

# 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.

AMENDMENT TO ORIGINAL LPA APPROVAL REF: 20/01426/DCH

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 TO TO SUBMITTED FOR BUILD OVER APPROVAL. IF REQUIRED, SPECIALIST DRAINAGE DESIGN DETAILS TO BE PROVIDED BY DRAINAGE ENGINEER.

PROPOSED NEW STEEL BEAMS TO BE INSTALLED ALL IN COMPLIANCE WITH STRUCTURAL ENGINEERS DESIGN AND SPECIFICATION. STEEL SKIN LINED WITH PLASTERBOARD & FINISHED WITH 25mm GYP BOARD RESISTANCE.

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.

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 STRUCTURE IN COMPLIANCE WITH STRUCTURAL ENGINEERS DESIGN AND SPECIFICATION. PLEASE REFER TO STRUCTURAL ENGINEERS DESIGN AND SPECIFICATION.

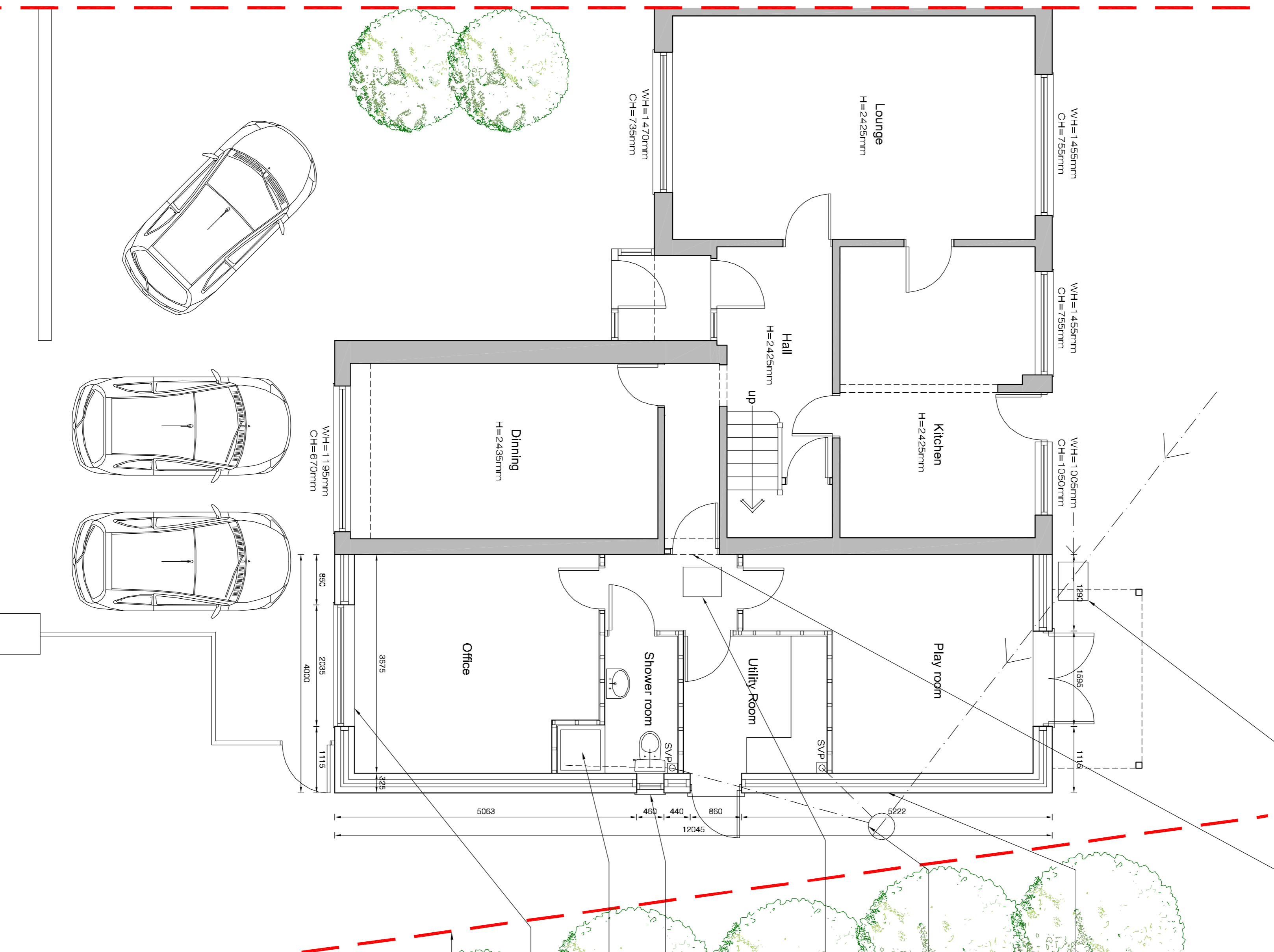
OPTION TO HAVE NEW IC ON EXISTING DRAIN LINE SUBJECT TO WELSH WATER APPROVAL AND CLIENT APPOINTED DRAINAGE ENGINEER.

NOTE: NEW IC TO BE DOUBLE SEALED AND BOLT DOWN THE PLASTER BOARD WITH NEW IC. PLEASE REFER TO SPECIFICATION AND DETAILS. ALL IN COMPLIANCE WITH BUILDING REGULATION STANDARDS. CONTRACTOR DRAINAGE ENGINEER TO LOOK AT OPTION FOR REMOVING INTERNAL IC.

NEW WINDOW OPENING FORMED STRICTLY IN COMPLIANCE WITH STRUCTURAL ENGINEERS DESIGN AND SPECIFICATION.

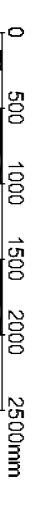
PROPOSED SHOWER ROOM TO HAVE MECHANICAL EXTRACT IN COMPLIANCE WITH BUILDING CONTROL REQUIREMENTS.

NEW WINDOW OPENING FORMED STRICTLY IN COMPLIANCE WITH STRUCTURAL ENGINEERS DESIGN AND SPECIFICATION.



PROPOSED GROUND FLOOR PLAN

(Scale 1:50 @ A1)



ALL DIMENSIONS INDICATED TO BE CHECKED ON SITE

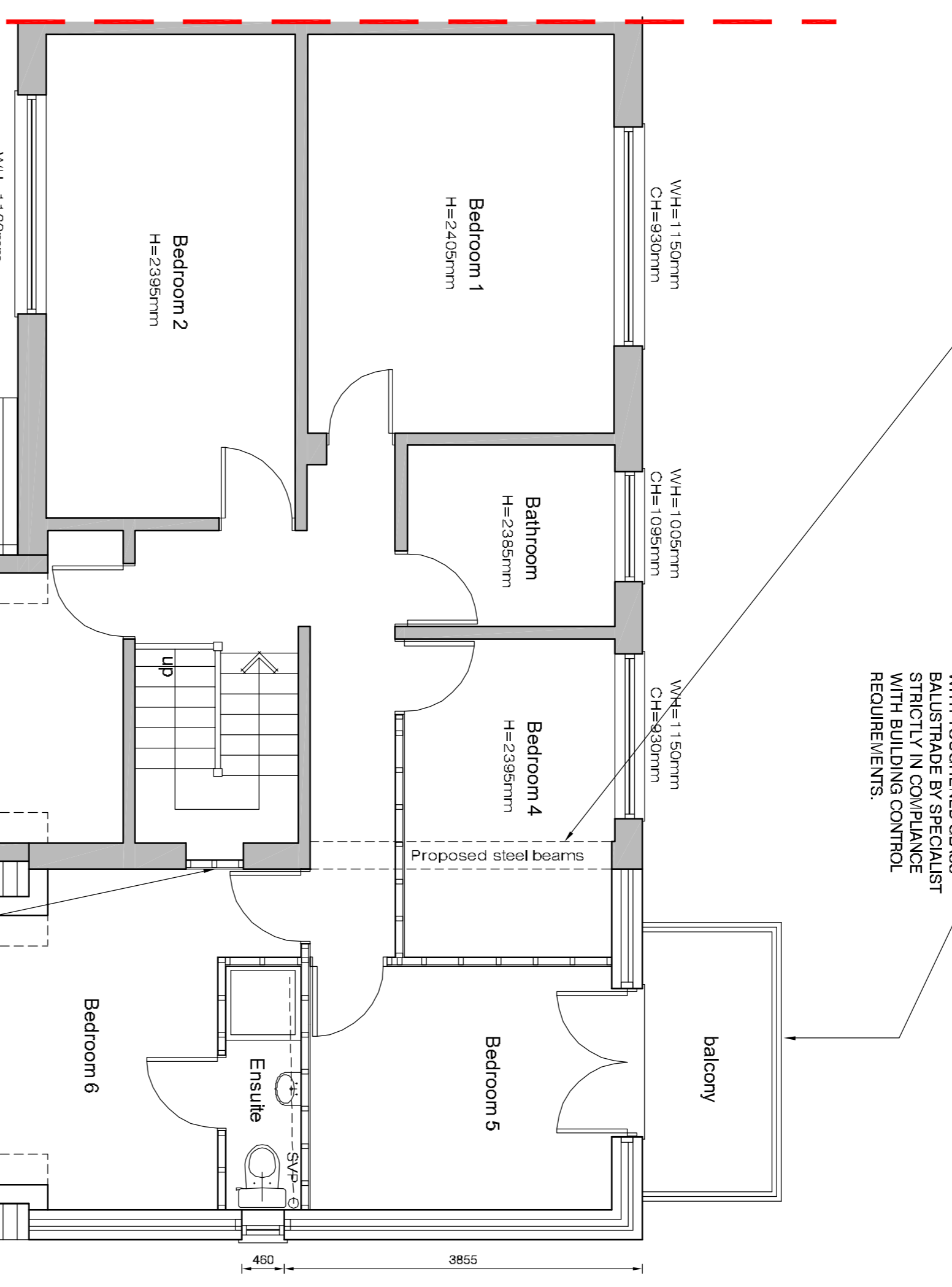
PROPOSED 325mm CAVITY WALL CONSTRUCTION TO ACHIEVE LATEST REQUIREMENTS FOR U VALUE IN COMPLIANCE WITH BUILDING CONTROL REQUIREMENTS (0.18W/M2K) TBC. NOTE: ALL INTERNAL / EXTERNAL LOAD BEARING WALLS TO HAVE SUPPORT STRUCTURE IN COMPLIANCE WITH STRUCTURAL ENGINEERS DESIGN AND SPECIFICATION. PLEASE REFER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

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PROPOSED STEEL GRADED BALCONY STRICTLY IN COMPLIANCE WITH STRUCTURAL ENGINEERS DESIGN AND SPECIFICATION WITH TOUGHENED GLASS BALUSTRADE BY SPECIALIST STRICTLY IN COMPLIANCE WITH BUILDING CONTROL REQUIREMENTS.

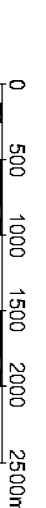
PROPOSED FINISHES LEGEND  
 Roof Finish - Brown roof tiles  
 External Walls - brick and render.  
 Fascia and soffits in white upvc.  
 External doors, windows and patio doors in white uPVC framed units.  
 Gutters and Downpipes - white uPVC gutters and downpipes with matching fittings.

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.



PROPOSED FIRST FLOOR PLAN

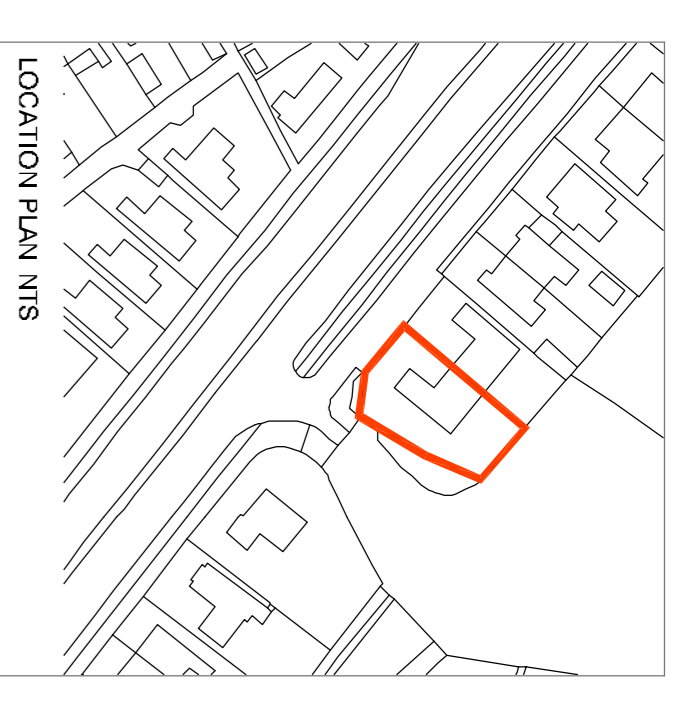
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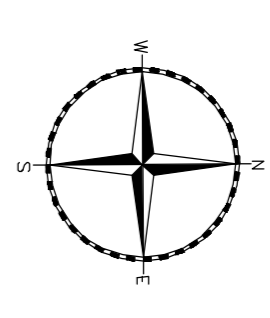
ALL DIMENSIONS INDICATED TO BE CHECKED ON SITE

EXISTING WINDOW TO BE REMOVED AND OPENING TO BE BLOCKED.

FOR RAFTER SIZES REFER TO STRUCTURAL ENGINEER DESIGN & SPEC.



LOCATION PLAN NIS



THE DRAWINGS RELATE TO THE PROPOSED EXTENSION WORKS AT 32 ASH GROVE, WHITEHURCH, CARDIFF, CF14 1BE.  
 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	14th APRIL 2021
BY	SE
REV	EXTERNAL BALCONY ADDED IN COMPLIANCE WITH CLIENT REQUIREMENTS.
BY	BT
CHK	CMK
DATE	

## PLANNING

CLIENT: MRS. SUMAIRA SHAHID  
 PROJECT: 32 ASH GROVE, WHITEHURCH, CARDIFF, CF14 1BE

**franks + toms**  
**ARCHITECTS**

SOFFICE TITLE: GROUND & FIRST FLOOR PLANS AS PROPOSED

JOB NUMBER	SR	CHK	DATE
1915	NH	SF	10.07.2020
ISSUE NUMBER	REV	SCALE	
(23) 200	A	1:50 @ A3	

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