



LEGEND :-

-  Indicates new wall delineation
-  Indicates existing wall delineation

NOTE: Items pre-fixed with asterisk (*) indicates 'as existing' items.

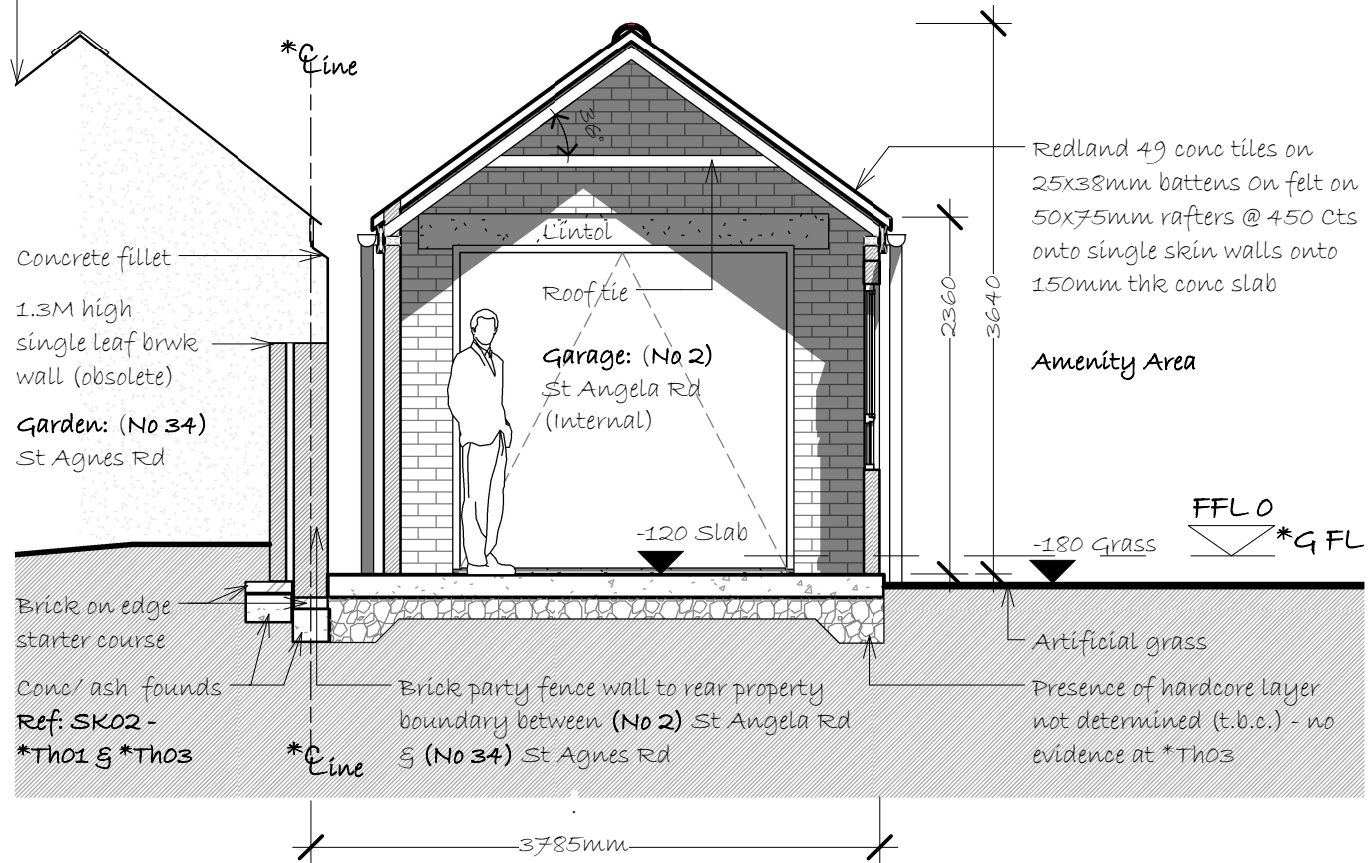
Important Note: -
All party wall and party fence wall demolitions and/ or removals subject to Party Wall Agreements.

IMPORTANT NOTE:-
Figured dimensions where shown should be used in all circumstances. Where no dimensions exist and/ or if any discrepancies are found they are to be reported to the Client's agent without delay.
DO NOT scale from this drawing. Electronic files must be checked against the hardcopy of this drawing. This drawing is issued as [NOT FOR CONSTRUCTION] status.

Revision Schedule			
Rev No	Rev Date	Issue by	Revision Description
1	22/03/21	CJC	First Issue

Important Note: -
(No 2) St Angela Rd; evidence of east side wall bowing outwards & roof spread at wall plate level with water ingress onto wall plate level. Garage to be demolished prior to any other works commencing Re. H&S plan

Garage: (NO 36) St Agnes Rd built astride boundary with evidence of structural movement & deteriorations. Rear rendered gable outline in background. Roof finish; natural slate



SECTION (A-A) AS EXISTING
1 : 50

New shared Party Wall & coping with independent boxed gutter. Raised parapet detail enables future abutments & flashing into (Re. NO 34 & No 36 St Agnes Rd wall side)

*Garage: (NO 36) St Agnes Rd built astride boundary (to be demolished) shown dashed. Rear gable outline shown in background.

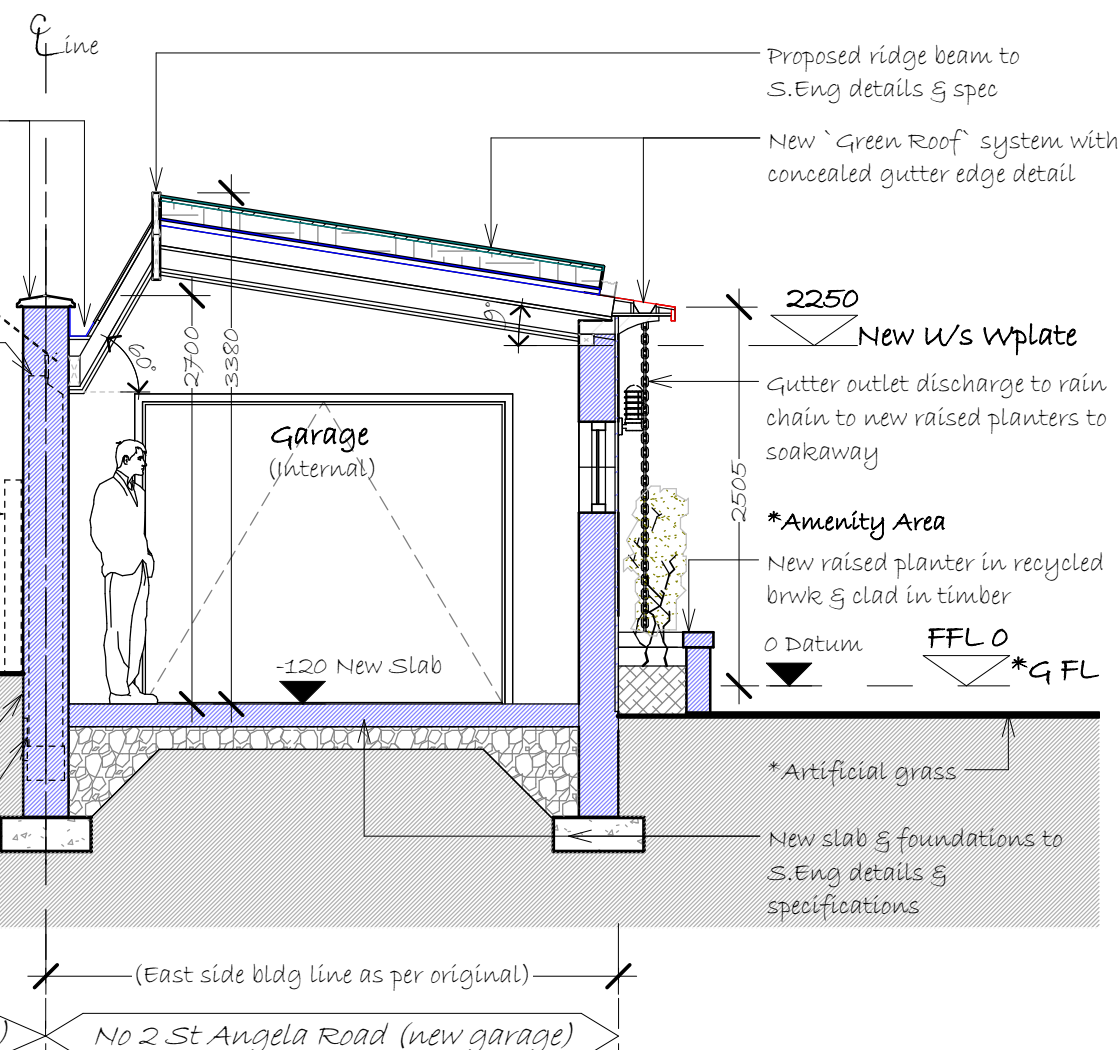
*Garden: (No 34) St Agnes Rd
*Stub length garden 'inner' wall (obsolete) to (No 34) St Agnes Rd (to be demolished) shown dashed

Root barrier membrane installed where required (t.b.c.)

*Garden party fence wall length to (No 34) St Agnes Rd & (No 2) St Angela Rd (to be demolished in part) as shown dashed

*No 34 St Agnes Road (garden)

SECTION (A-A) AS PROPOSED
1 : 50



Planning Submission Issue

20RES03 • PL-10 St Angela Rd CF14

Project :
Garage Demolition. Rebuild Incl. Garden Room
At No 2 St Angela Road, Cardiff, CF14 4DN
For Mr Adam Fairman & Mrs Meg Fairman

Drawing Title :
FULL PLANNING SUBMISSION STAGE :
EXIST & PROP SECTIONS
Section A-A (As Existing & Proposed)

Checked by NAC	File path	DO NOT scale this drawing
Drawn by CJC	Project number 20RES03	Drawing number PL-10
Scale @ A3	Date 22/03/21	