

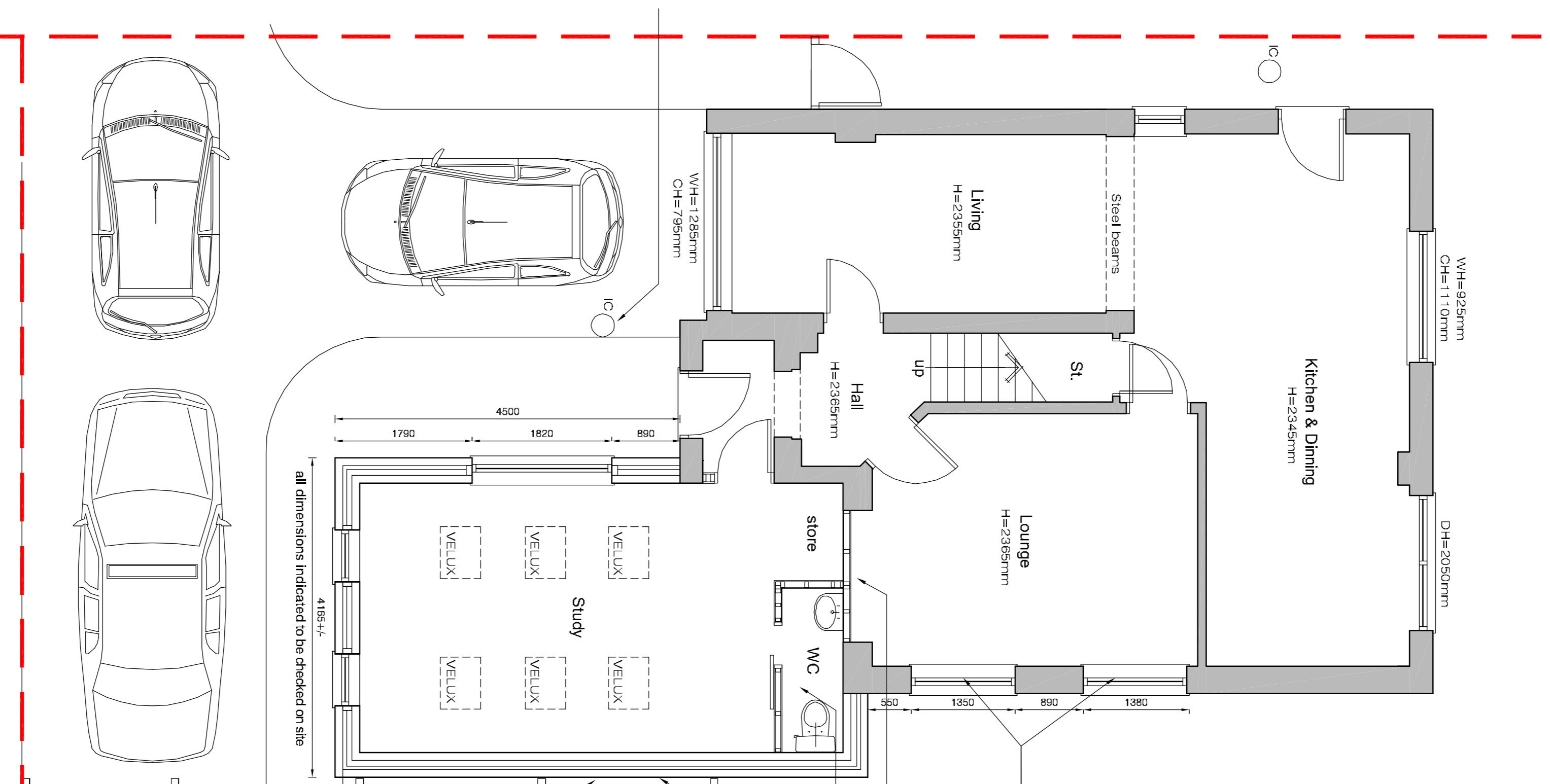
FOR PLANNING PURPOSES ONLY

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.

PROPOSED FINISHES LEGEND

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

PRIOR TO COMMENCEMENT OF WORKS CONTRACTOR TO SEARCH AND FIND EXISTING DRAINAGE RUN. ALL WORKS MUST BE CARRIED OUT IN COMPLIANCE WITH BUILDING CONTROL AND WELSH WATER. FULL APPLICATION AND TO BE SUBMITTED FOR BUILD OVER APPROVAL. IF REQUIRED, SPECIALIST DRAINAGE DESIGN DETAILS TO BE PROVIDED BY DRAINAGE ENGINEER.



PROPOSED GROUND FLOOR PLAN
 (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 CLIENTS SOLICITOR.

PRIOR TO COMMENCEMENT WORKS FULL DISCUSSION AND AGREEMENT TO BE MADE WITH NEIGHBOURS FOR CONFORMANCE OF INTENDED WORKS TO BE CARRIED OUT. CONTRACTOR MUST ENSURE FULL PERMISSION IS PROVIDED TO BOUNDARY CLIENT APPOINTED PARTY WALL SUPERVISOR TO CONFRIM IF PARTY WALL NOTICE IS REQUIRED TO BE SERVED.

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 STANDARDS TAPE MEASURE FOR PLANNING PURPOSES. FULL ELECTRONIC STATION SURVEY TO BE TAKEN FOR COMPLETE ACCURACY.

2 NO OF HIGH LEVEL WINDOWS WITH OBSCURED GLAZING.
 NEW OPENING TO BE FORMED ALL IN COMPLIANCE WITH STRUCTURAL ENGINEERS DESIGN.

WINDOW OPENING TO BE INFILLED USING TITNER PARTITION SYSTEM.
 MECHANICAL EXTRACT TO WC AREA BY SPECIALIST CONTRACTOR.

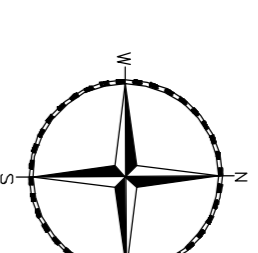
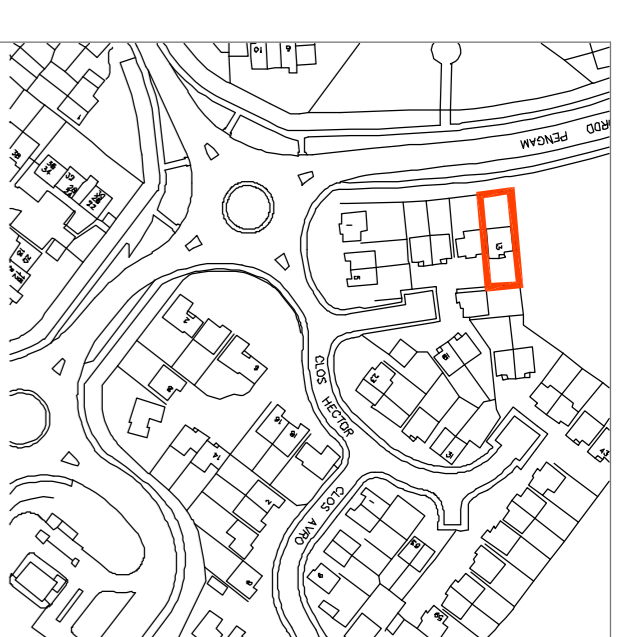
PROPOSED 325mm CAVITY WALL CONSTRUCTION TO ACHIEVE LATEST REQUIREMENTS FOR U VALUE IN COMPLIANCE WITH BUILDING CONTROL REQUIREMENTS (0.18W/M2K) ETC.
 NOTE: ALL INTERNAL/ EXTERNAL SUPPORT WALLS TO HAVE WITH STANDING ENGINEERS APPROVAL AND SPECIFICATIONS REFER TO STRUCTURAL ENGINEERS DESIGN AND SPECIFICATION.

DISCUSSION TO BE HELD WITH WELSH WATER FOR LOCATION OF FULL DRAINAGE AND ARRANGEMENT OF CONNECTION.

NO ELEMENT OF EXTENSION TO OVERHANG BOUNDARY LINE

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 SUPERVISOR TO CONFRIM IF PARTY WALL NOTICE IS REQUIRED TO BE SERVED.

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



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.

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

PLANNING

CLIENT: MR DAVE GRIFFITHS
 PROJECT: 13 CLOS HECTOR
 CARDIFF, CF24 2HL

franks + toms
ARCHITECTS

DRAWING TITLE: GROUND FLOOR PLAN
 AS EXISTING

JOB NUMBER	REV	CHK	DATE
2043	NH	SF	NOV 2020
(23) 200	A		1:50 @ A1

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