

All measurements & levels shown are subject to checking on site by the contractor, figured dimensions to take precedence over scaled.

All working dimensions must be taken from, checked & / or verified by the main contractor on site prior to the manufacture of all items & the placing at all work in hand.

Working dimensions must not be scaled from this drawing. In all cases of doubt or discrepancy please refer to the architect, surveyor, supervising officer, consultants & / or specialist drawings are read in conjunction with this drawing.

All work must comply with the current building regulations, local authorities bye-laws stipulations & requirements of statutory bodies.

Serve all notices to the authorities concerned. All work is to comply with the current editions of the British Standards Institution codes of practice.

All materials & components to comply with the current editions of the British Standards Institution specifications.

Prior to commencing work, the contractor is required to communicate with the relevant authorities, bring them to site & locate the positions and lines of all services (e.g. water, gas, electricity, telephone, telecommunication, sewage etc.) on, over, under & around the site which could in any way effect the positioning of the buildings. Copies of the correspondence & a full report of the findings must be forwarded to the architect, surveyor, supervising officer or consultant before building works commence

All details in addition to those indicated to conform in all respects with the building regulations & allied legislation. Builder to check all details / dimensions prior to commencement of building works.

This drawing is copyright

Client

Mr and Mrs L. Thomas.

Project

Proposed single storey front and rear extension no61 The Uplands, Rogestone, NP10 9FE

Date: May 2025.

Scale: 1:50 on A2

Job No: 3262

Drawing No: 02

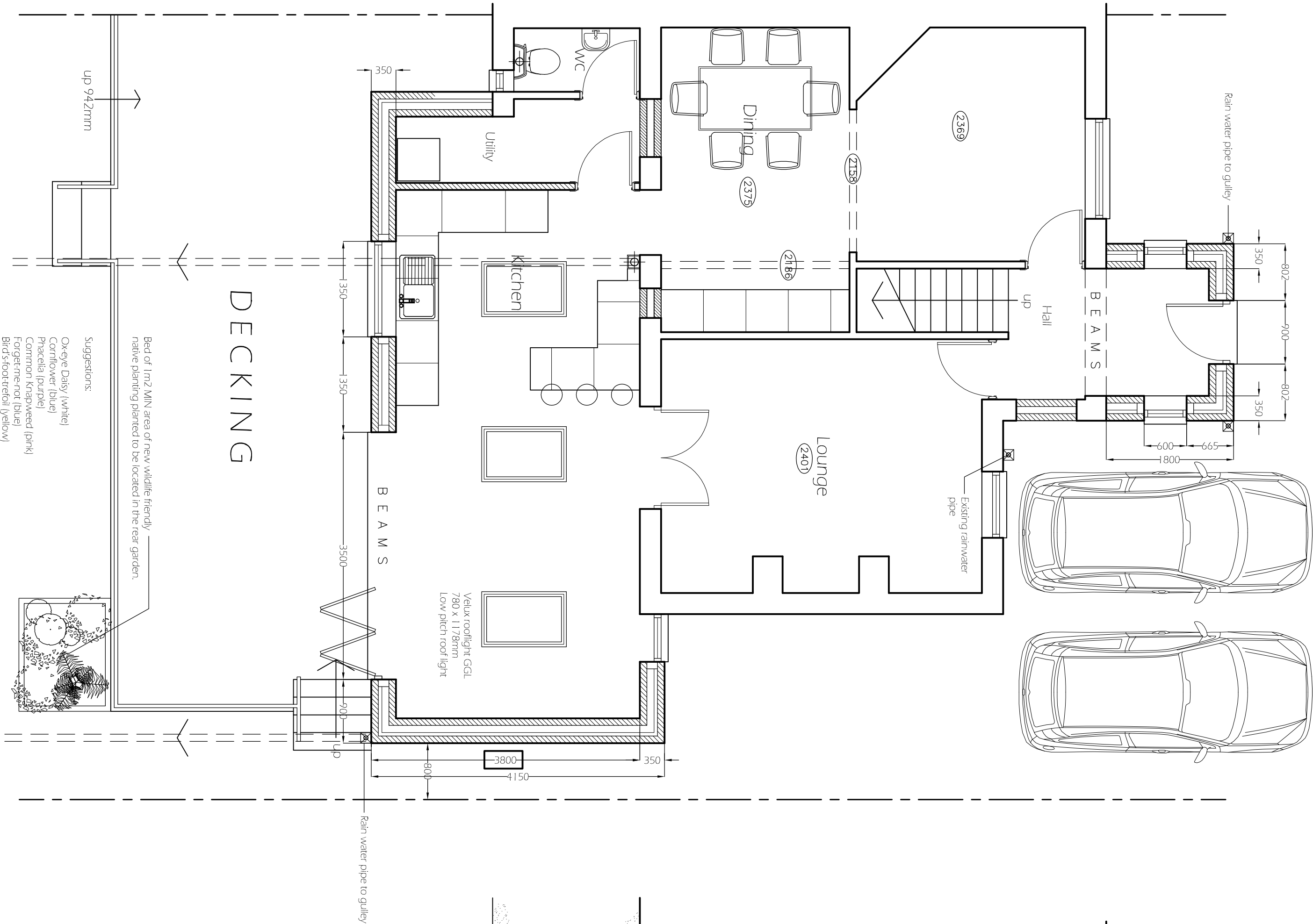
Revision	Date	Comment
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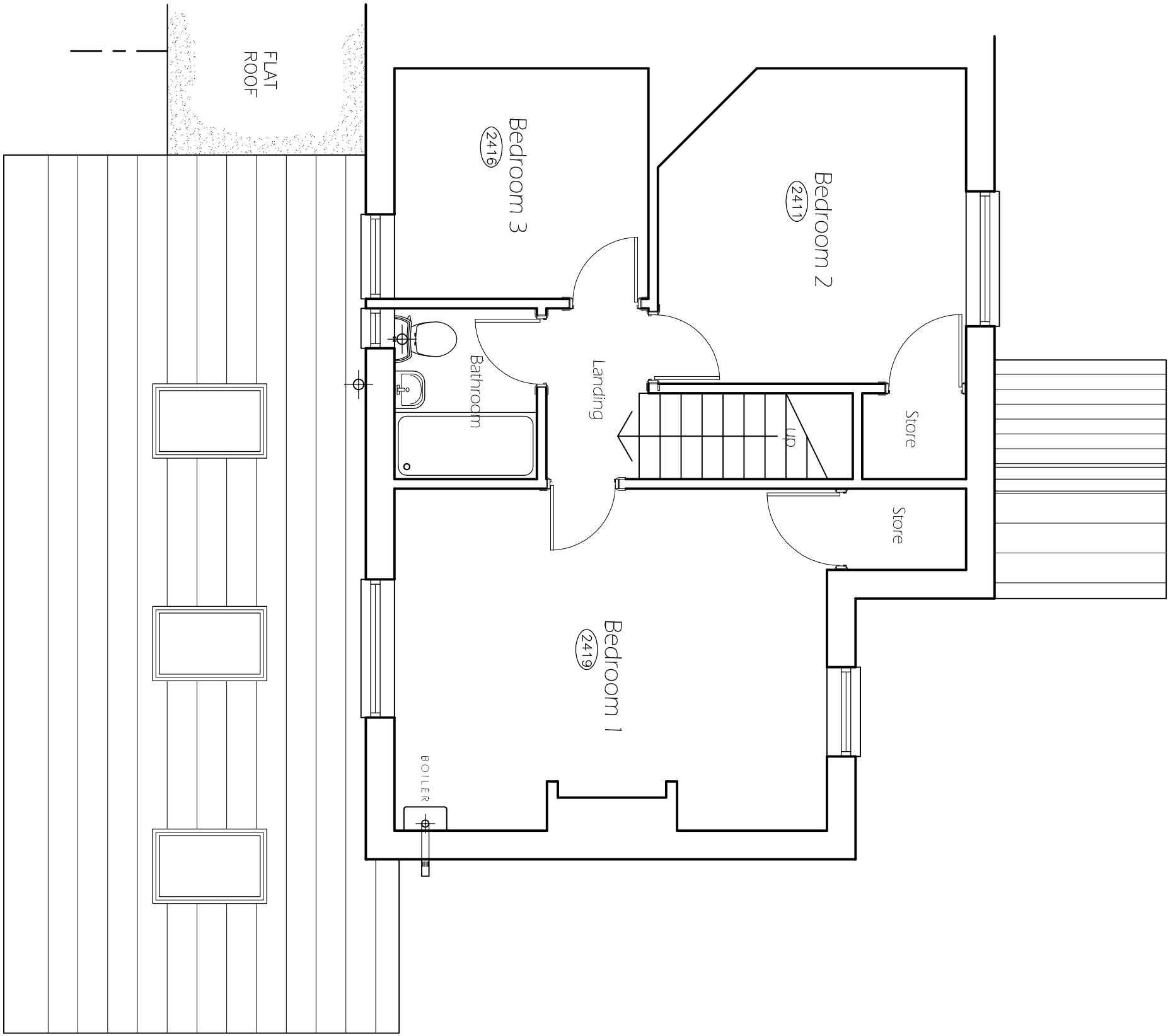
Penrose
architectural
SERVICES

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Grove Park,
Blackwood,
Gwent,
NP12 2DF

www.penrosewatkins.co.uk



Proposed ground floor plan @ 1:50



Proposed first floor plan @ 1:50

Green Infrastructure Statement:

This statement has been produced with reference to Planning policy Wales - edition 12 - Chapter 6

Please note that this statement has been produced relative and in proportion to the scale of the development and as such it is assumed that exhaustive detail is not required for a Householder Development Application.

The application as submitted is for single storey front porch and rear extension.

We propose to install a bat and bird box as identified installed on the design prior to occupation and retained for a MIN period of 5 years after occupation.

We propose to install:
Schwegler bat box as identified on the elevations and a surface mounted Schwegler Swift bird box ref No 178 to be provided as identified on the elevations under the fascia board

Min of 2m above the adjacent ground level as identified installed on the approved design prior to occupation and retained for a MIN period of 5 years after occupation.