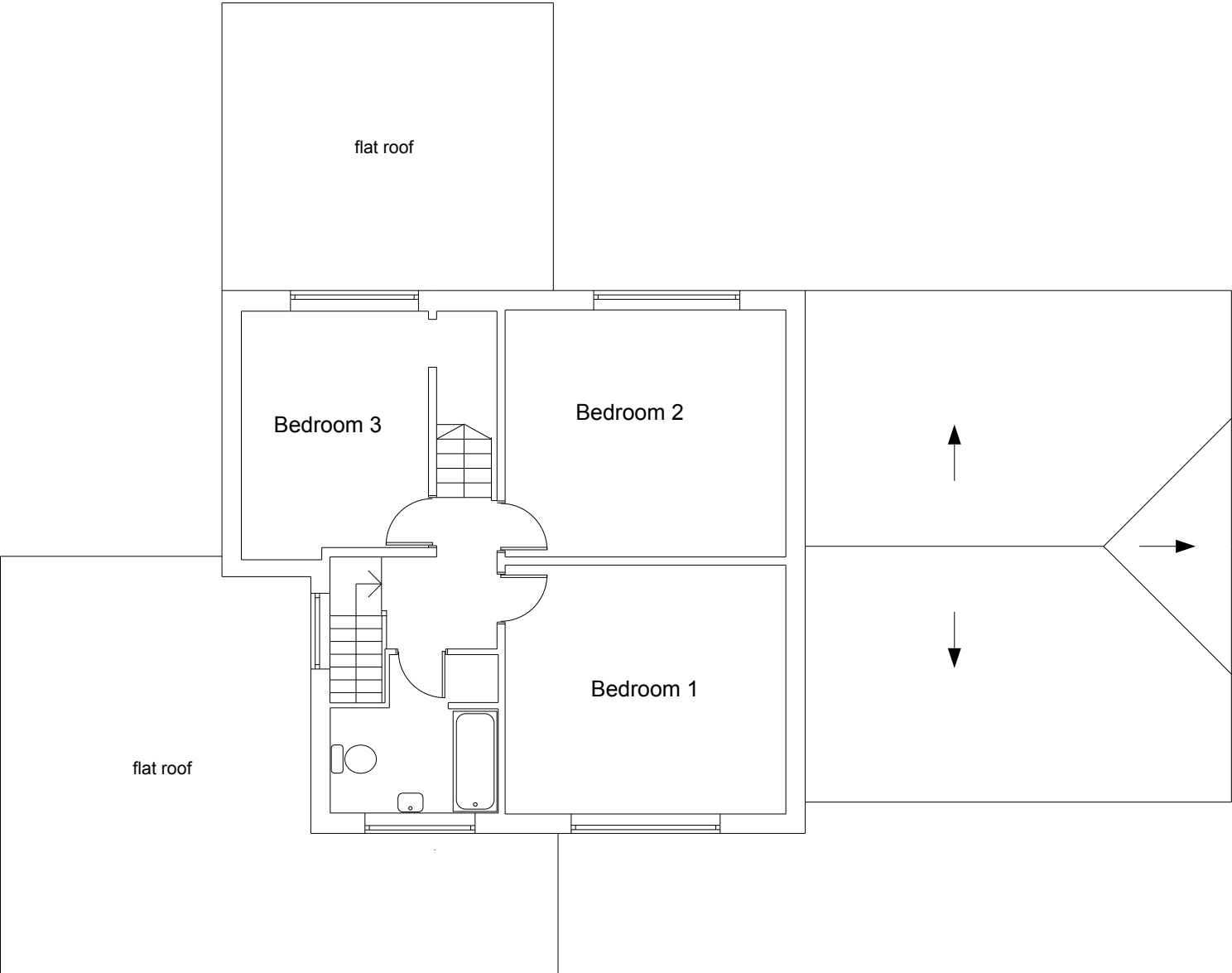
Build Over Sewer Agreement tba if necessary following confirmation sewer/drain locations
Party Wall Notices to be served where necessary in line with statutory guidelines & timescales



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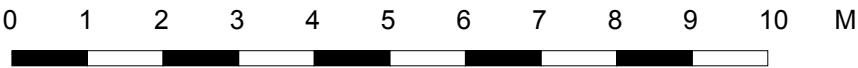
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First Floor

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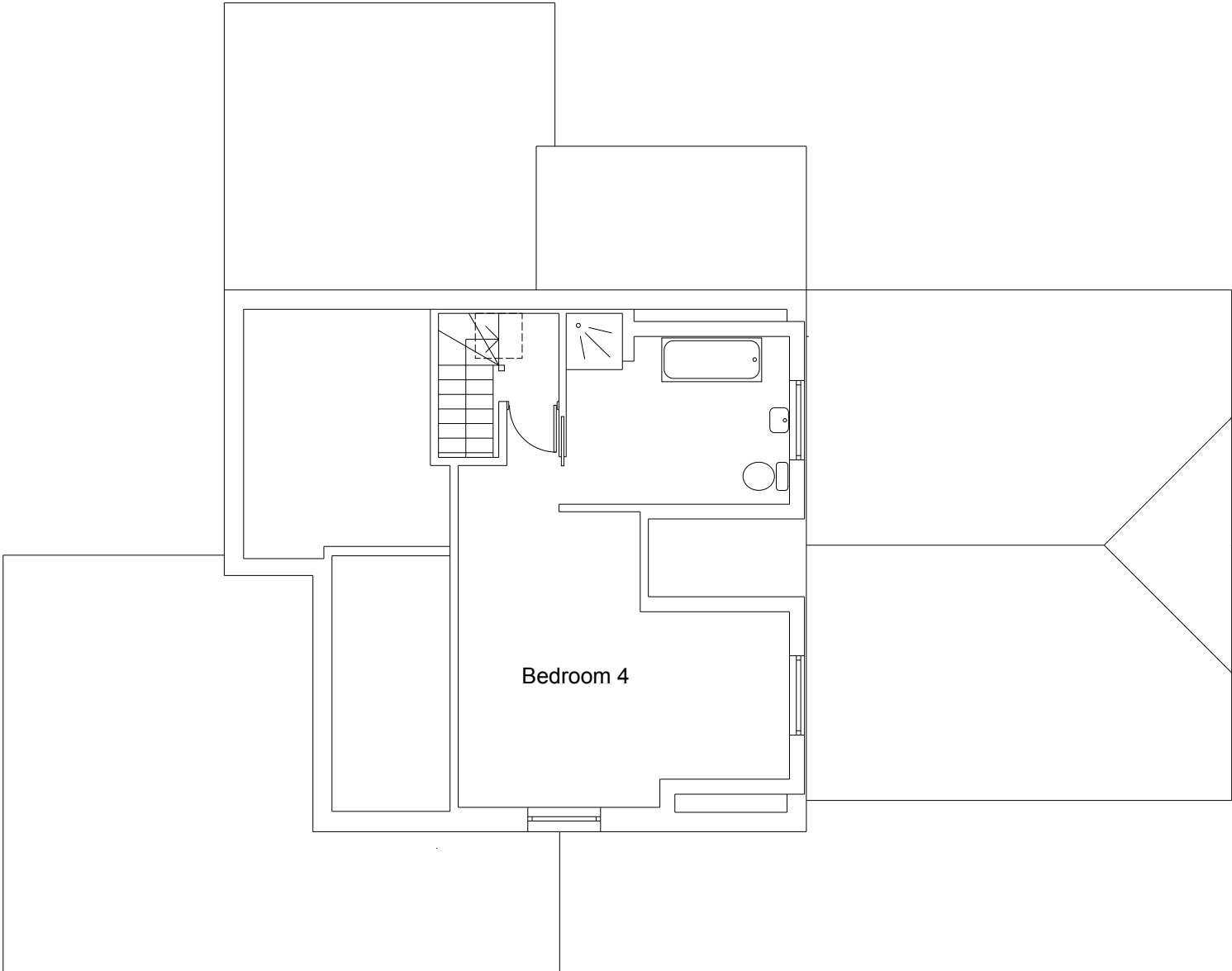
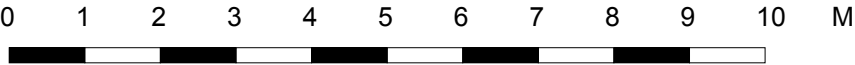
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Second Floor

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Walls:

Concrete cavity block work, with min
125 cavity, 75 PIR and standard internal leaf so
that walls achieve compliance with Part L
Smooth painted render to masonry

Roofs:

Slate/tile to match/complement existing

Roof pitches as indicated

Green sedum roof to new flat roof

Windows & Doors:

Min 'A' rated UPVC/Aluminium double/triple
glazed to match/complement existing - tbc with client

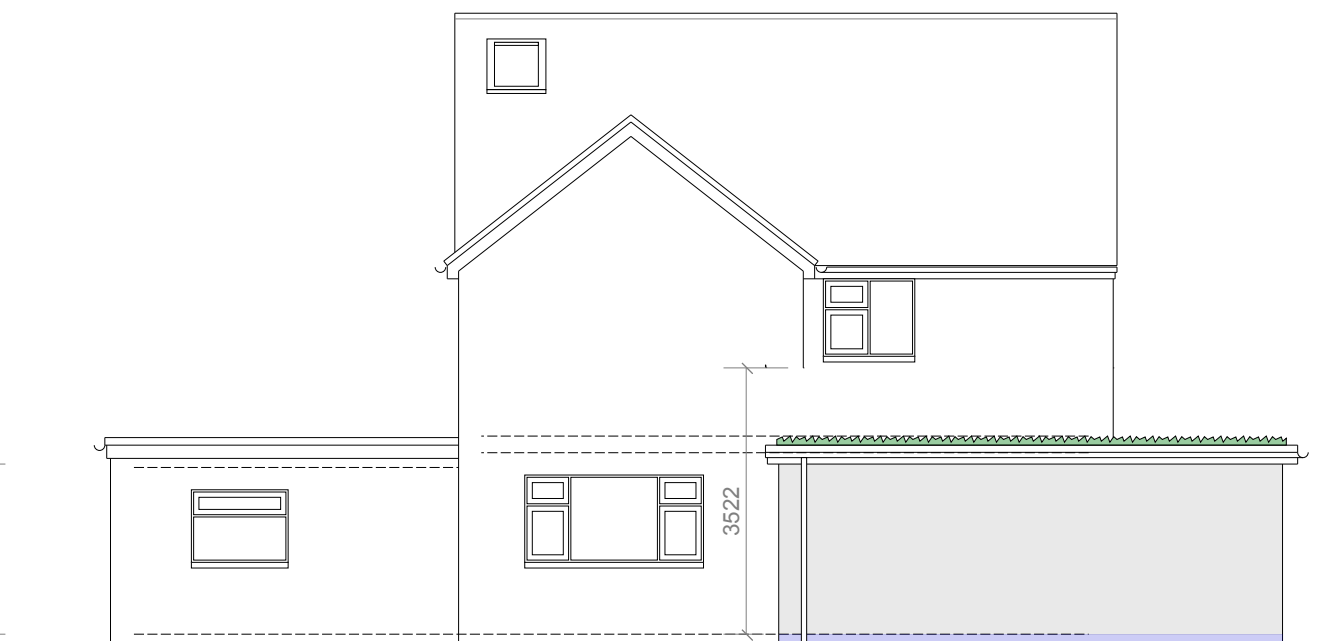
Fascias, soffits and RW goods:

Black/grey UPVC/aluminium

Soakaway to be excavated in garden for
additional RW run-off, subject to satisfactory
percolation test



South (front)



West (side)

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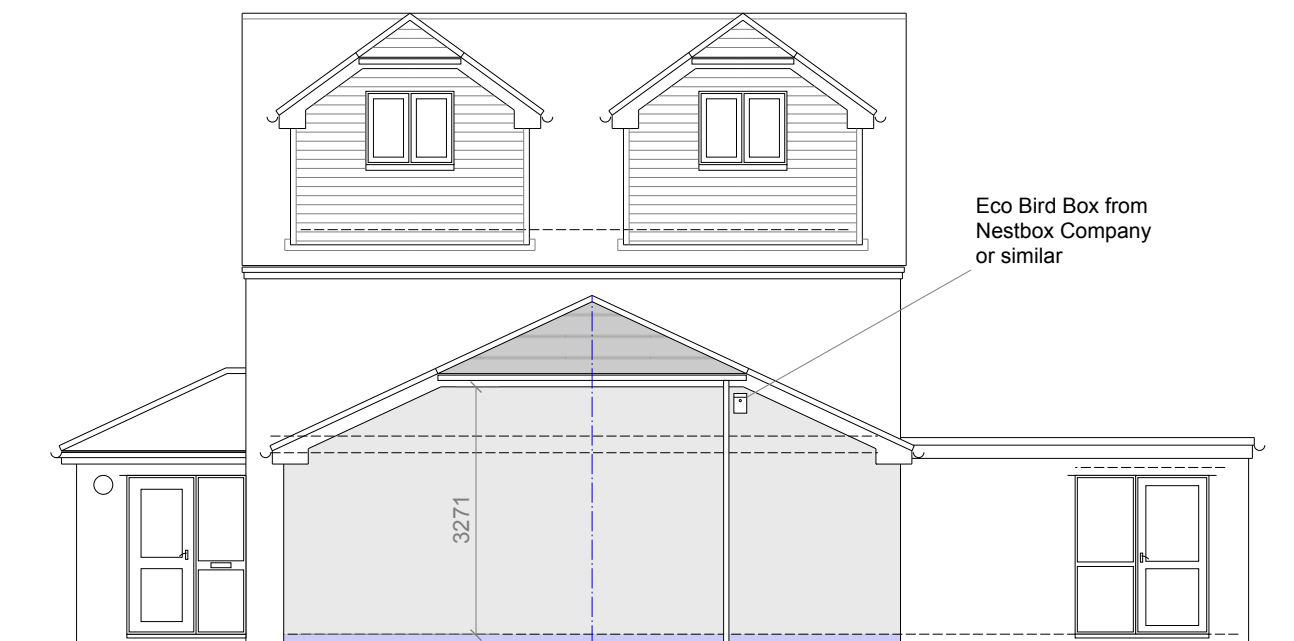
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North (rear)



East (side)

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Elevations (proposed)
Dwg. No: PDCD526-010