

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.

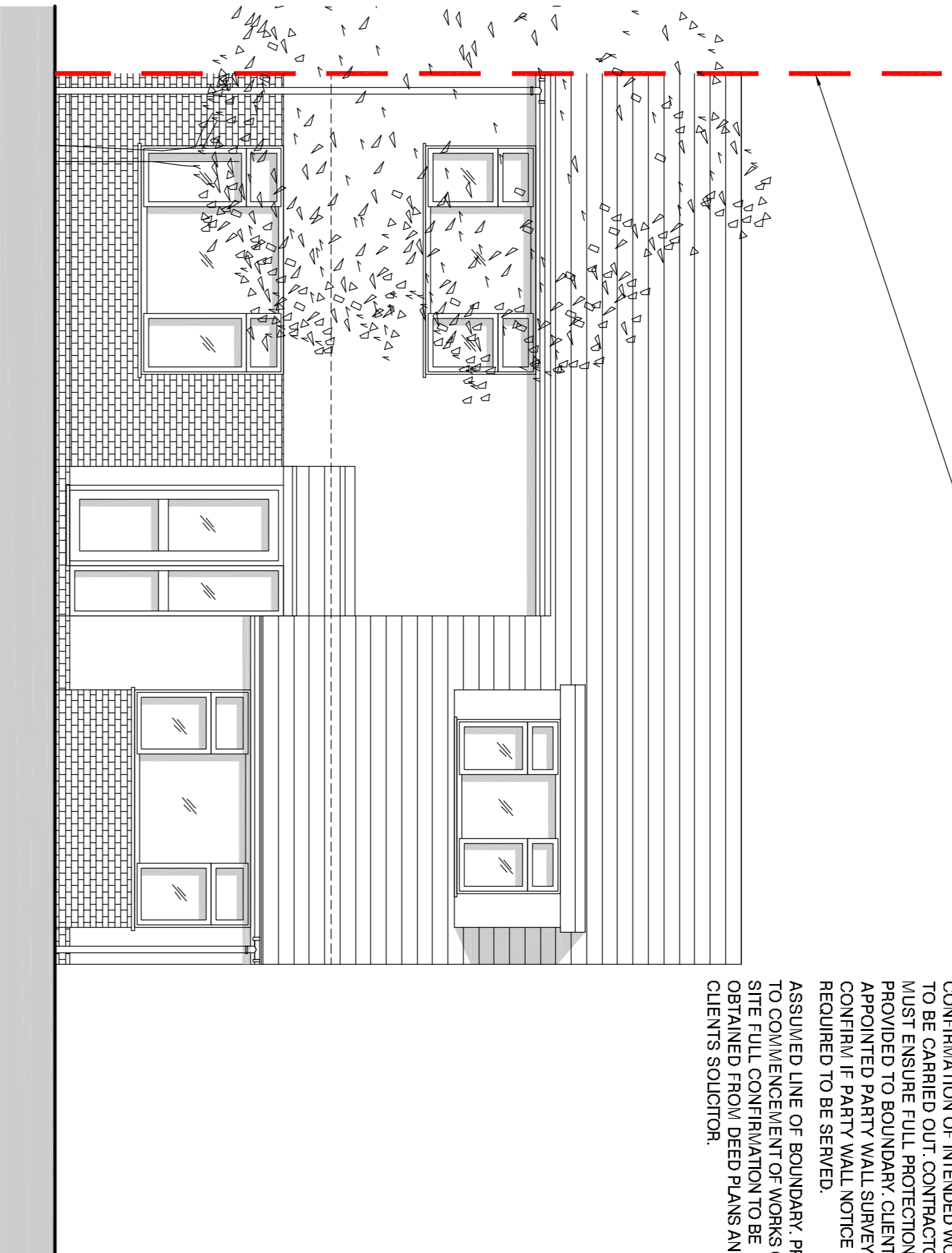
MINOR AMENDMENT TO PLANNING APPROVAL REFERENCE 20/01428/D/CH

EXISTING 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 fangs.

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 AND APPROXIMATE. APPROXIMATIONS INDICATED TAKEN WITH STANDBORD TAPE MEASURE FOR PLANNING PURPOSES. FULL ELECTRONIC STATION SURVEY TO BE TAKEN FOR COMPLETE ACCURACY.

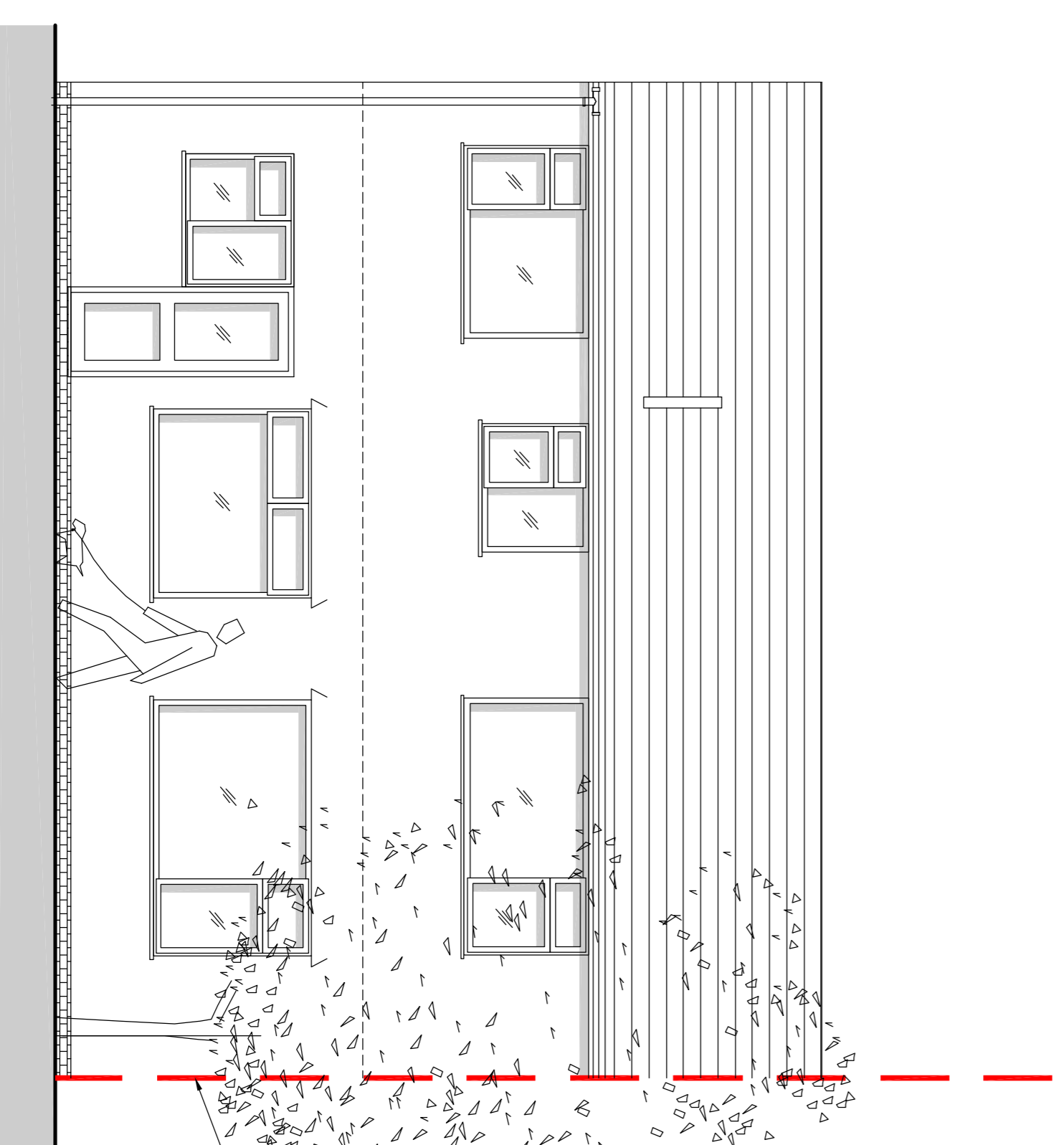


EXISTING FRONT ELEVATION

(Scale 1:50 @ A1)

0 500 1000 1500 2000 2500mm

ALL DIMENSIONS INDICATED TO BE CHECKED ON SITE

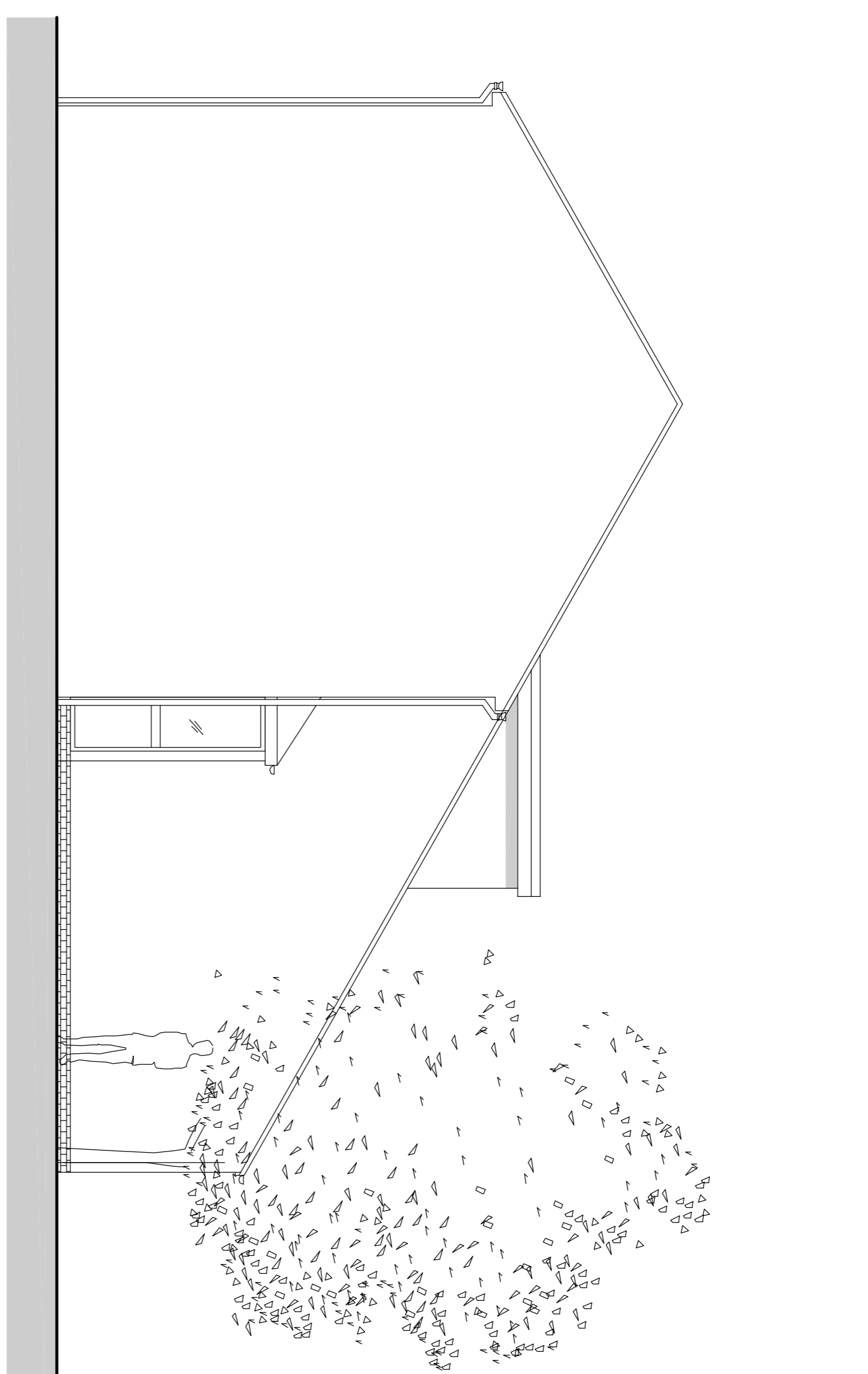


EXISTING REAR ELEVATION

(Scale 1:50 @ A1)

0 500 1000 1500 2000 2500mm

ALL DIMENSIONS INDICATED TO BE CHECKED ON SITE

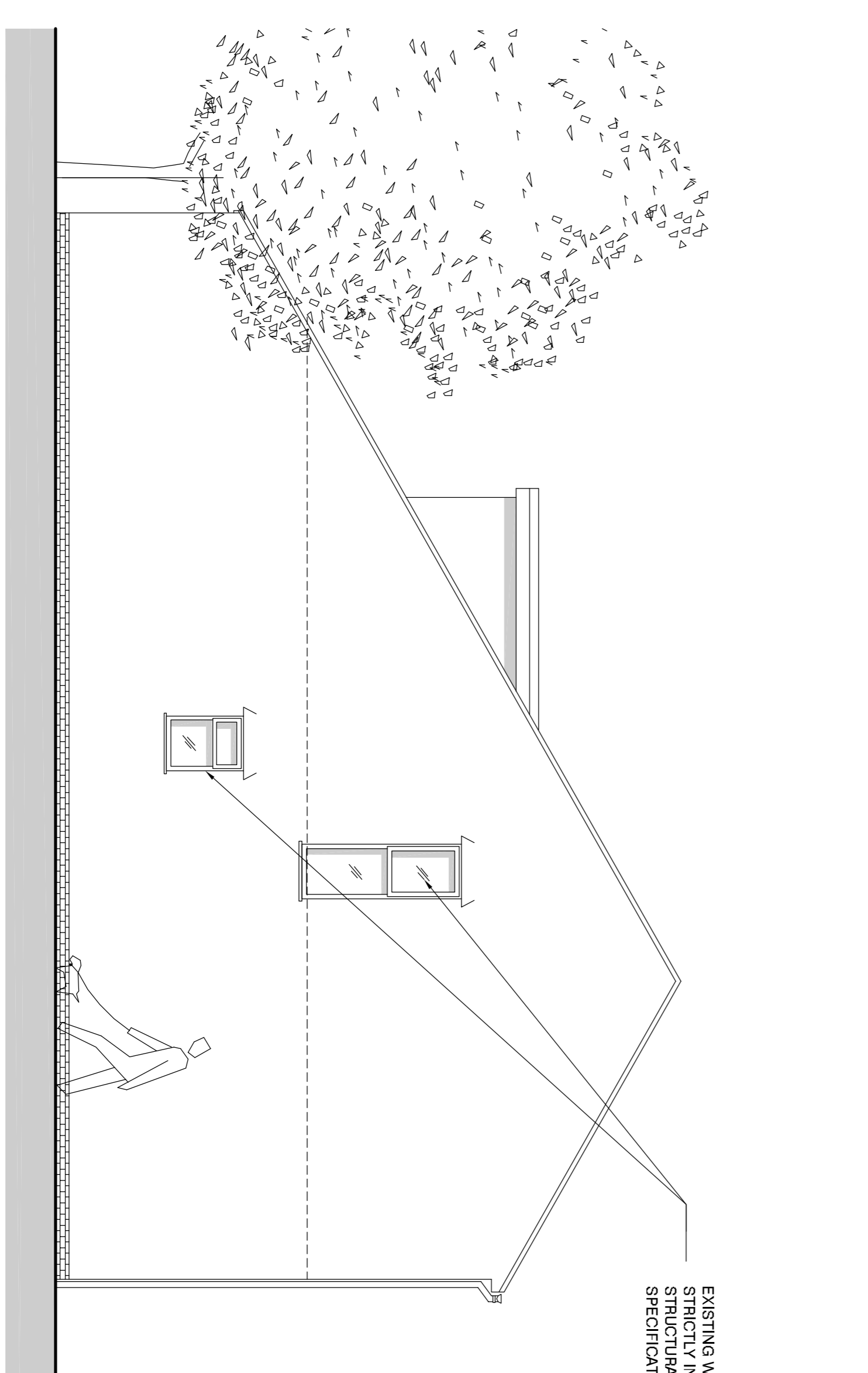


EXISTING SIDE ELEVATION

(Scale 1:50 @ A1)

0 500 1000 1500 2000 2500mm

ALL DIMENSIONS INDICATED TO BE CHECKED ON SITE



EXISTING SIDE ELEVATION

(Scale 1:50 @ A1)

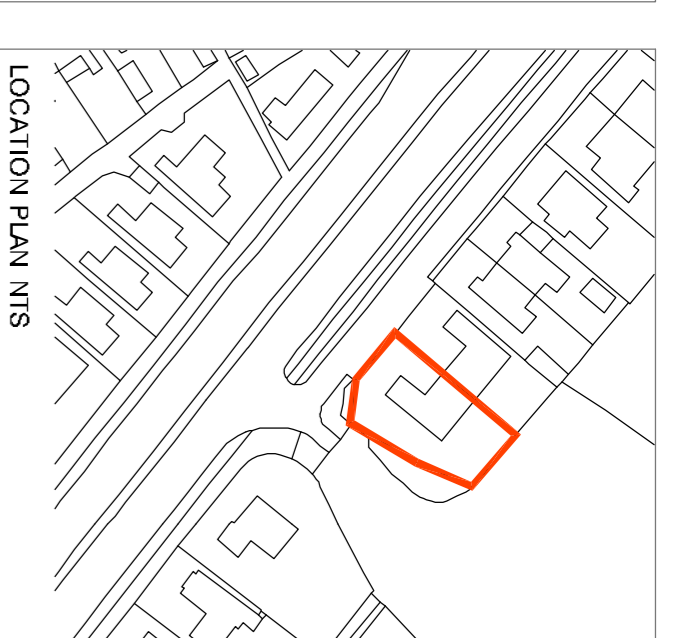
0 500 1000 1500 2000 2500mm

ALL DIMENSIONS INDICATED TO BE CHECKED ON SITE

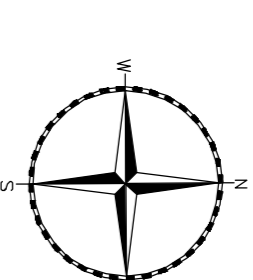
EXISTING WINDOW TO BE REVOKED, STRICTLY IN COMPLIANCE WITH STRUCTURAL ENGINEERS DESIGN AND SPECIFICATION.

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.

ASSUMED LINE OF BOUNDARY. PRIOR TO COMMENCEMENT OF WORKS ON SITE FULL CONFIRMATION TO BE OBTAINED FROM DEED PLANS AND CLIENTS SOLICITOR.



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.

BUILDING 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.

REV: NH SF APRIL 2021
 PROPOSED REAR BALCONY ADDED IN COMPLIANCE WITH CLIENTS REQUIREMENTS - APPROVAL REFERENCE 20/01428/D/CH

REV: BR CWK DATE:

REVISIONS:

CLIENT: MRS. SUMAIYA SHAHID

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

franks + toms
ARCHITECTS

DRAWING TITLE: ELEVATIONS AS EXISTING

DATE: 10.07.2020

SCALE: 1:50 @ A1

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