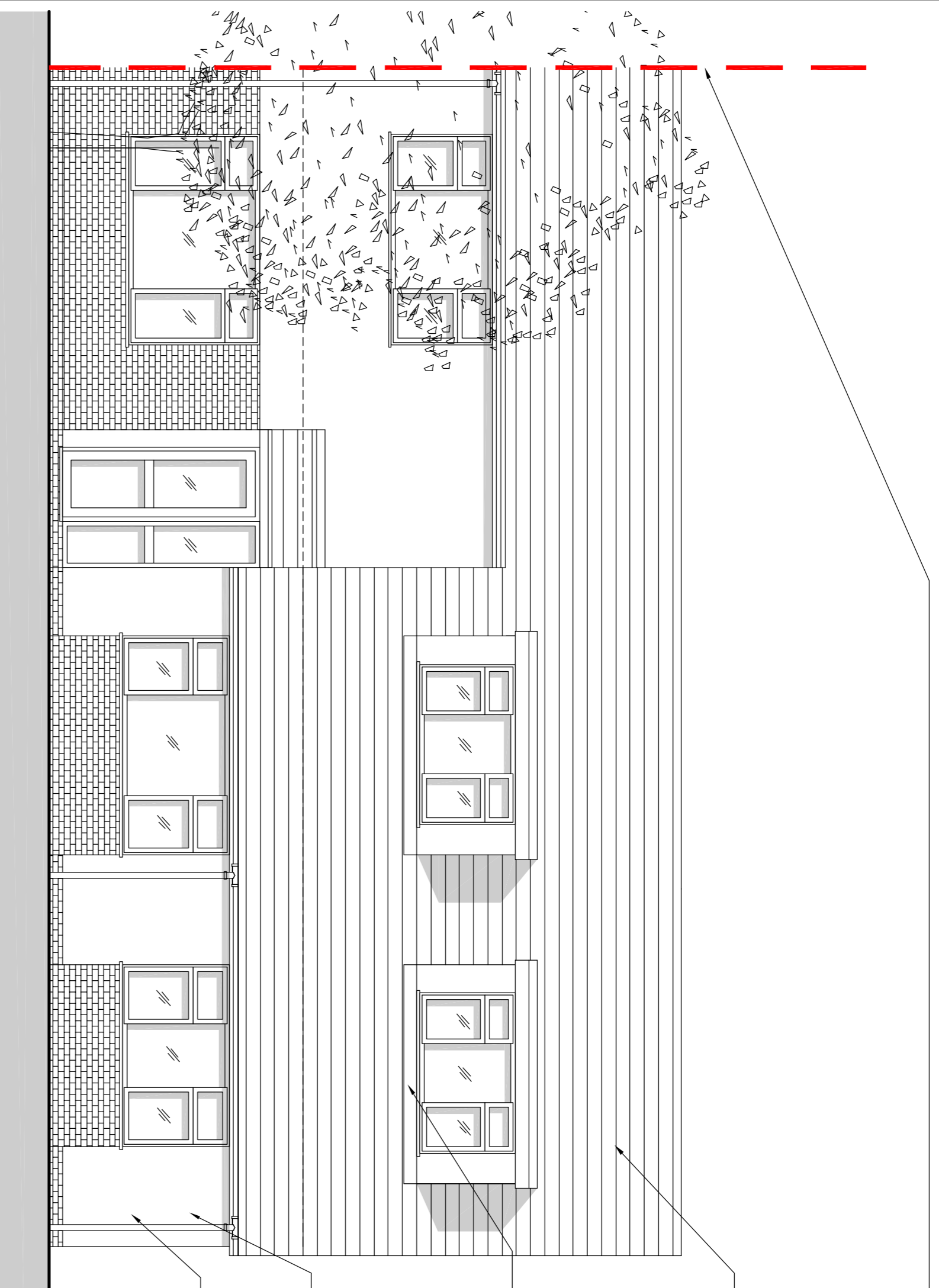


FOR PLANNING PURPOSES ONLY

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 20/01428/DCH

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 fascias



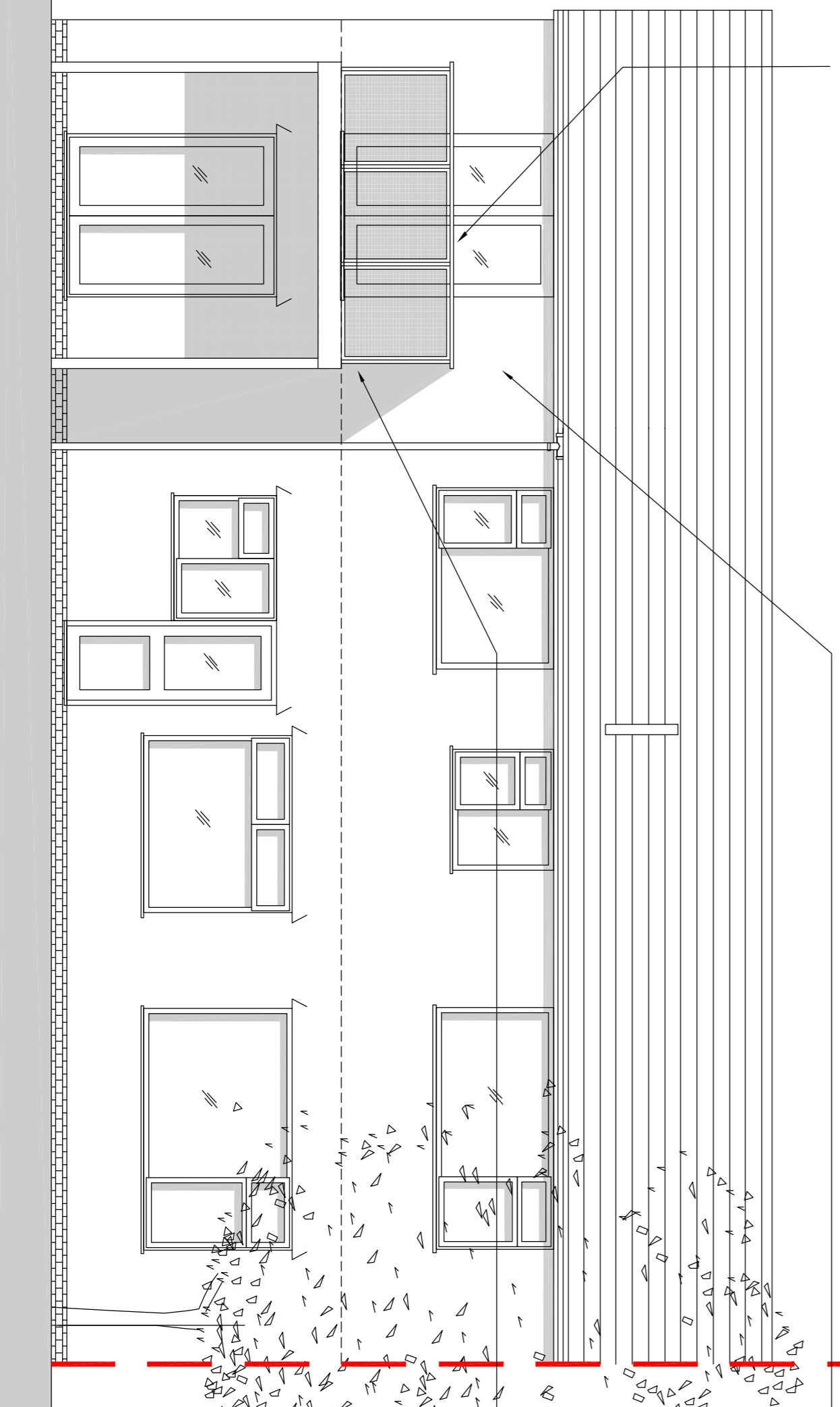
PROPOSED FRONT ELEVATION

(Scale 1:50 @ A1)

0 500 1000 1500 2000 2500mm

ALL DIMENSIONS INDICATED TO BE CHECKED ON SITE

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



PROPOSED REAR 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 CONTRIBUTION TO BE OBTAINED FROM DEED PLANS AND CLIENTS SOLICITOR.
 PRIOR TO COMMENCEMENT WORKS FULL DISCUSSION AND AGREEMENT TO BE MADE WITH NEIGHBOURS FOR CONTRIBUTION 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.

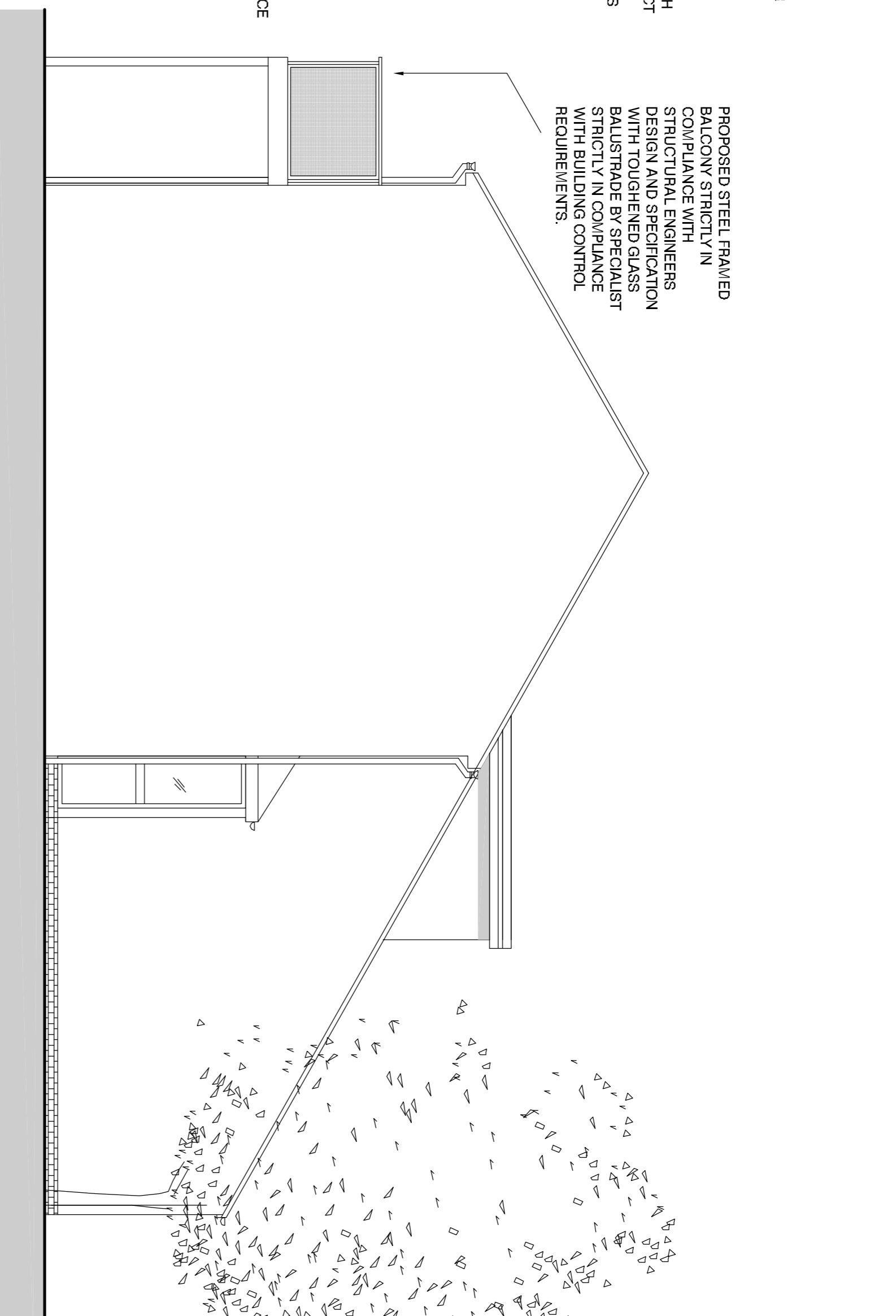
PROPOSED PITCHED ROOF WITH TILES TO MATCH EXISTING BY SPECIALIST CONTRACTOR. ROOF PITCH INDICATED WITH RIDGE HEIGHT TO MATCH EXISTING SUBJECT TO ACCURATE SITE SURVEY BY ROOFING SPECIALIST RATHER SIZES AND CENTERS AS PER PROTECTED STRUCTURAL ENGINEERS DESIGN AND U/VALUE REQUIRED 0.15W/m²K TBC AND AGREED WITH LA BUILDING CONTROL INSPECTOR.
 CODE 4 LEAD FLASHING WITH MINIMUM 150MM UPSTAND WHERE DORMER ABUTTS EXISTING ROOF STRUCTURE.

PROPOSED 325mm CAVITY WALL CONSTRUCTION TO ACHIEVE LATEST REQUIREMENTS FOR U VALUE IN COMPLIANCE (0.21W/m²K) TBC.
 WALLS RENDERED SMOOTH AND PAINTED WHITE.

ASSUMED LINE OF BOUNDARY PRIOR TO COMMENCEMENT OF WORKS ON SITE FULL CONTRIBUTION TO BE OBTAINED FROM DEED PLANS AND CLIENTS SOLICITOR.
 PRIOR TO COMMENCEMENT WORKS FULL DISCUSSION AND AGREEMENT TO BE MADE WITH NEIGHBOURS FOR CONTRIBUTION 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.

PROPOSED 325mm CAVITY WALL CONSTRUCTION TO ACHIEVE LATEST REQUIREMENTS FOR U VALUE IN COMPLIANCE WITH BUILDING CONTROL REQUIREMENTS (0.21W/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.

WALLS RENDERED SMOOTH AND PAINTED WHITE.



PROPOSED SIDE ELEVATION

(Scale 1:50 @ A1)

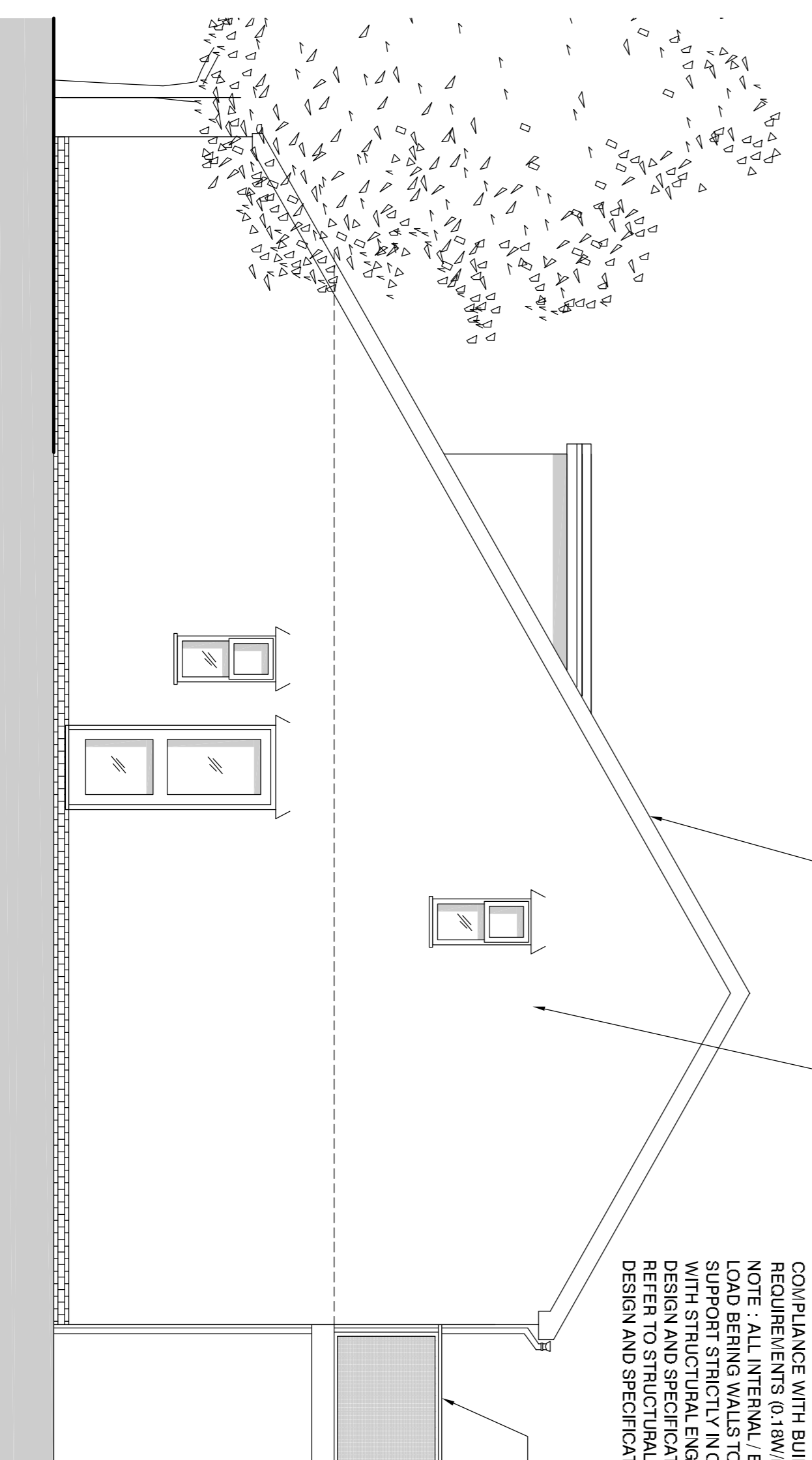
0 500 1000 1500 2000 2500mm

ALL DIMENSIONS INDICATED TO BE CHECKED ON SITE

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

PROPOSED PITCHED ROOF WITH TILES TO MATCH EXISTING BY SPECIALIST CONTRACTOR. ROOF PITCH INDICATED WITH RIDGE HEIGHT TO MATCH EXISTING SUBJECT TO ACCURATE SITE SURVEY BY ROOFING SPECIALIST RATHER SIZES AND CENTERS AS PER PROTECTED STRUCTURAL ENGINEERS DESIGN AND U/VALUE REQUIRED 0.15W/m²K TBC AND AGREED WITH LA BUILDING CONTROL INSPECTOR.
 PROPOSED 325mm CAVITY WALL CONSTRUCTION TO ACHIEVE LATEST REQUIREMENTS FOR U VALUE IN COMPLIANCE WITH BUILDING CONTROL REQUIREMENTS (0.21W/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.

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

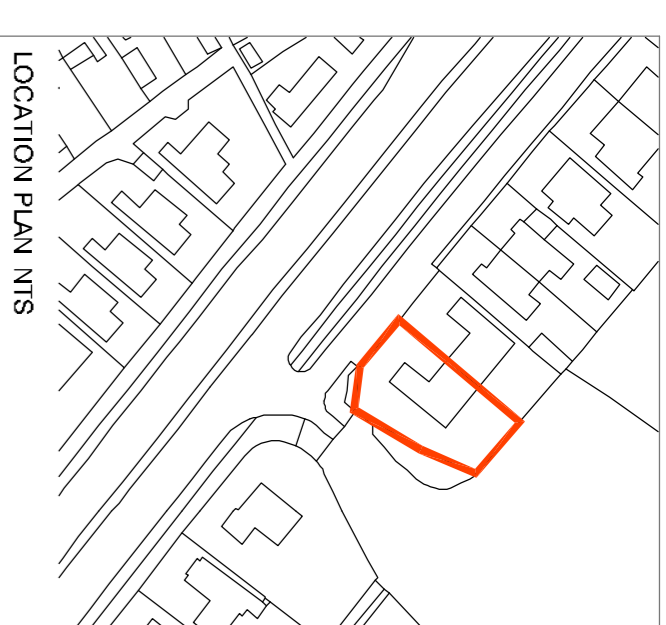


PROPOSED SIDE ELEVATION

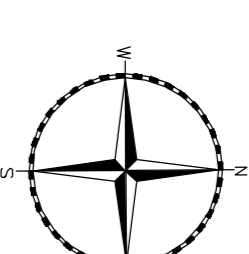
(Scale 1:50 @ A1)

0 500 1000 1500 2000 2500mm

ALL DIMENSIONS INDICATED TO BE CHECKED ON SITE



LOCATION PLAN NIS



THE DRAWINGS RELATE TO THE PROPOSED EXTENSION WORKS AT 32 ASH GROVE, WHITCHURCH, 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: APRIL 2024
 DRAWN BY: SF
 CHECKED BY: CHK
 REVISIONS: A
 EXTERNAL BALCONY ADDED IN COMPLIANCE WITH CHAIR

PLANNING

CLIENT: MRS. SUWAPPA SHAHID

PROJECT: 32 ASH GROVE, WHITCHURCH, CARDIFF, CF14 1BE

franks + toms
ARCHITECTS

DRAWING TITLE: ELEVATIONS AS PROPOSED

DATE: 10.07.2020

SCALE: 1:50 @ A1

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