

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.

PROPOSED FINISHES LEGEND

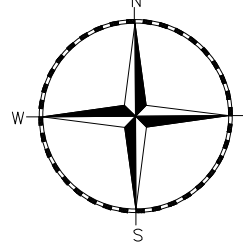
Roof Finish - Tiles.
External Walls - Brick .
Fascia and soffits in white upvc.
External doors, windows and patio doors in white uPVC
framed units.
Gutters and Downpipes - black uPVC gutters and
downpipes with matching fixings.

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: A BY: CHK: DATE: 2025.11.24
Note for proposed material to match existing added,
all in compliance to LPA requirements.

REV: BY: CHK: DATE:

REVISION NOTE

DRAWING STATUS:
PLANNING
CLIENT:
MR MOHSIM KAMAL
PROJECT:
10 BRABAZON ROAD, ROGERSTONE, NEWPORT, NP10 9PU

DRAWING TITLE: GROUND FLOOR PLAN AS PROPOSED			
JOB NUMBER: 05/2025	BY:	CHK:	DATE: SEP 2025
DRAWING NUMBER: (23) 200	REV: A	SCALE: 1:50 @ A1	

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.

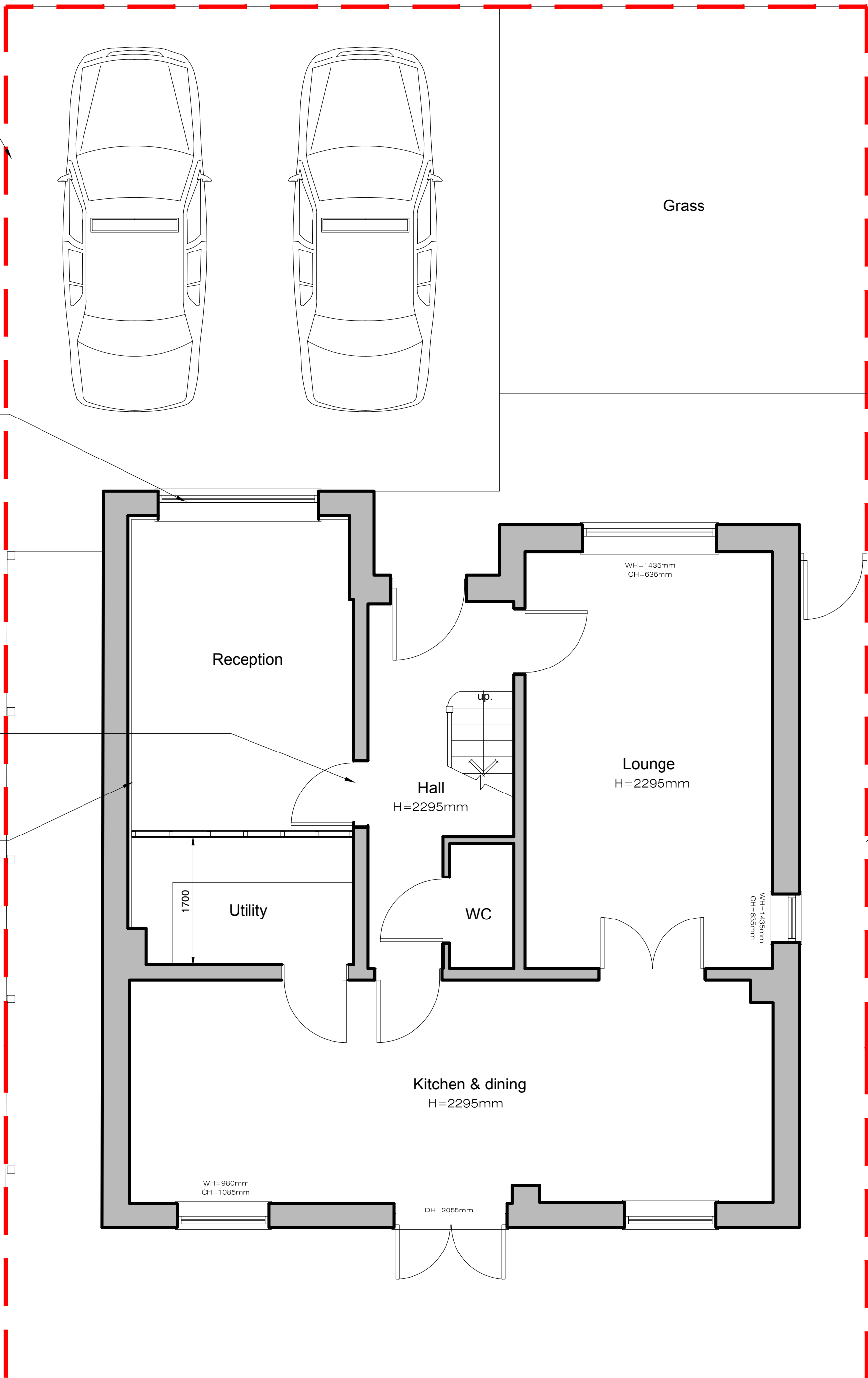
Prior to commencement of works full
discussion and agreement to be made
with neighbours for confirmation of
intended works to be carried out.
Contractor must ensure full protection
is provided to boundary. Client
appointed party wall surveyor to serve
party wall notice.

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

NOTE : Any proposed internal / external
load bearing walls to be demolished to
have support strictly in compliance with
structural engineers design and
specification. Full survey to be carried
out to confirm load bearing walls. Please
refer to structural engineers design and
specification.

New room door to be formed with
lintol above. All in compliance with
structural engineer's recommendation.

Existing walls, ceiling and floor to be
insulated to upgrade the u value all in
compliance with building regulations
(Part L)



All proposed materials to match
existing, in compliance to planning
department requirements.

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.

PROPOSED GROUND FLOOR PLAN
Scale 1:50@A1

0 500 1000 1500 2000 2500mm

All dimensions indicated to be checked on site.