

133 - 135 Commercial Street, Newport



Ordnance Survey, (c) Crown Copyright 2019. All rights reserved. Licence number 100022432

Existing Site Location Plan

* This drawing is copyright and must not be reproduced, altered or used by third parties without written consent.
* Do not scale this drawing, dimensions to be checked on site, any discrepancies to be reported to the architect.
* This drawing is to be read in conjunction with all other project information from consultants, specialists and subcontractors.
* Risk Assessments to be carried out by contractor, Drawing to be read in conjunction with safety plan and documents regarding CDM Regulations.
* External wall materials to comply in all aspects of the relevant British Standards and latest Building Regulations Approved Document B, including recent DCLG recommendations, in particular Appendix A of ADB, limited combustibility class A2 standard or better.
* This drawing shows the design intent of the external materials and elevations as agreed with the local planning authority. It is the responsibility of the specialists and subcontractors to develop these and provide detailed working drawings and specifications for client approval.

REVISIONS		
No	By	Date
Description		

Site Location



Site Area 0.14 Ha
0.34 Acres



morgan 2 morgan
Chartered Architects Surveyors Urban Designers
16 Columbus Walk, Atlantic Wharf, Cardiff, CF10 4BY
Tel: (029) 2044 7520

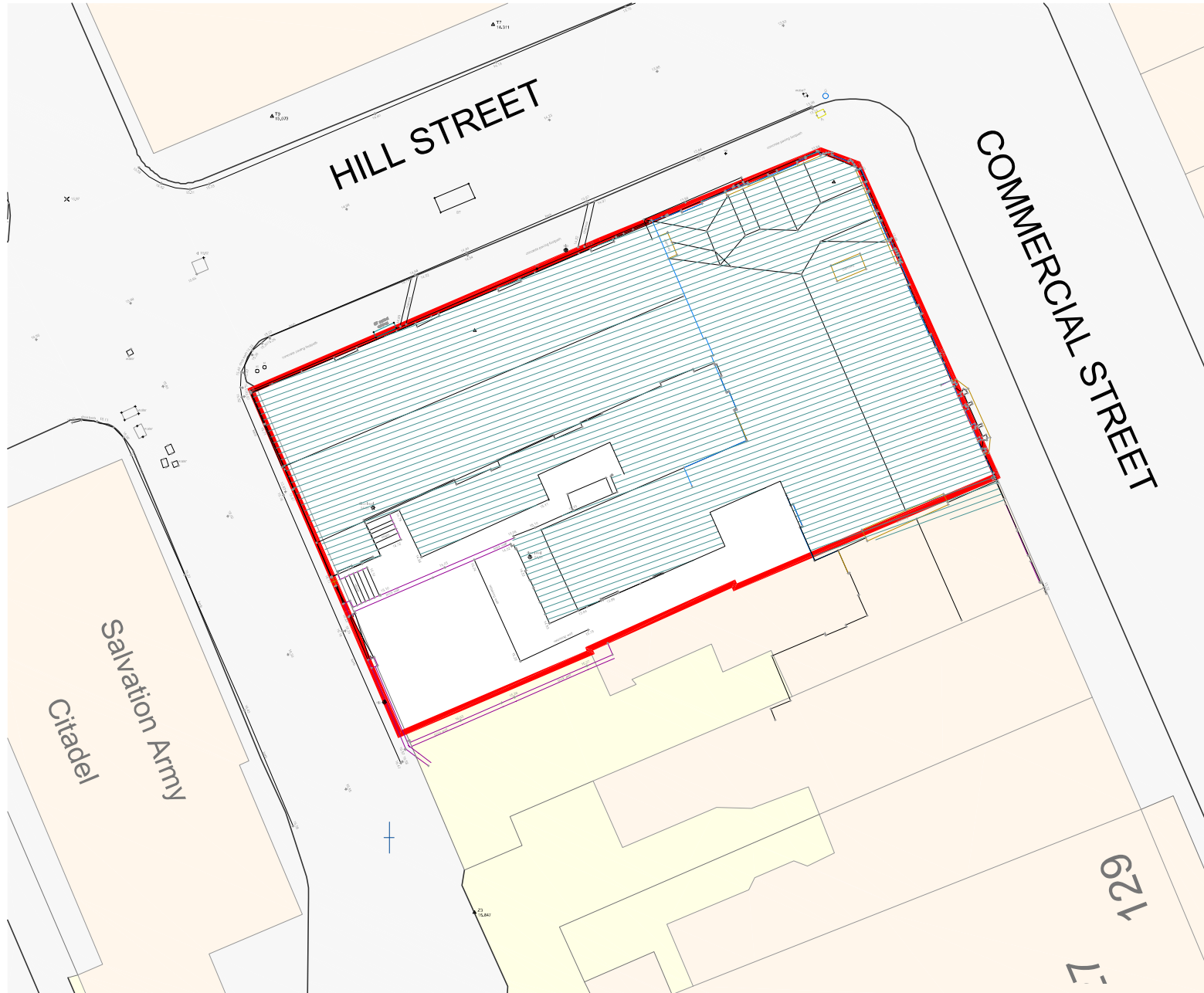
Project		133 - 135 Commercial Street, Newport	
Client			
Property Index Ltd			
Drawing Title		Existing Site Location Plan	

Drawn	Checked	Scale	Original	Date
HJM	ARM	1:500	A3	August 2018
JOB Number	Drawing Number	Revision	Status	
3076	PL 0 00 / 1 00	/	PLANNING	

133 - 135 Commercial Street, Newport

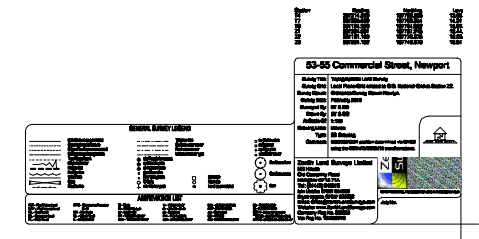
REVISIONS		
No	By	Date
A	HM	26.11.19

Boundary amendment



Site Boundary 0.14 Ha
0.34 Acres

Survey by Zenith Land Surveys



Existing Site Survey

Project	133 - 135 Commercial Street, Newport		
Client	Property Index Ltd		
Drawing Title	Existing Site Survey		

Drawn	Checked	Scale	Original	Date
HJM	ARM	1:500	A3	August 2018
JOB Number	Drawing Number	Revision	Status	
3076	PL 0 00	101	A	PLANNING

133 - 135 Commercial Street, Newport

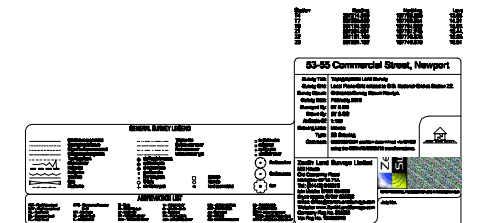
REVISIONS		
No	By	Date
A	HM	26.11.19

Boundary amendment



Site Boundary 0.14 Ha
0.34 Acres

Survey by Zenith Land Surveys



29

Existing Ground Floor Survey

Project		133 - 135 Commercial Street, Newport	
Client		Property Index Ltd	
Drawing Title		Existing Ground Floor Survey	

Drawn	Checked	Scale	Original	Date
HJM	ARM	1:500	A3	August 2018
Job Number	Drawing Number	Revision	Status	
3076	PL 0 00 / 102	A	PLANNING	

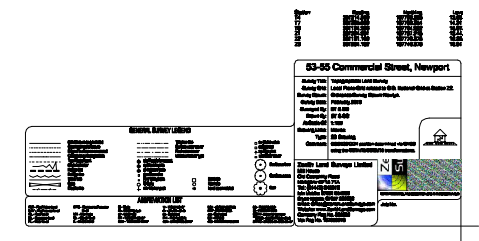
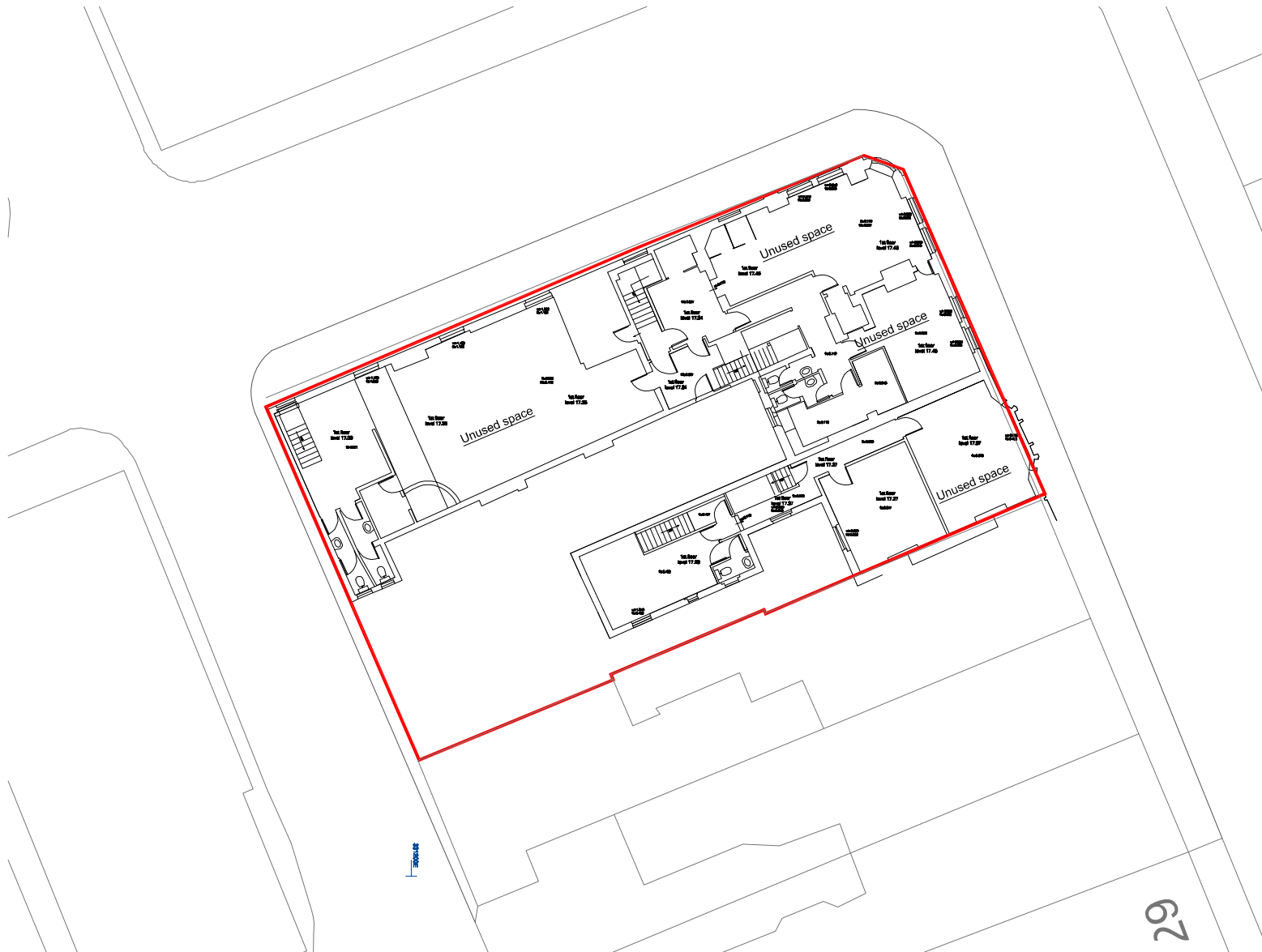
133 - 135 Commercial Street, Newport

REVISIONS		
No	By	Date
A	HM	26.11.19
		Boundary amendment



Site Boundary 0.14 Ha
0.34 Acres

Survey by Zenith Land Surveys



29

Existing First Floor Survey

Project		133 - 135 Commercial Street, Newport	
Client		Property Index Ltd	
Drawing Title		Existing First Floor Survey	

Drawn	Checked	Scale	Original	Date
HJM	ARM	1:500	A3	August 2018
JOB Number	Drawing Number	Revision	Status	
3076	PL 0 00 / 103	A	PLANNING	

133 - 135 Commercial Street, Newport

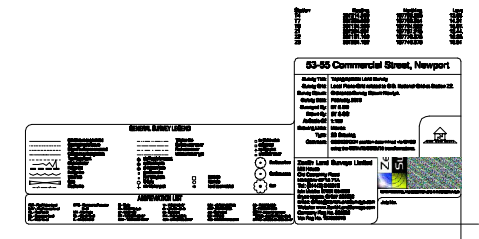
REVISIONS		
No	By	Date
A	HM	26.11.19

Boundary amendment



Site Boundary 0.14 Ha
0.34 Acres

Survey by Zenith Land Surveys



29

Existing Second Floor Survey

Project	
133 - 135 Commercial Street, Newport	
Client	
Property Index Ltd	
Drawing Title	
Existing Second Floor Survey	

Drawn	Checked	Scale	Original	Date
HJM	ARM	1:500	A3	August 2018
JOB Number	Drawing Number	Revision	Status	
3076	PL 0 00 / 104	A	PLANNING	

133 - 135 Commercial Street, Newport

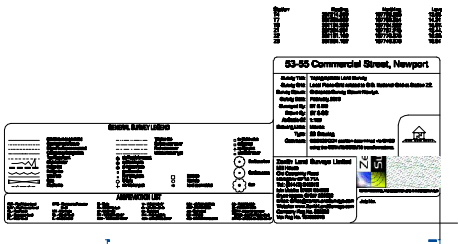


Existing North West Elevation (Hill Street)



Existing North East Elevation (Commercial Street)

Survey by Zenith Land Surveys



Project	133 - 135 Commercial Street, Newport			
Client	Property Index Ltd			
Drawing Title	Existing Elevation - Survey			

Drawn	Checked	Scale	Original	Date
HJM	ARM	1:500	A3	August 2018
JOB Number	Drawing Number	Revision	Status	
3076	PL 0 00 / 105	/	PLANNING	

Existing Elevations

133 - 135 Commercial Street, Newport



Aerial Image - Google Earth

* This drawing is copyright and must not be reproduced, altered or used by third parties without written consent. * Do not scale this drawing, dimensions to be checked on site, any discrepancies to be reported to the architect. * This drawing is to be read in conjunction with all other project information from consultants, specialists and subcontractors. * Risk Assessments to be carried out by contractor. Drawing to be read in conjunction with safety plan and documents regarding CDM Regulations. * External wall materials to comply in all aspects of the relevant British Standards and latest Building Regulations Approved Document B, including recent DCLG recommendations, in particular Appendix A of ADB, limited combustibility class A2 standard or better. * This drawing shows the design intent of the external materials and elevations as agreed with the local planning authority. It is the responsibility of the specialists and subcontractors to develop these and provide detailed working drawings and specifications for client approval.			
No	By	Date	Description



Site Boundary 0.14 Ha
0.34 Acres



morgan 2 morgan
 Chartered Architects Surveyors Urban Designers
 16 Columbus Walk, Atlantic Wharf, Cardiff, CF10 4BY
 Tel: (029) 2044 7520

Project
 133 - 135 Commercial Street, Newport
 Client
 Property Index Ltd
 Drawing Title
 Existing Aerial Photograph

Drawn	Checked	Scale	Original	Date
HJM	ARM	NTS	A3	March 2018
JOB Number	Drawing Number	Revision	Status	
3076	PL 0 00 / 106	/	PLANNING	

Existing Aerial Photograph

133 - 135 Commercial Street, Newport

* This drawing is copyright and must not be reproduced, altered or used by third parties without written consent.
* Do not scale this drawing, dimensions to be checked on site, any discrepancies to be reported to the architect.
* This drawing is to be read in conjunction with all other project information from consultants, specialists and subcontractors.
* Risk Assessments to be carried out by contractor. Drawing to be read in conjunction with safety plan and documents regarding CDM Regulations.
* External wall materials to comply in all aspects of the relevant British Standards and latest Building Regulations Approved Document B, including recent CGLG recommendations, in particular Appendix A of ADB, limited combustibility class A2 standard or better.
* This drawing shows the design intent of the external materials and elevations as agreed with the local planning authority. It is the responsibility of the specialists and subcontractors to develop these and provide detailed working drawings and specifications for client approval.

REVISIONS		
No	By	Date
A	1116	26.11.19

Site Boundary 0.14 Ha
0.34 Acres

Extents of Proposed Demolition

Ref: Existing Plans
reference from Measured
Building Survey by
Zenith Land Surveys Ltd



morgan 2 morgan
Chartered Architects Surveyors Urban Designers
16 Columbus Walk, Atlantic Wharf, Cardiff, CF10 4BY
Tel: (029) 2044 7520

Project
133 - 135 Commercial Street, Newport
Client
Property Index Ltd
Drawing Title
Existing Ground Floor Demolition Plan

Drawn	Checked	Scale	Original	Date
HJM	ARM	1:200	A3	August 2018
JOB Number	Drawing Number	Revision	Status	
3076	PL 0/00 / 110	A	PLANNING	

Existing Ground Floor Demolition Plan

133 - 135 Commercial Street, Newport

* This drawing is copyright and must not be reproduced, altered or used by third parties without written consent.

* Do not scale this drawing, dimensions to be checked on site, any discrepancies to be reported to the architect.

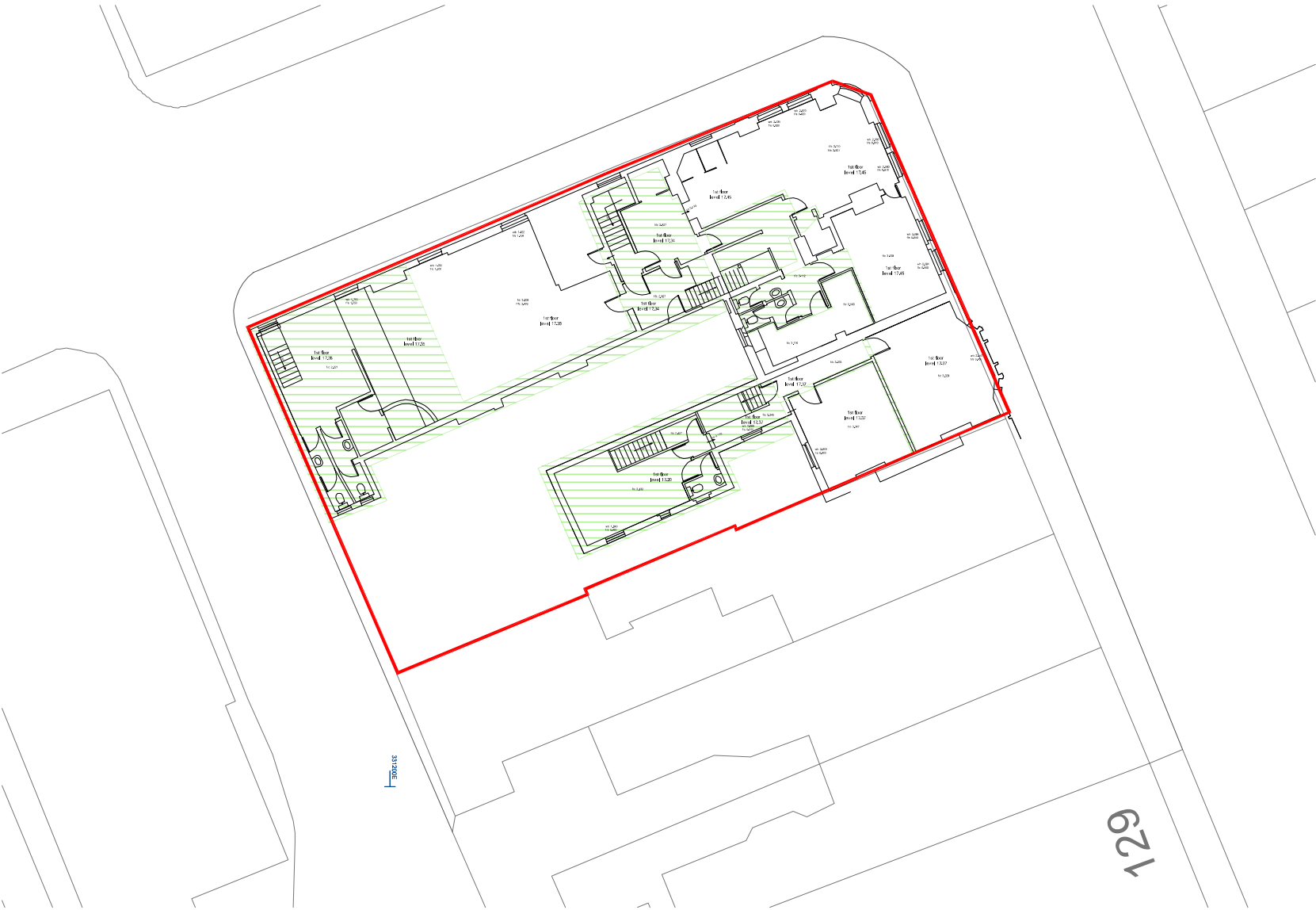
* This drawing is to be read in conjunction with all other project information from consultants, specialists and subcontractors.

* Risk Assessments to be carried out by contractor. Drawing to be read in conjunction with safety plan and documents regarding CDM Regulations.

* External wall materials to comply in all aspects of the relevant British Standards and latest Building Regulations Approved Document B, including recent CGLC recommendations, in particular Appendix A of ADB, limited combustibility class A2 standard or better.

* This drawing shows the design intent of the external materials and elevations as agreed with the local planning authority. It is the responsibility of the specialists and subcontractors to develop these and provide detailed working drawings and specifications for client approval.

REVISIONS			
No	By	Date	Description
A	1116	26.11.19	Boundary amendment





Site Boundary

0.14 Ha
0.34 Acres



Extents of Proposed Demolition

Ref: Existing Plans
reference from Measured
Building Survey by
Zenith Land Surveys Ltd





Chartered Architects Surveyors Urban Designers
16 Columbus Walk, Atlantic Wharf, Cardiff, CF10 4BY
Tel: (029) 2044 7520

Project	133 - 135 Commercial Street, Newport		
Client	Property Index Ltd		
Drawing Title	Existing First Floor Demolition Plan		

Drawn	Checked	Scale	Original	Date
HJM	ARM	1:200	A3	August 2018
JOB Number	Drawing Number	Revision	Status	
3076	PL 0/00 / 1 1 1	A	PLANNING	

Existing First Floor Demolition Plan

133 - 135 Commercial Street, Newport

* This drawing is copyright and must not be reproduced, altered or used by third parties without written consent.
* Do not scale this drawing, dimensions to be checked on site, any discrepancies to be reported to the architect.
* This drawing is to be read in conjunction with all other project information from consultants, specialists and subcontractors.
* Risk Assessments to be carried out by contractor. Drawing to be read in conjunction with safety plan and documents regarding CDM Regulations.
* External wall materials to comply in all aspects of the relevant British Standards and latest Building Regulations Approved Document B, including recent CGLC recommendations, in particular Appendix A of ADB, limited combustibility class A2 standard or better.
* This drawing shows the design intent of the external materials and elevations as agreed with the local planning authority. It is the responsibility of the specialists and subcontractors to develop these and provide detailed working drawings and specifications for client approval.

REVISIONS		
No	By	Date
A	1116	26.11.19

Site Boundary 0.14 Ha
0.34 Acres

Extents of Proposed Demolition

Ref: Existing Plans
reference from Measured
Building Survey by
Zenith Land Surveys Ltd



morgan 2 morgan
Chartered Architects Surveyors Urban Designers
16 Columbus Walk, Atlantic Wharf, Cardiff, CF10 4BY
Tel: (029) 2044 7520

Project
133 - 135 Commercial Street, Newport
Client
Property Index Ltd
Drawing Title
Existing Second Floor Demolition Plan

Drawn	Checked	Scale	Original	Date
HJM	ARM	1:200	A3	August 2018
JOB Number	Drawing Number	Revision	Status	
3076	PL 0100	112	A	PLANNING

Existing Second Floor Demolition Plan

133 - 135 Commercial Street, Newport



Existing North West Elevation (Hill Street)



Existing North East Elevation (Commercial Street)

* This drawing is copyright and must not be reproduced, altered or used by third parties without written consent.
* Do not scale this drawing, dimensions to be checked on site, any discrepancies to be reported to the architect.
* This drawing is to be read in conjunction with all other project information from consultants, specialists and subcontractors.
* Risk Assessments to be carried out by contractor. Drawing to be read in conjunction with safety plan and documents regarding CDM Regulations.
* External wall materials to comply in all aspects of the relevant British Standards and latest Building Regulations Approved Document B, including recent CGLC recommendations, in particular Appendix A of ADB, limited combustibility class A2 standard or better.
* This drawing shows the design intent of the external materials and elevations as agreed with the local planning authority. It is the responsibility of the specialists and subcontractors to develop these and provide detailed working drawings and specifications for client approval.

REVISIONS		
No	By	Date
Description		

Site Boundary 0.14 Ha
0.34 Acres

Extents of Proposed Demolition

Ref: Existing Plans
reference from Measured
Building Survey by
Zenith Land Surveys Ltd



morgan 2 morgan
Chartered Architects Surveyors Urban Designers
16 Columbus Walk, Atlantic Wharf, Cardiff, CF10 4BY
Tel: (029) 2044 7520

Project	133 - 135 Commercial Street, Newport		
Client	Property Index Ltd		
Drawing Title	Existing Elevations - Demolition Details		

Drawn	Checked	Scale	Original	Date
HJM	ARM	1:200	A3	August 2018
JOB Number	Drawing Number	Revision	Status	
3076	PL 0/00	1 1 2	/	PLANNING

Existing Elevations - Demolition Details