

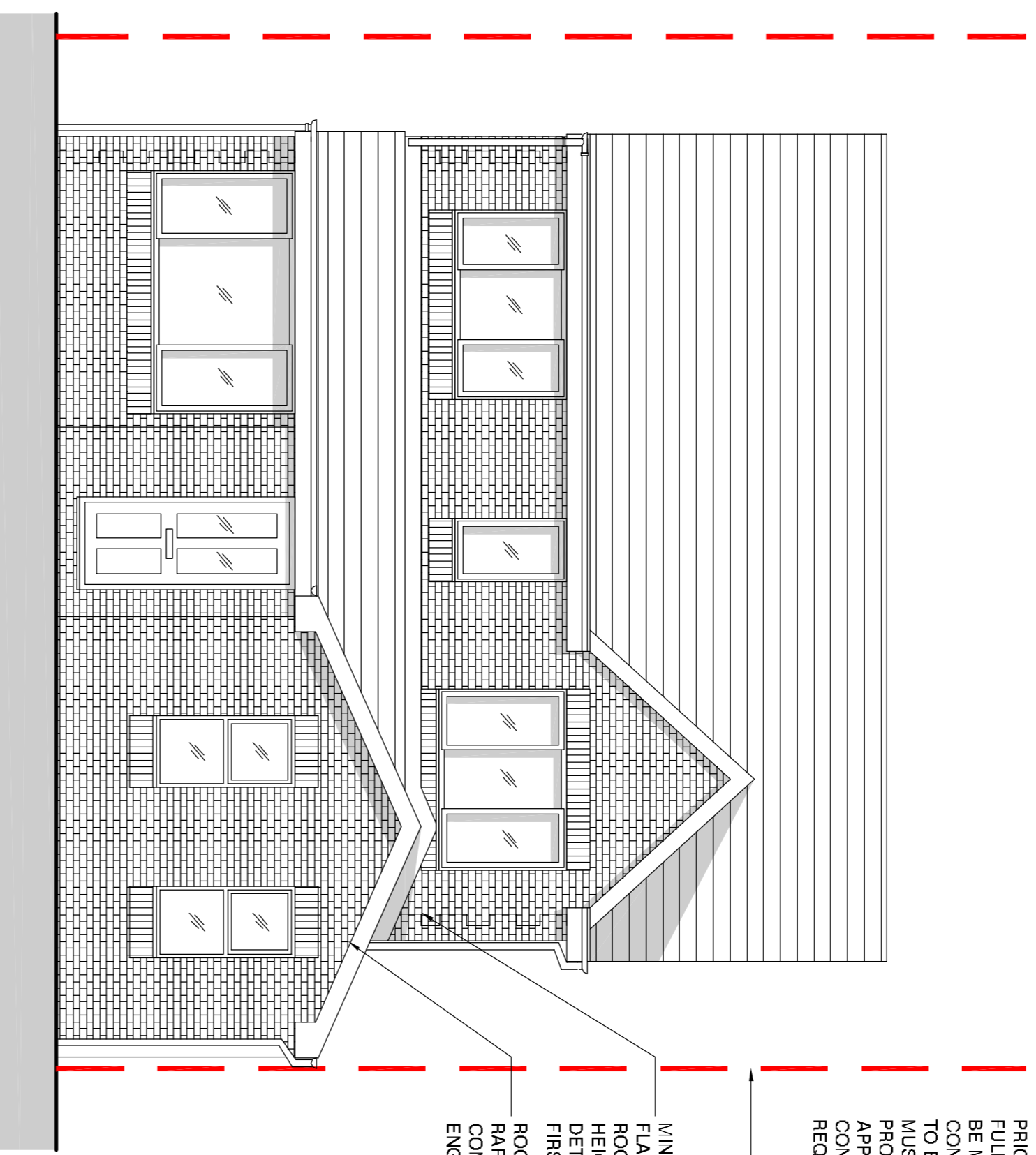
FOR PLANNING PURPOSES ONLY

PRIOR TO COMMENCEMENT OF WORKS ON SITE AND WITH ADVANCED NOTICE, CLIENT-CONTRACTOR TO SUBMIT APPLICATION TO WELSH WATER AND A BUILDING NOTICE APPLICATION TO BUILDING CONTROL. NO WORKS TO COMMENCE UNTIL APPROVALS GRANTED.

NOTE : MINOR AMENDMENT TO PLANNING APPROVAL REFERENCE 20/02662/DCH

PROPOSED FINISHES LEGEND

Roof Finish - Brown tiles
 External Walls - brick
 External doors, windows and patio doors in grey uPVC
 Framed units
 Gutters and Downpipes - White uPVC gutters and downpipes with matching fascias



PROPOSED FRONT ELEVATION

(Scale 1:50 @ A1)

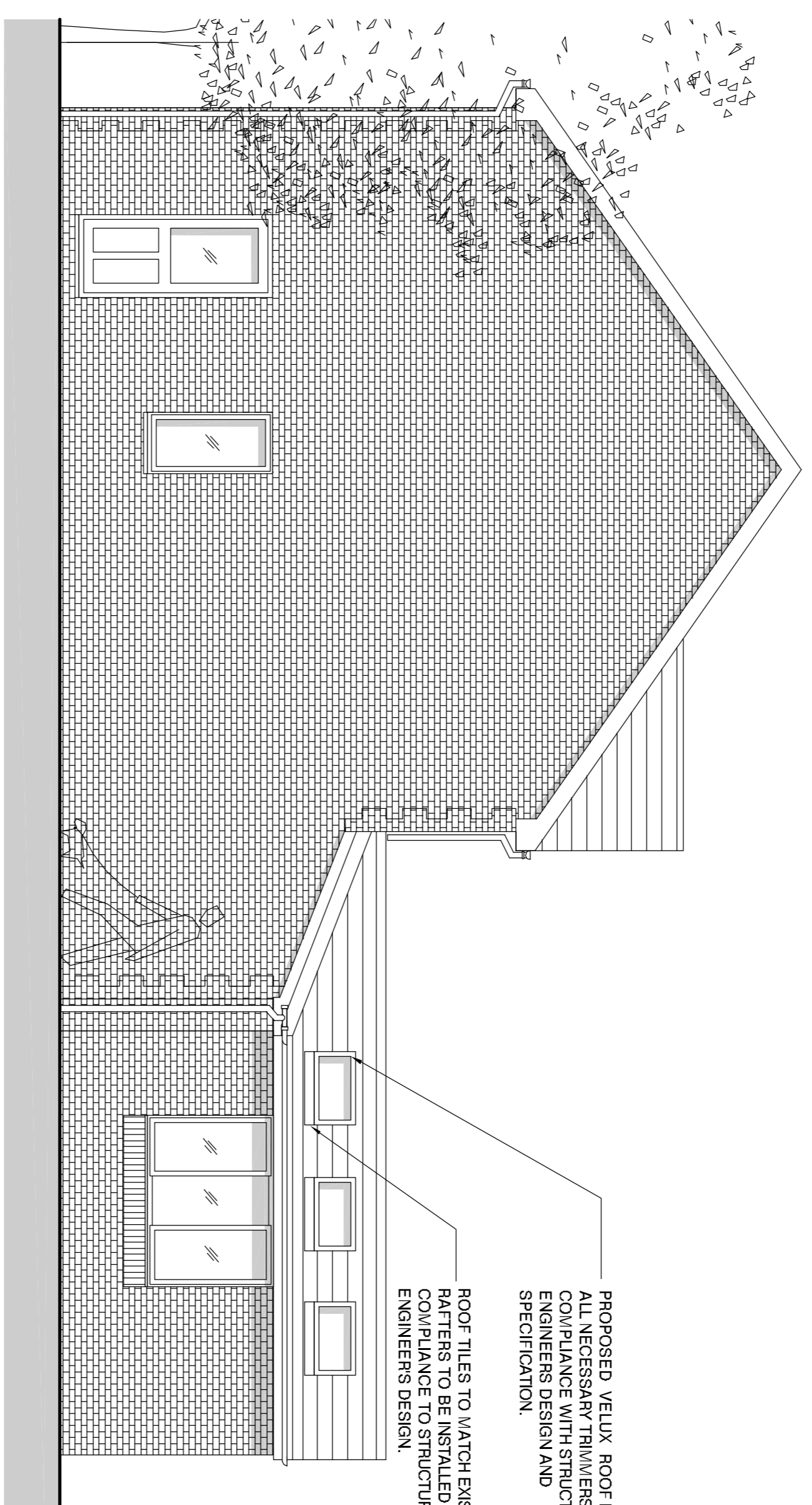
0 500 1000 1500 2000 2500mm

ALL DIMENSIONS INDICATED TO BE CHECKED ON SITE

ASSUMED LINE OF BOUNDARY. PRIOR TO COMMENCEMENT OF WORKS ON SITE FULL CONFIRMATION TO BE OBTAINED FROM DEED PLANS AND CLIENT'S SOLUTION.

PRIOR TO COMMENCEMENT 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 CONFIRM IF PARTY WALL NOTICE IS REQUIRED TO BE SERVED.

MINIMUM 150mm CODE 4 LEAD FLASHING UPSTAND MAINTAINED AT ROOF ABUTMENT WITH CAVITY TRAY. HEIGHT OF ROOF AND CEILING DETERMINED BY HEIGHT OF EXISTING FIRST FLOOR WINDOW CILL.
 ROOF TILES TO MATCH EXISTING PATTERS TO BE INSTALLED IN COMPLIANCE TO STRUCTURAL ENGINEERS DESIGN.



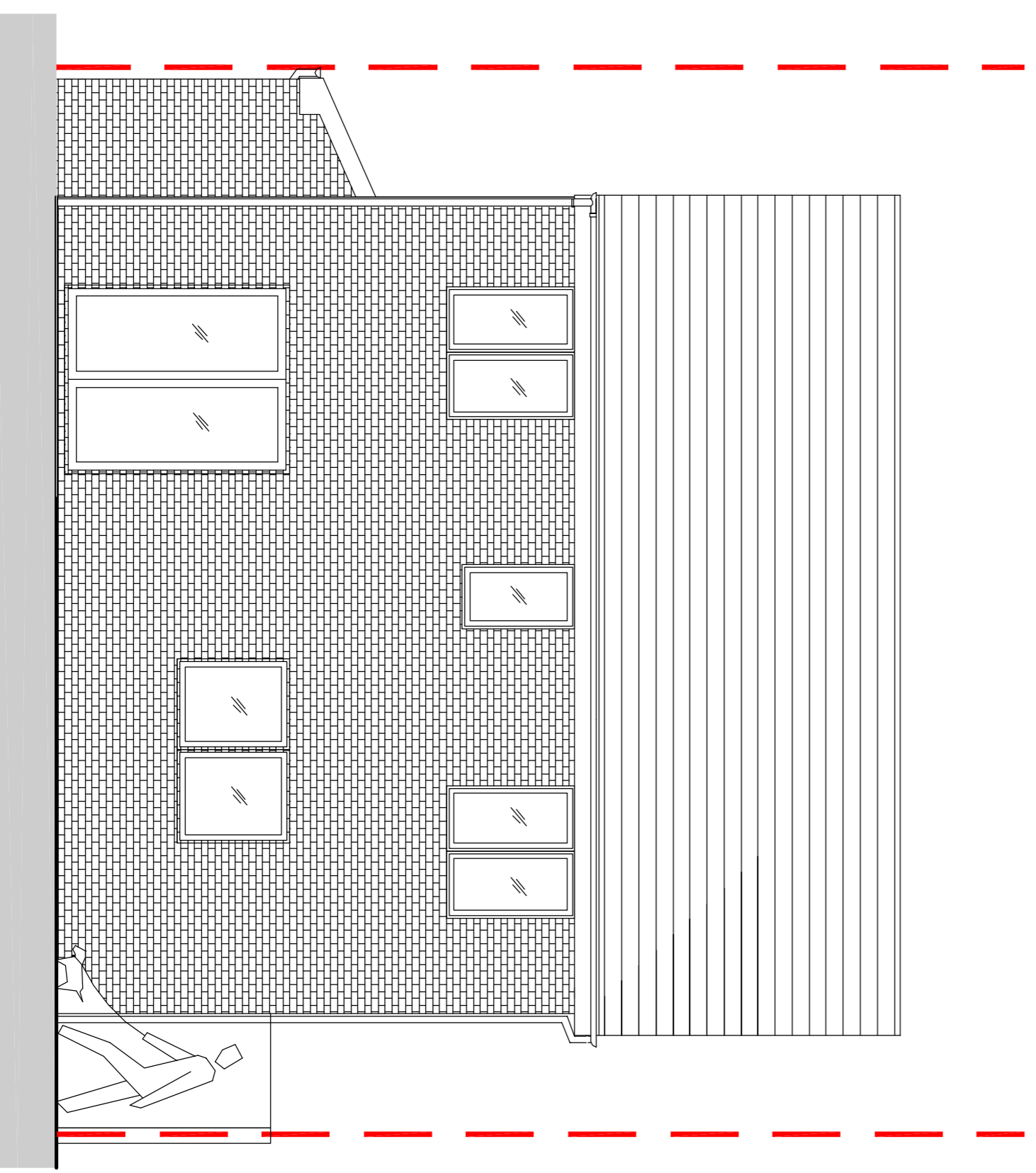
PROPOSED SIDE ELEVATION

(Scale 1:50 @ A1)

0 500 1000 1500 2000 2500mm

ALL DIMENSIONS INDICATED TO BE CHECKED ON SITE

PROPOSED VELUX ROOF LIGHT WITH ALL NECESSARY TRIMMERS IN COMPLIANCE WITH STRUCTURAL ENGINEERS DESIGN AND SPECIFICATION.
 ROOF TILES TO MATCH EXISTING PATTERS TO BE INSTALLED IN COMPLIANCE TO STRUCTURAL ENGINEERS DESIGN.

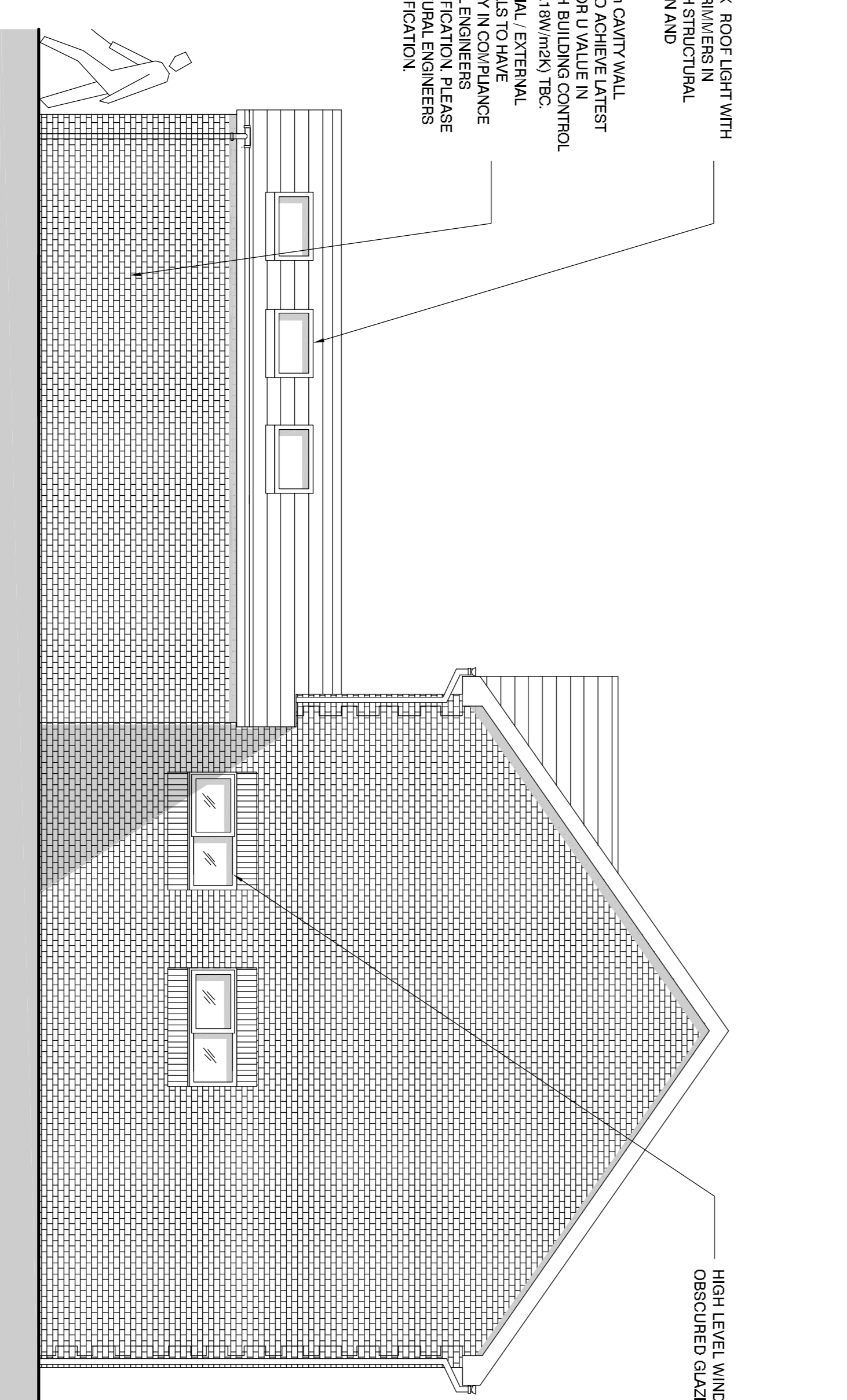


PROPOSED REAR ELEVATION

(Scale 1:50 @ A1)

0 500 1000 1500 2000 2500mm

ALL DIMENSIONS INDICATED TO BE CHECKED ON SITE



PROPOSED SIDE ELEVATION

(Scale 1:50 @ A1)

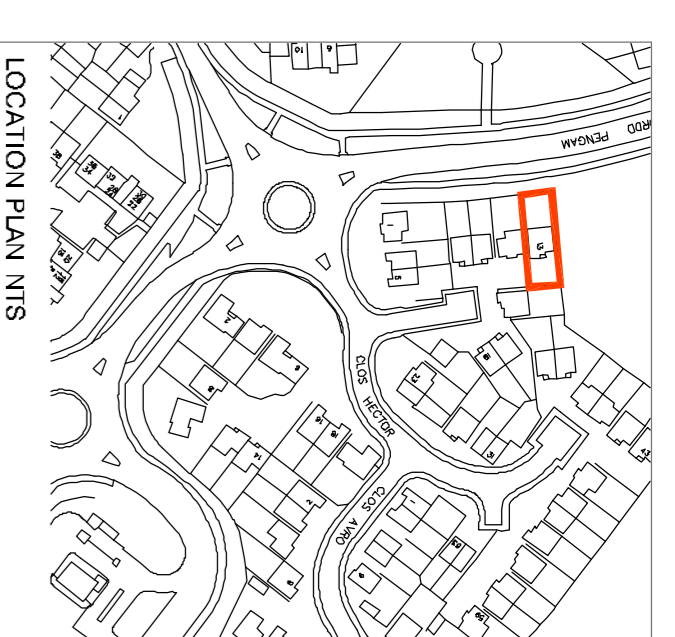
0 500 1000 1500 2000 2500mm

ALL DIMENSIONS INDICATED TO BE CHECKED ON SITE

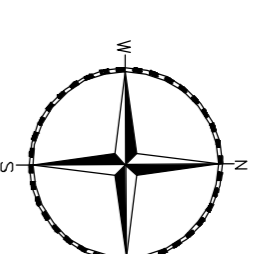
PROPOSED VELUX ROOF LIGHT WITH ALL NECESSARY TRIMMERS IN COMPLIANCE WITH STRUCTURAL ENGINEERS DESIGN AND SPECIFICATION.

PROPOSED 325mm CAVITY WALL CONSTRUCTION TO ACHIEVE LATEST REQUIREMENTS FOR U VALUE IN COMPLIANCE WITH BUILDING CONTROL REQUIREMENTS (0.18W/M2K) TBC.
 NOTE : ALL INTERNAL / EXTERNAL LOAD BEARING WALLS TO HAVE SUPPORT STRICTLY IN COMPLIANCE WITH STRUCTURAL ENGINEERS DESIGN AND SPECIFICATION. PLEASE REFER TO STRUCTURAL ENGINEERS DESIGN AND SPECIFICATION.

HIGH LEVEL WINDOWS WITH OBSCURED GLAZING.



LOCATION PLAN INS



THE DRAWINGS RELATE TO THE PROPOSED EXTENSION WORKS AT 13 CLOS HECTOR, CARDIFF, CF24 2HL

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.

A NH SF APRIL 2021
 PROPOSED EXTENSION INCREASED IN WIDTH IN COMPLIANCE WITH CLIENT REQUIREMENTS

REV: NH SF DATE: APRIL 2021
 CHK: SF

DATE: NOV 2020

SCALE: 1:50 @ A1

PROJECT: 13 CLOS HECTOR CARDIFF, CF24 2HL

CLIENT: MR DAVE GRIFFITHS

DRAWING TITLE: ELEVATIONS AS PROPOSED

DATE: NOV 2020

SCALE: 1:50 @ A1

DATE: NOV 2020

franks + toms
ARCHITECTS

Office 8 St. Andrews Crescent, Cardiff, CF10 3DD
 T 02920 390099 E info@franksandtoms.com
 www.franksandtoms.com