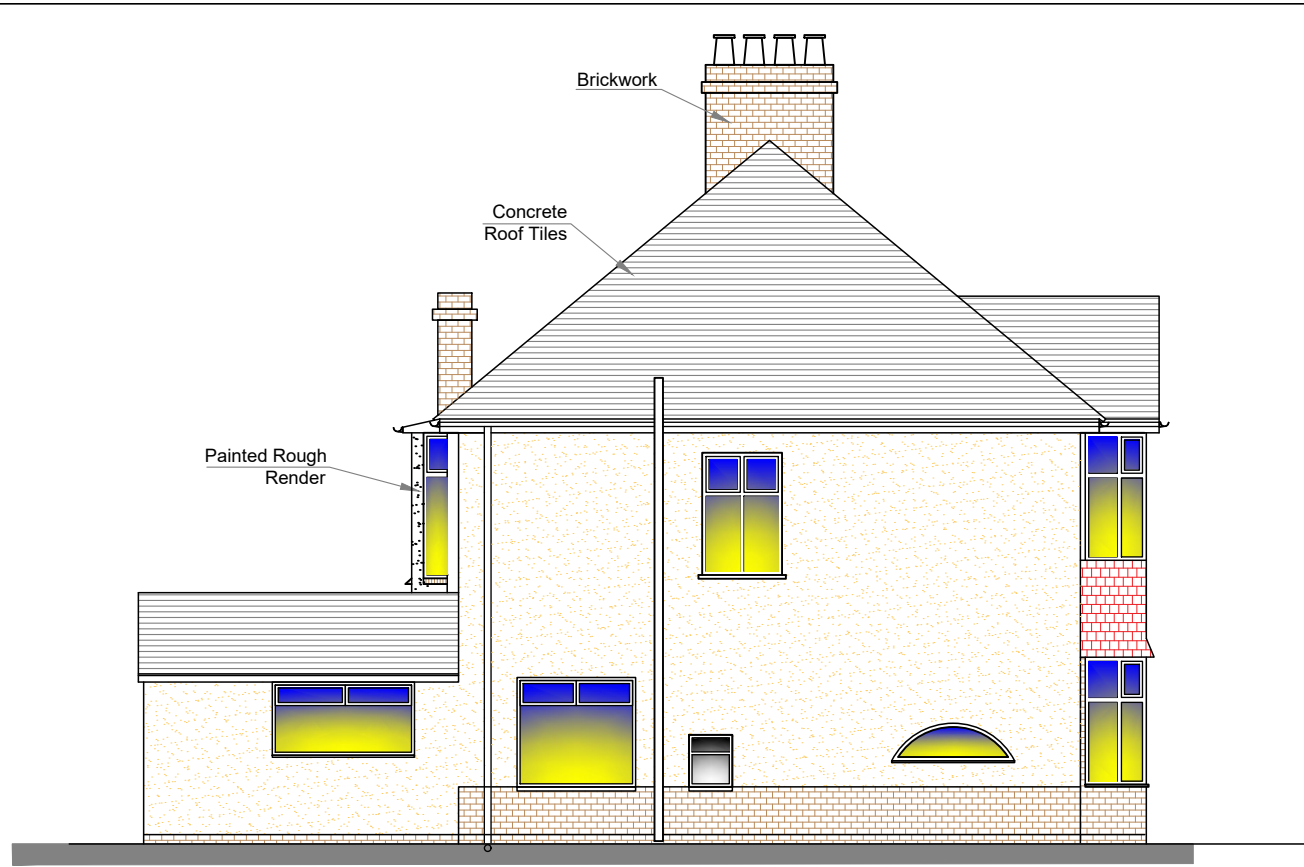
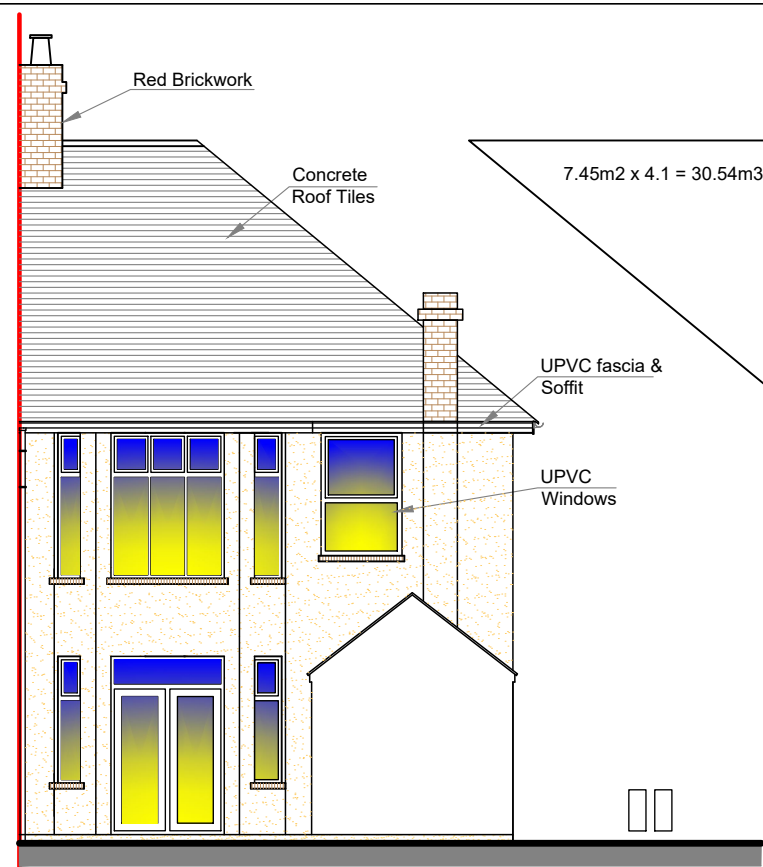




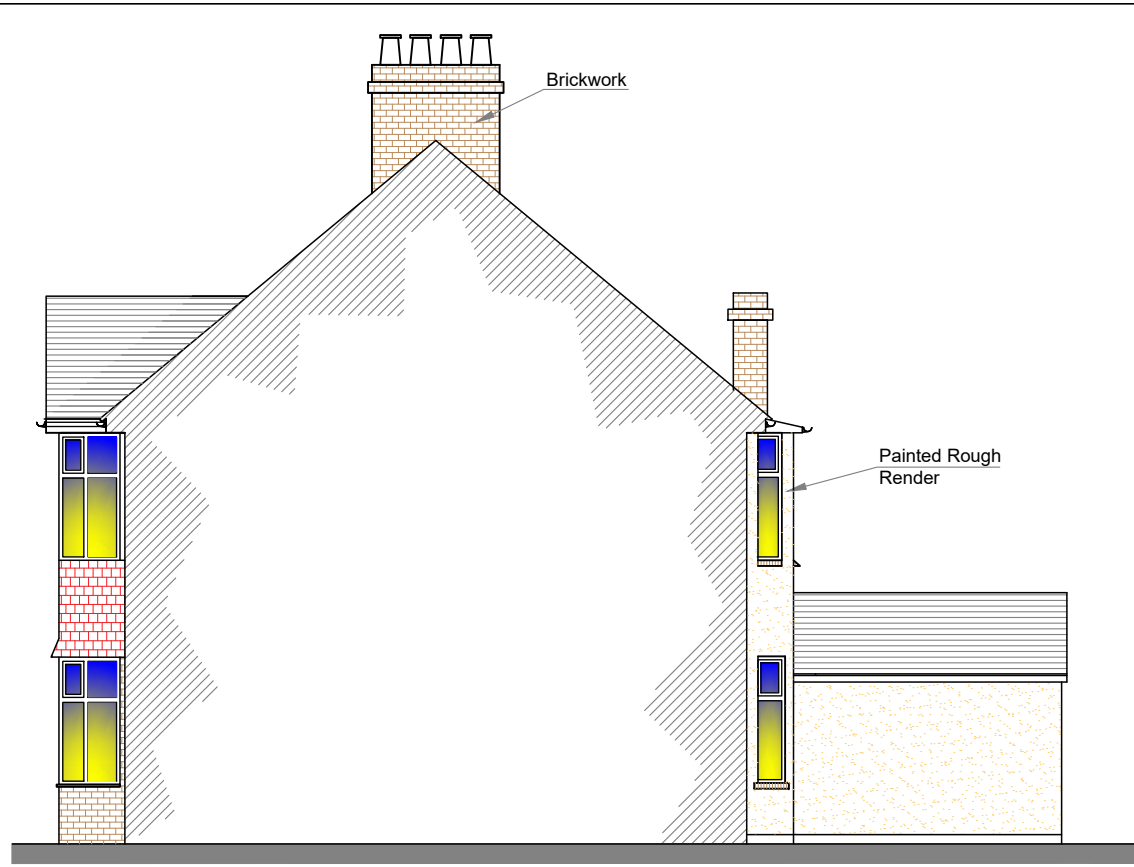
EXISTING FRONT ELEVATION
SCALE 1:100



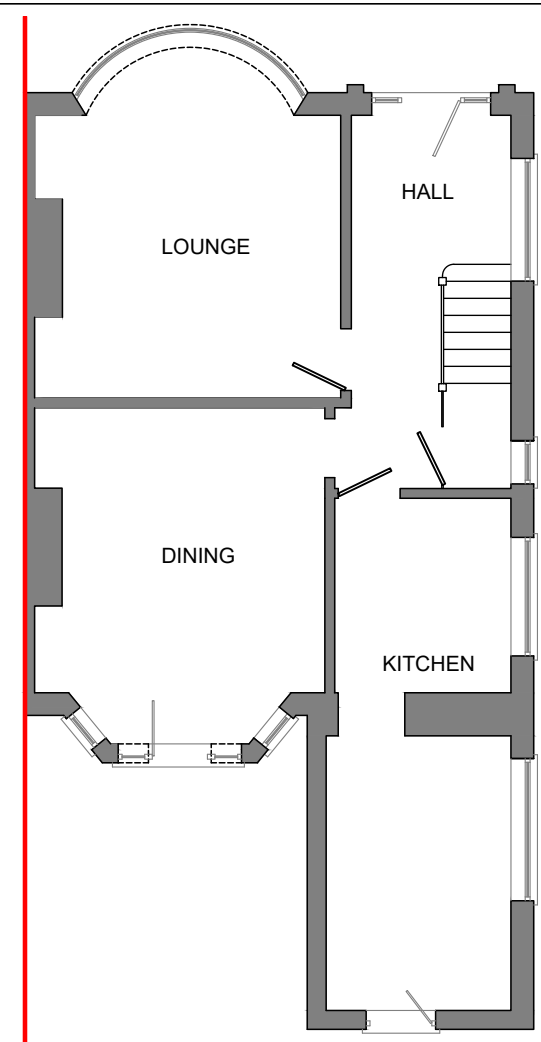
EXISTING SIDE ELEVATION
SCALE 1:100



EXISTING REAR ELEVATION
SCALE 1:100



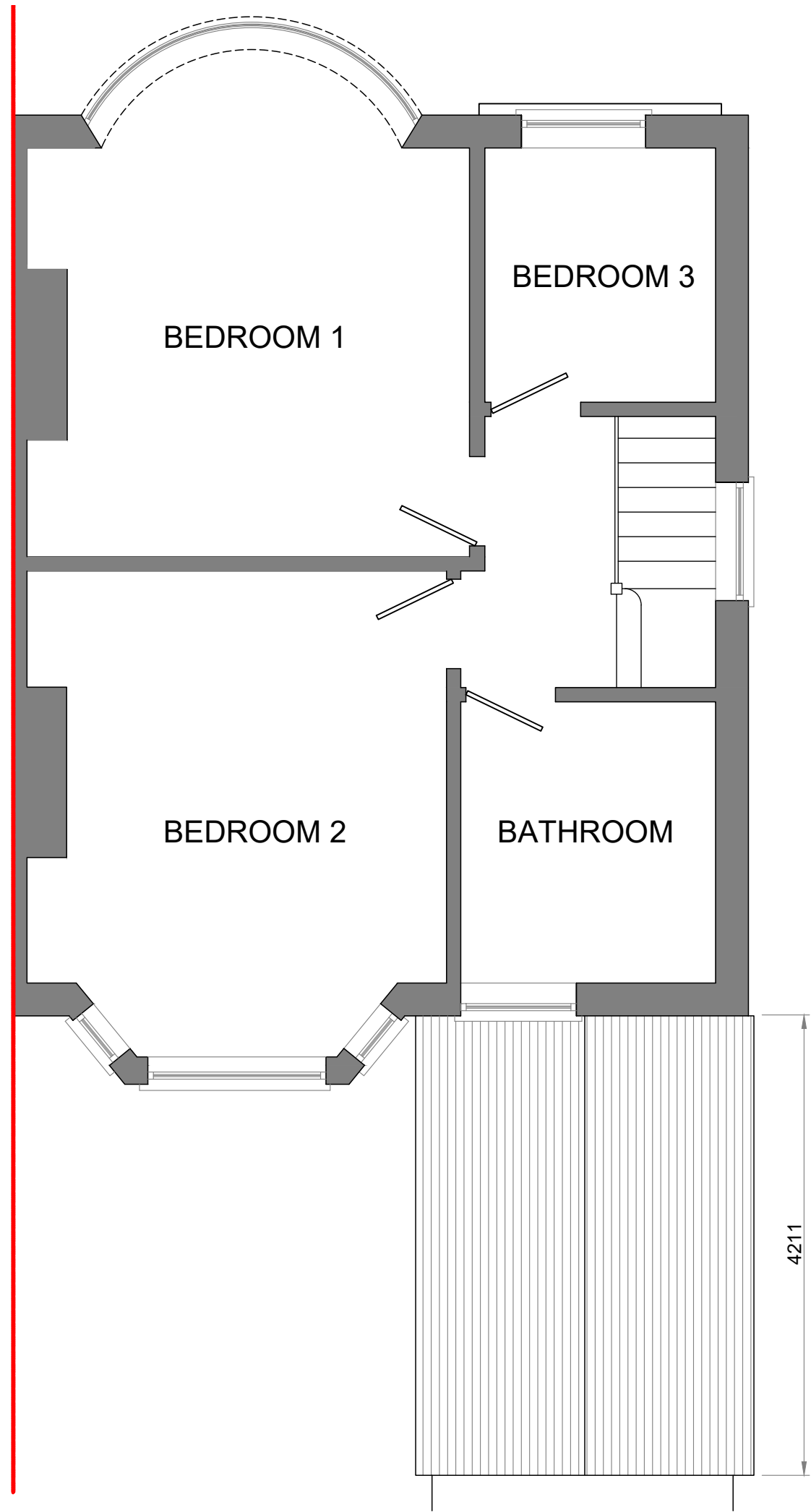
EXISTING SIDE ELEVATION SCALE 1:100



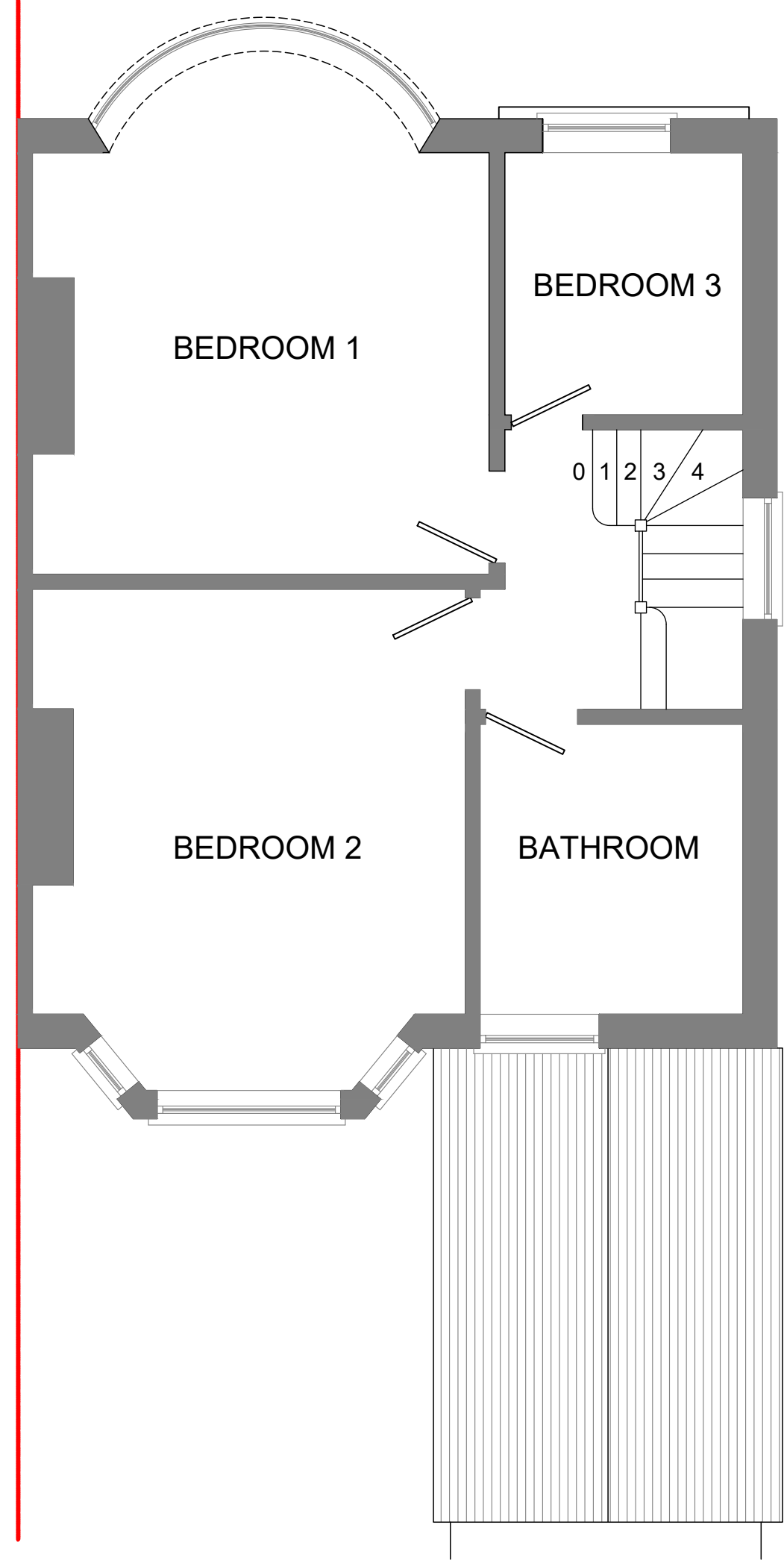
EXISTING GROUND FLOOR PLAN
SCALE 1:100

- 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 (use) 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.

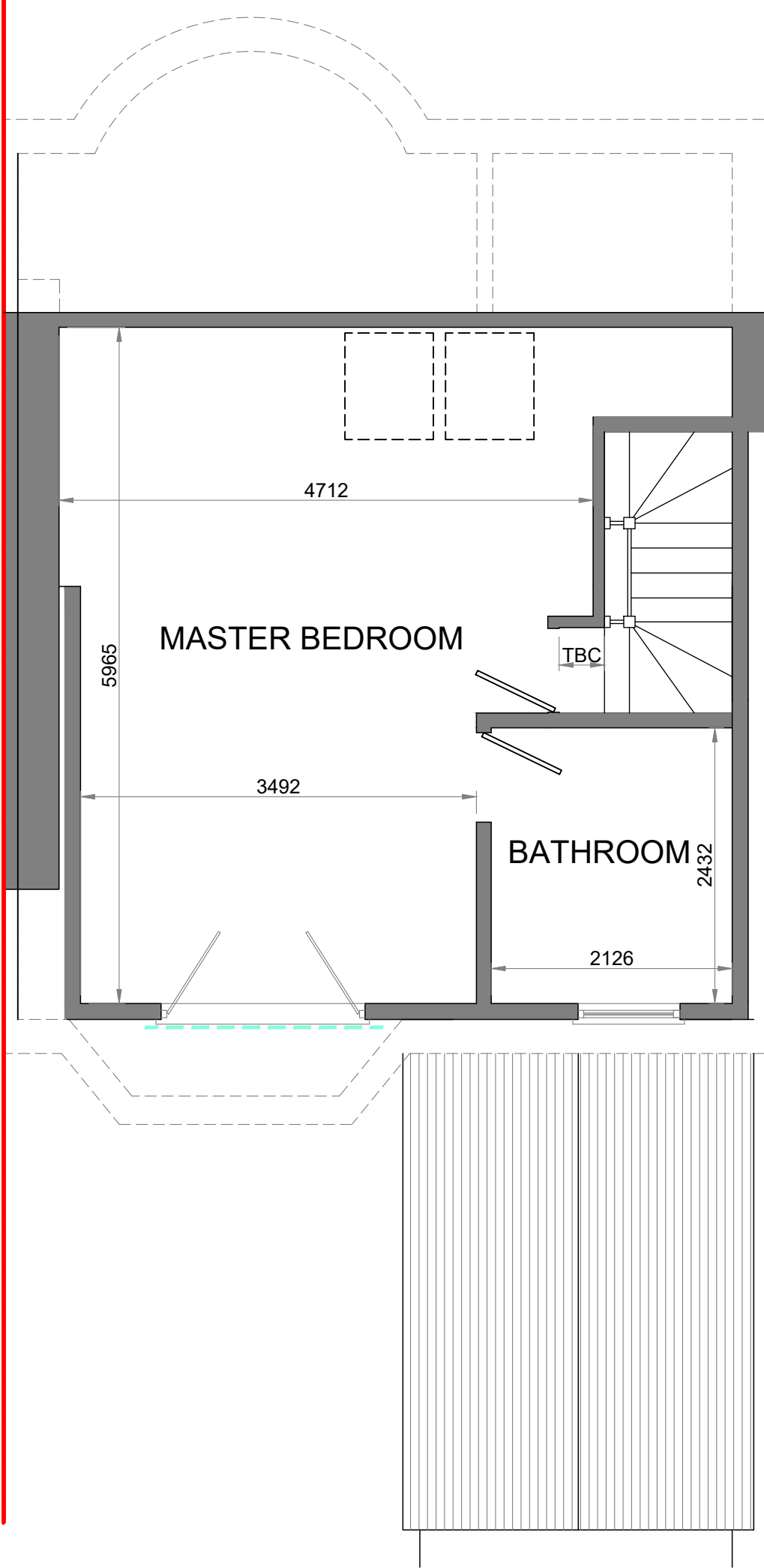
- Legend:
- Assumed to be Load Bearing Walls
 - Assumed Not Load Bearing Walls
 - Dense Concrete Block (7.3N)
 - Celcon Thermal Block (3.6N)
 - Facing Brick (22N)
 - Engineering Brick (22N)
 - Stud Walls (100mm Wide)
 - Insulation
 - Walls to be Removed
 - Steelwork Beams Or Boundary
 - Precast Concrete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



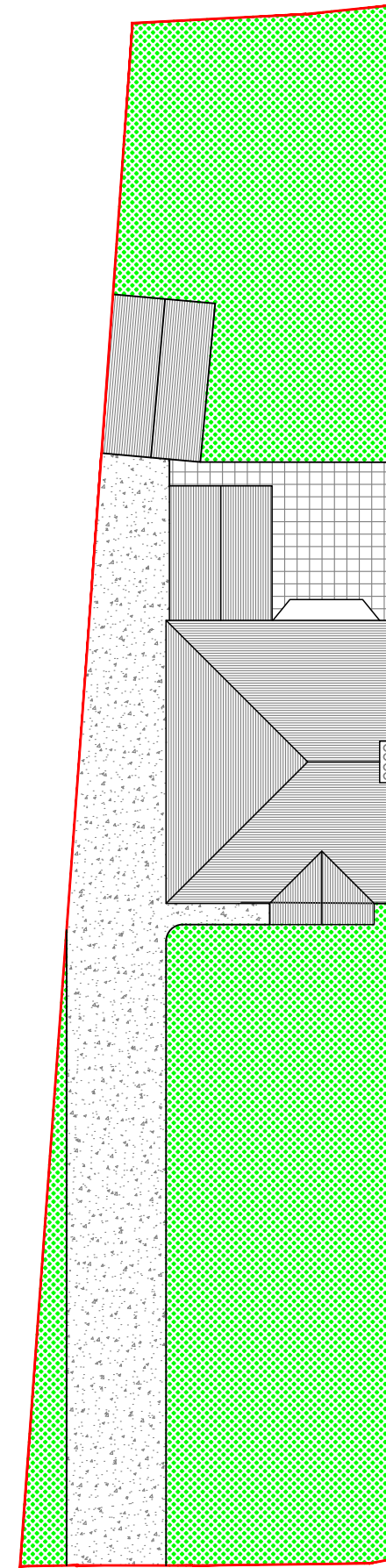
EXISTING FIRST FLOOR PLAN - SCALE 1:50



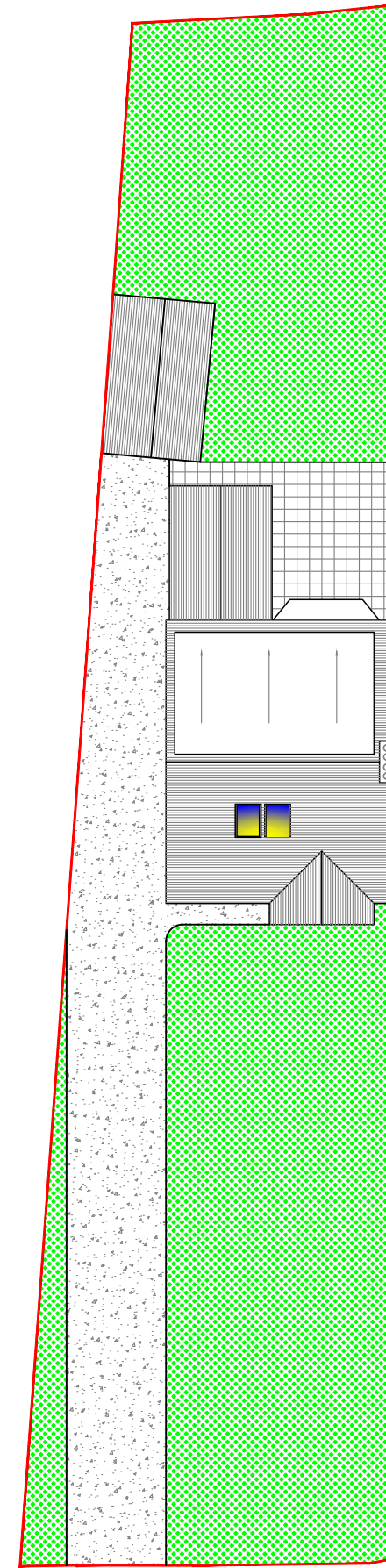
PROPOSED FIRST FLOOR PLAN - SCALE 1:100



PROPOSED LOFT FLOOR PLAN - SCALE 1:50



EXISTING SITE/ROOF PLAN
SCALE 1:200



PROPOSED SITE/ROOF PLAN
SCALE 1:200

EXISTING FINISHES	
ROOF	CONCRETE TILES
GUTTERS	WHITE PLASTIC
FASCIA/SOFFITS	WHITE UPVC
WALLS	ROUGH RENDER (CREAM)
WINDOWS	WHITE UPVC
EXTERNAL DOORS	WHITE UPVC

PROPOSED EXTENSION FINISHES	
ROOF	SINGLE PLY MEMBRANE
GUTTERS	WHITE PLASTIC
FASCIA/SOFFITS	WHITE UPVC
WALLS	ROUGH RENDER (CREAM)
WINDOWS	WHITE UPVC
EXTERNAL DOORS	WHITE UPVC

Drawing Title
PROPOSED PLANS, DETAILS & SECTION

Site Address
37 WESTERN AVENUE, NEWPORT, NP20 3SL – MR WILL MORRIS

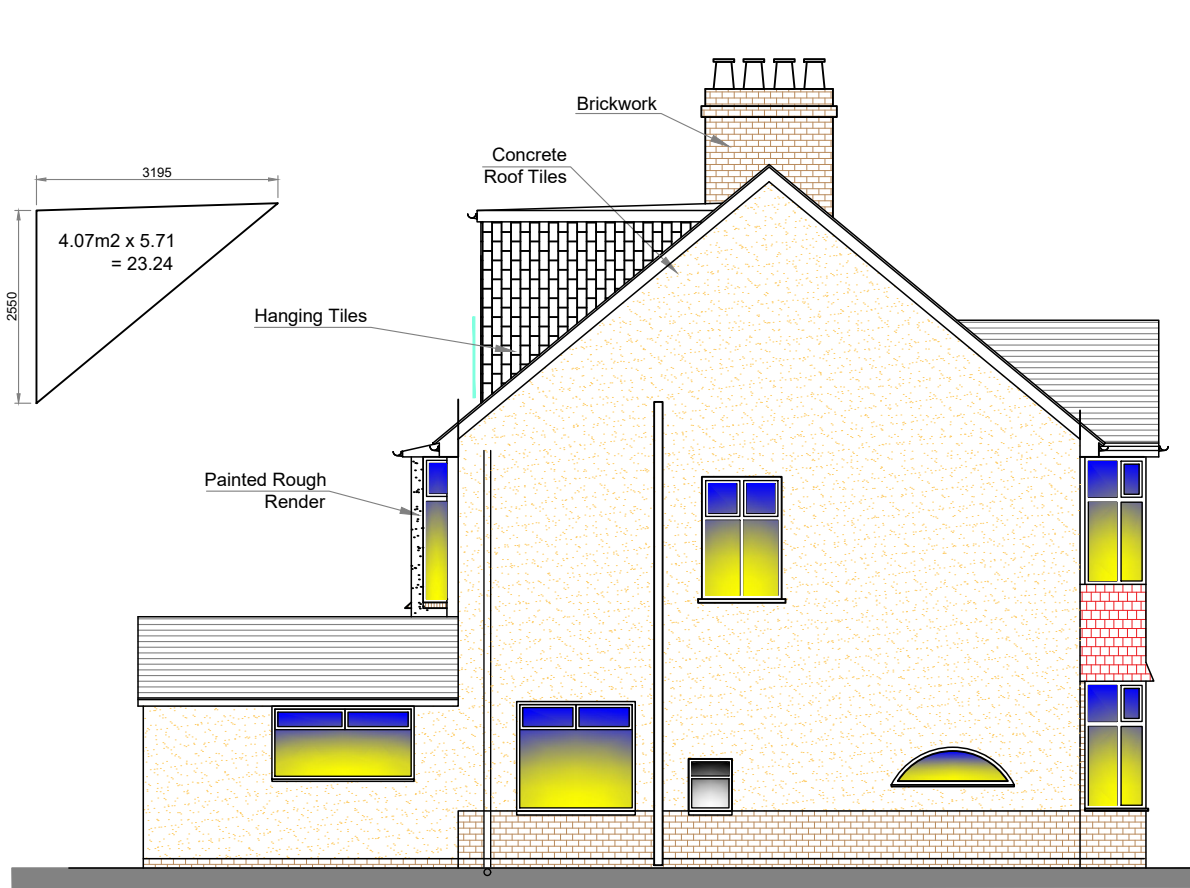
Drawn By: DJLH
Date: JUNE 2026
Checked:
Date Checked:
Scales: 1:100 & 1:50 @A1
Drawing Number: 26-2532-DWG-02B

Drawing Status
CONCEPT – PLANNING

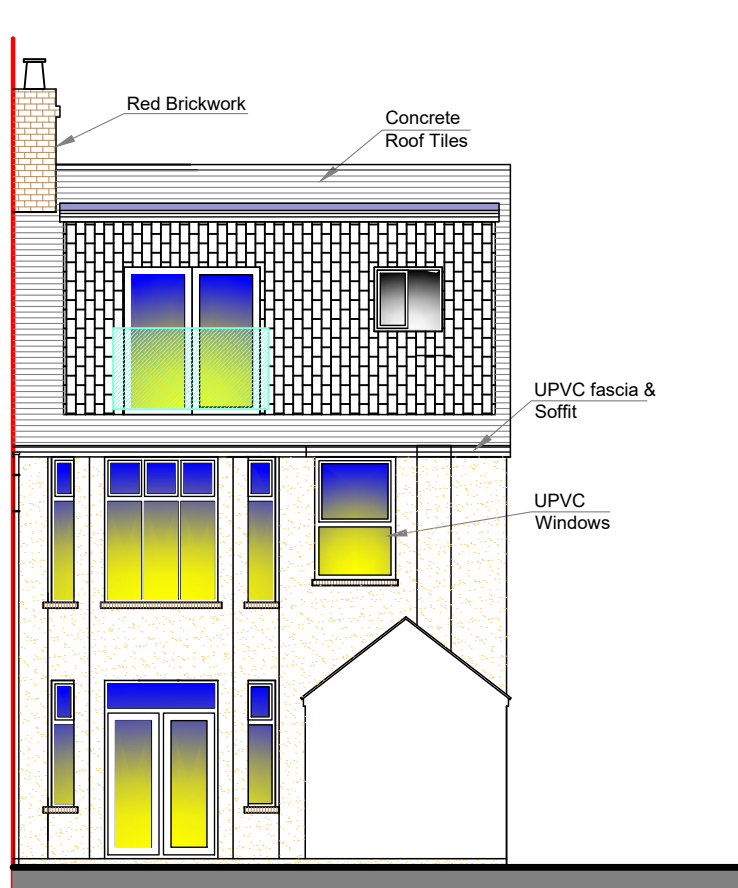
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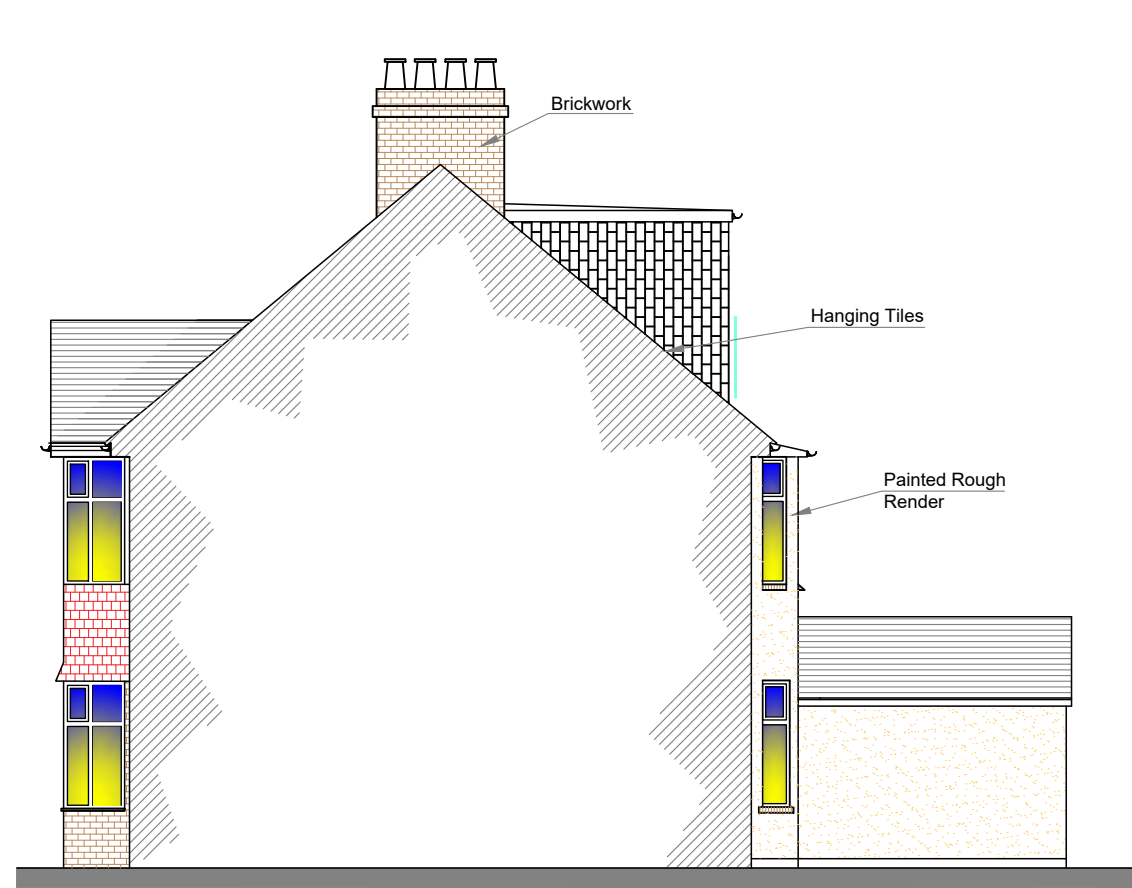
PROPOSED FRONT ELEVATION
SCALE 1:100



PROPOSED SIDE ELEVATION
SCALE 1:100



PROPOSED REAR ELEVATION
SCALE 1:100



PROPOSED SIDE ELEVATION SCALE 1:100