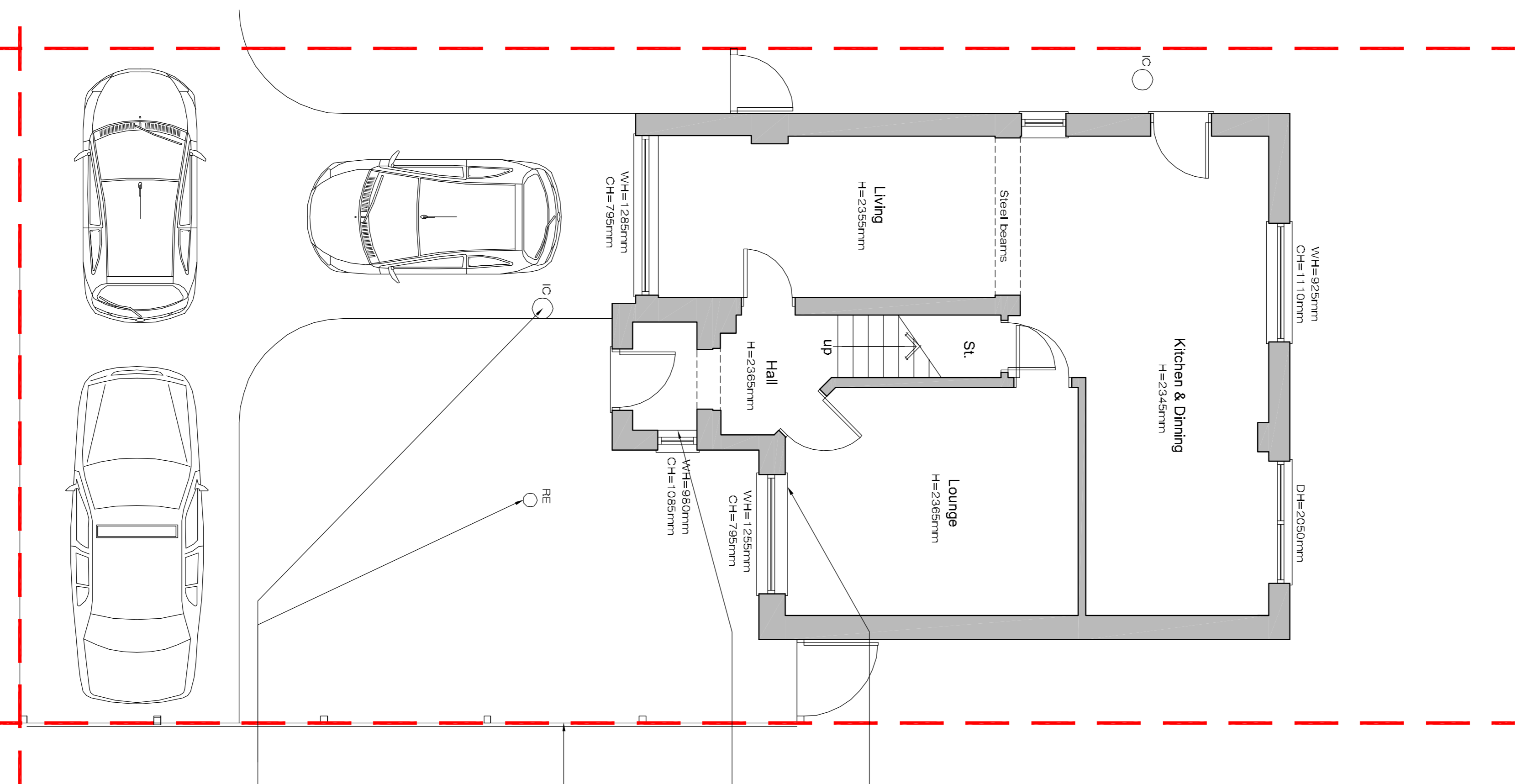


FOR PLANNING PURPOSES ONLY

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.

EXISTING 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



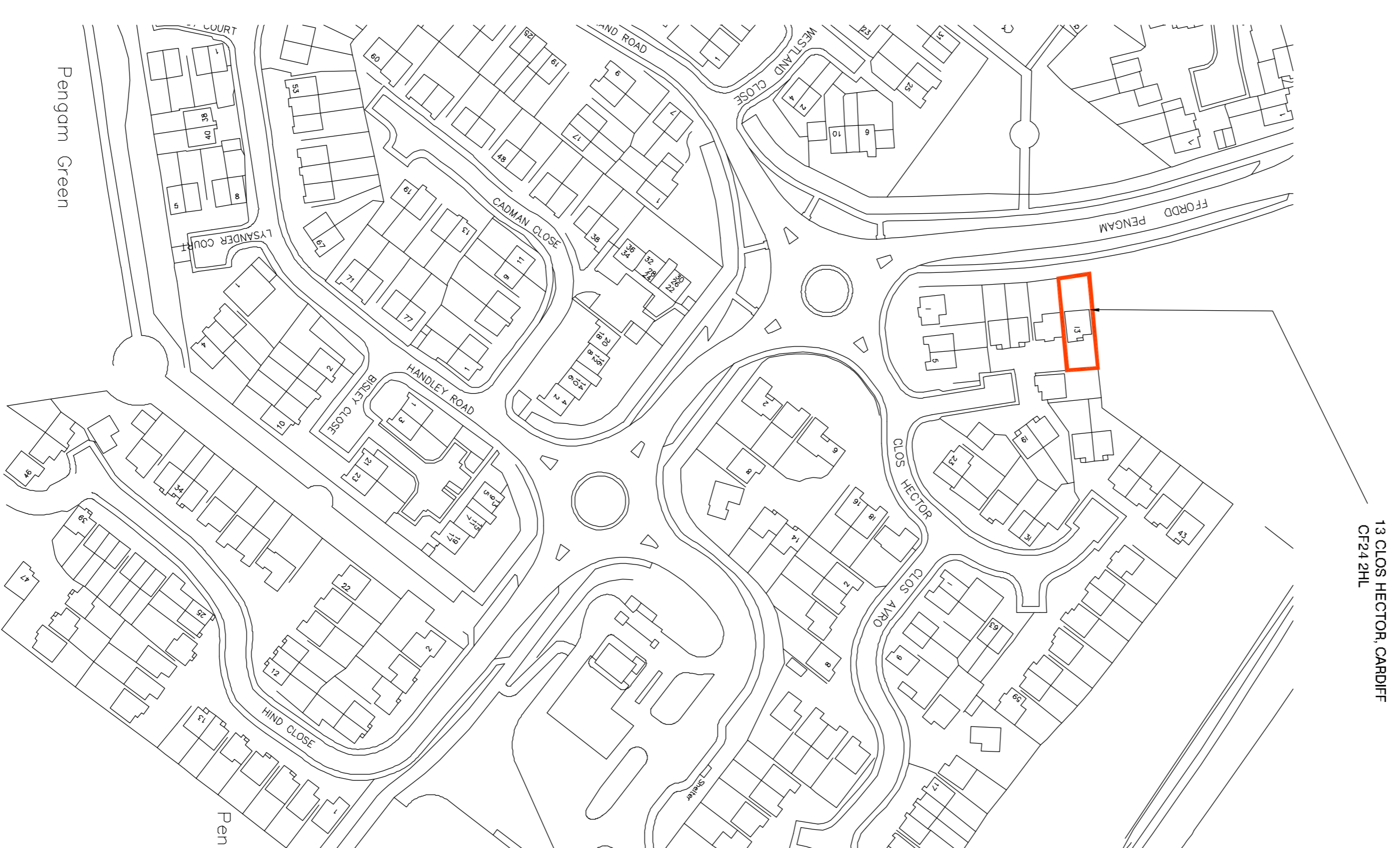
PRIOR TO COMMENCEMENT WORKS FULL DISCUSSION AND AGREEMENT TO BE MADE WITH NEIGHBOURS FOR CONFIRMATION OF INTENDED WORKS TO BE CARRIED OUT. CONTRACTOR MUST ENSURE FULL PROTECTION IS PROVIDED TO BOUNDARY. CLIENT APPOINTED PARTY WALL SURVEYOR TO CONFIRM IF PARTY WALL NOTICE IS REQUIRED TO BE SERVED.

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. EXISTING WINDOW TO BE REMOVED AND REMOVED FROM SITE.

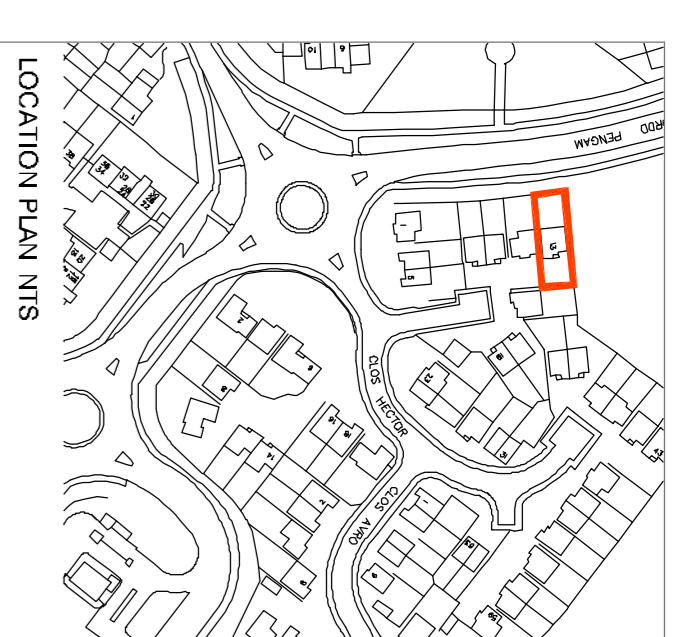
EXISTING WINDOW TO BE REMOVED AND REMOVED FROM SITE AND OPENING INCREASED IN WIDTH. NOTE: ALL INTERNAL, EXTERNAL LOAD BEARING WALLS AND CHIMNEY BREASTS TO BE STRICTLY IN COMPLIANCE WITH STRUCTURAL ENGINEERS DESIGN AND SPECIFICATION. FULL SURVEY TO BE CARRIED OUT TO CONFIRM LOAD BEARING WALLS. PLEASE REFER TO STRUCTURAL ENGINEERS DESIGN AND SPECIFICATION.

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

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



SITE LOCATION PLAN
(Scale 1:1250 @ A1)



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.

DATE:	NOV 2020
CLIENT:	MR DAVE GRIFFITH
PROJECT:	13 CLOS HECTOR CARDIFF, CF24 2HL
DATE:	NOV 2020
SCALE:	1:50 / 1:1250 @ A1
NO.:	2043
DATE:	NOV 2020
SCALE:	1:50 / 1:1250 @ A1

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