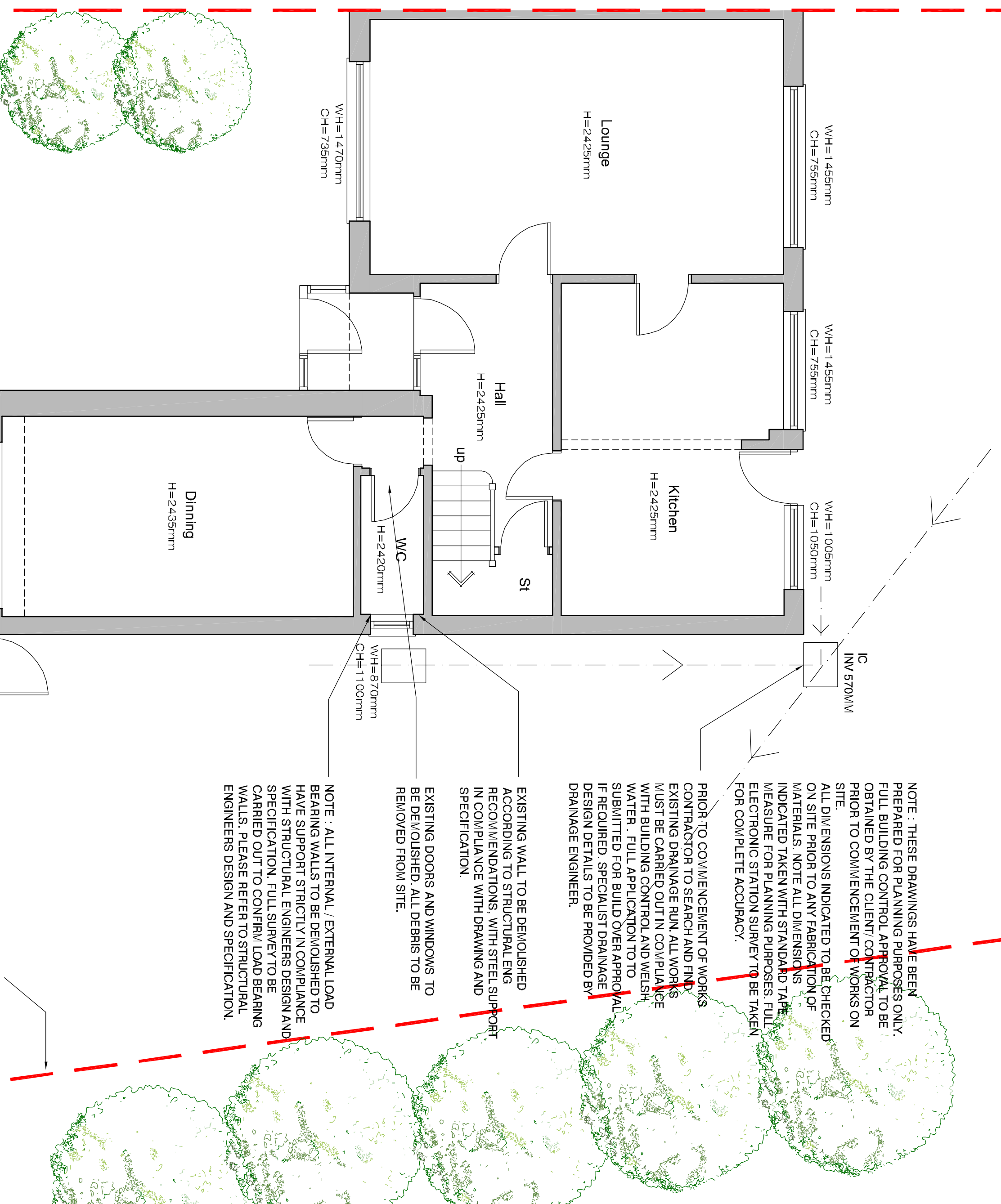


# FOR PLANNING PURPOSES ONLY

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 20/01426/DCH



**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 ARE IN METRES UNLESS OTHERWISE STATED. MEASURE FOR PLANNING PURPOSES. FULL ELECTRONIC SURVEY TO BE TAKEN FOR COMPLETE ACCURACY.

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

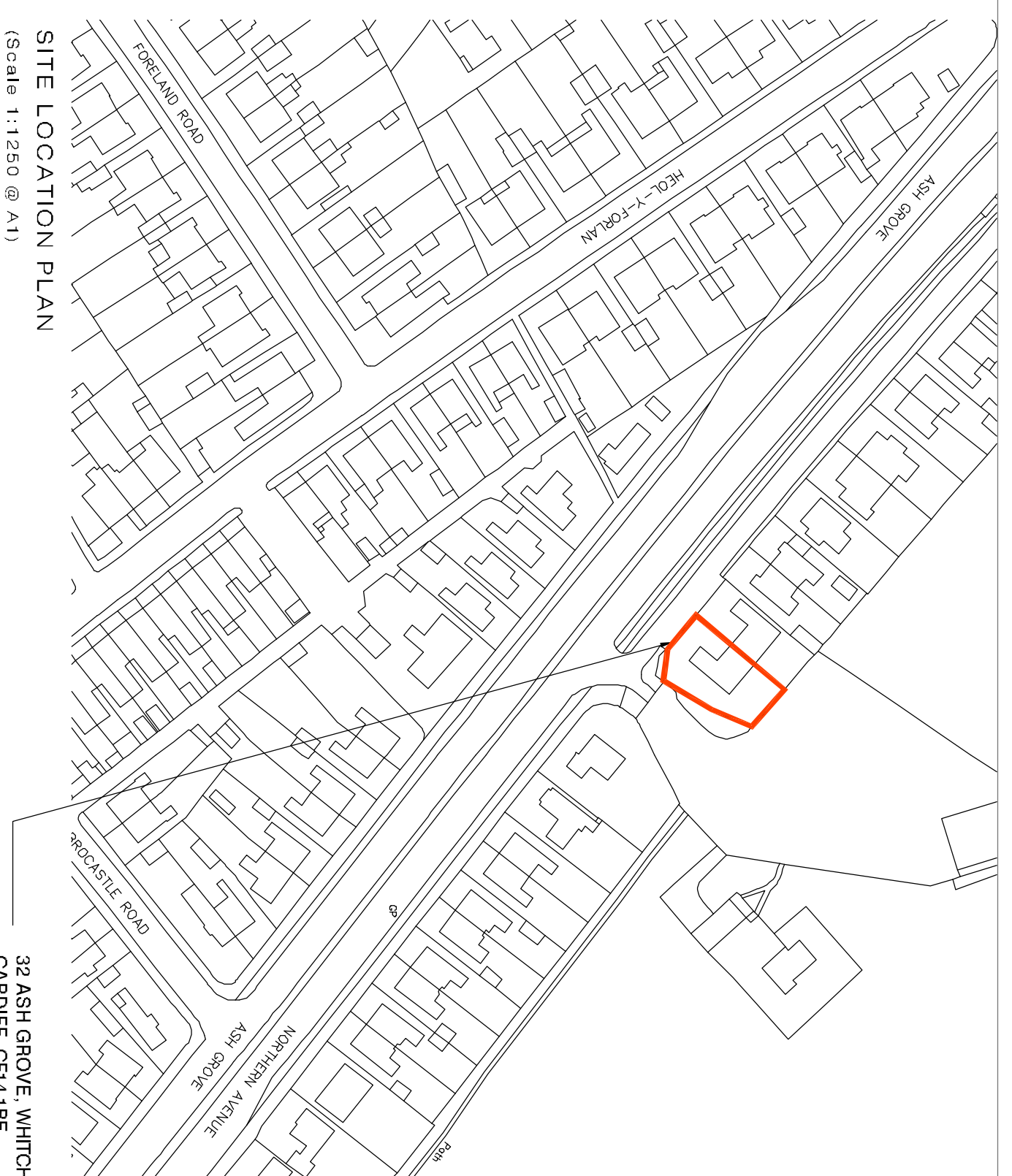
EXISTING WALL TO BE DEMOLISHED ACCORDING TO STRUCTURAL ENG RECOMMENDATIONS WITH STEEL SUPPORT SPECIFICATION.

EXISTING DOORS AND WINDOWS TO BE DEMOLISHED. ALL DEBRIS TO BE REMOVED FROM SITE.

**NOTE:** ALL INTERNAL/ EXTERNAL LOAD BEARING WALLS TO BE DEMOLISHED TO HAVE SUPPORT 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 CONFORMANCE WITH NEIGHBOURS 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.



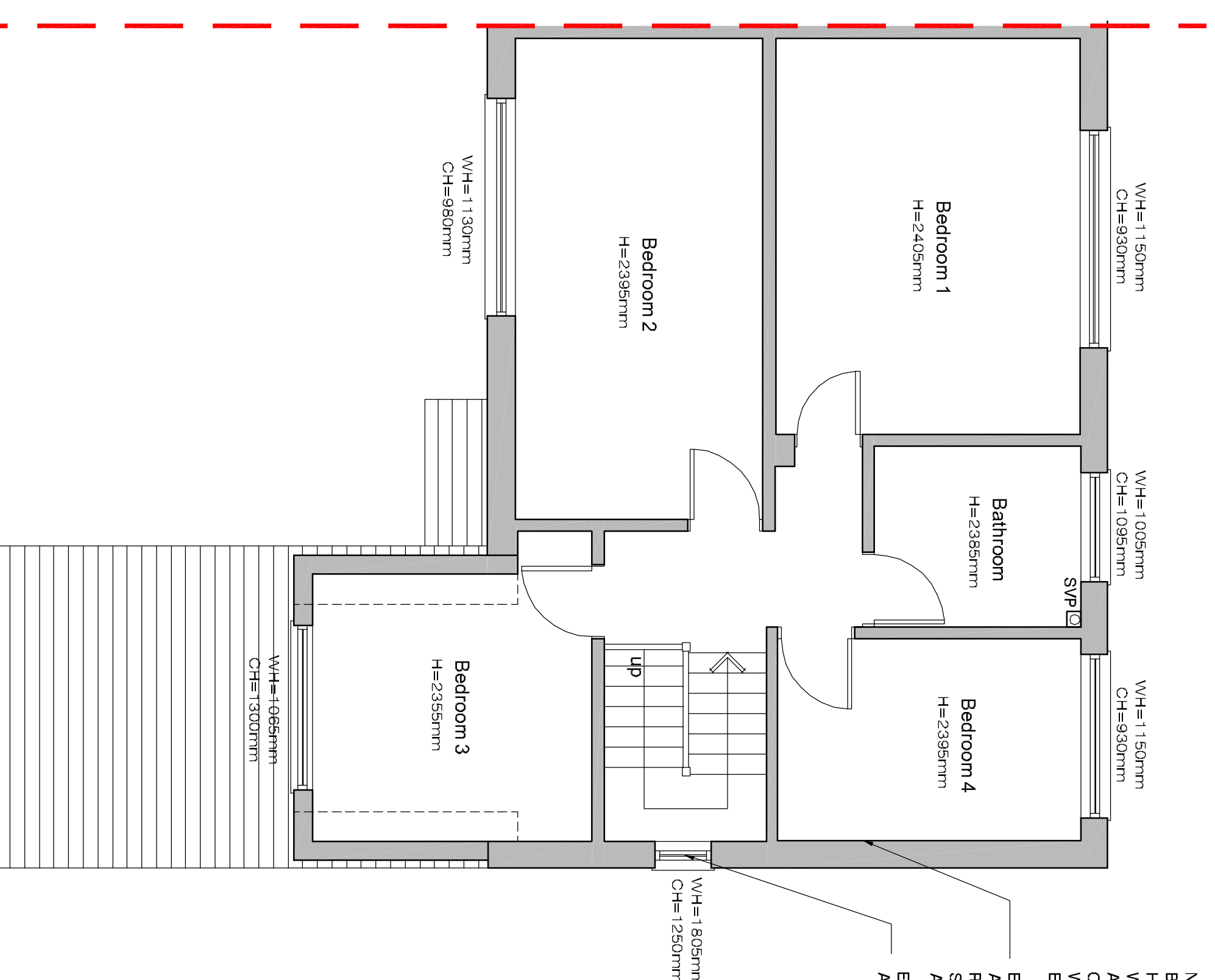
**EXISTING FINISHES LEGEND**

- 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 fascias

PRIOR TO COMMENCEMENT WORKS FULL DISCUSSION AND AGREEMENT TO BE MADE WITH NEIGHBOURS FOR CONFORMANCE WITH NEIGHBOURS 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 ARE IN METRES UNLESS OTHERWISE STATED. MEASURE FOR PLANNING PURPOSES. FULL ELECTRONIC SURVEY TO BE TAKEN FOR COMPLETE ACCURACY.



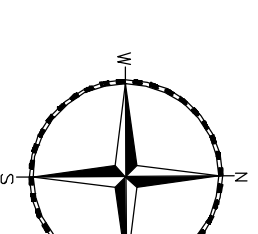
**NOTE:** ALL INTERNAL/ EXTERNAL LOAD BEARING WALLS TO BE DEMOLISHED TO HAVE SUPPORT STRICTLY IN COMPLIANCE WITH STRUCTURAL ENGINEERS DESIGN AND SPECIFICATION. FULL SURVEY TO BE CARRIED OUT TO CONFIRM LOAD BEARING WALLS. PLEASE REFER TO STRUCTURAL ENGINEERS DESIGN AND SPECIFICATION.

EXISTING WALL TO BE DEMOLISHED ACCORDING TO STRUCTURAL ENG RECOMMENDATIONS WITH STEEL SUPPORT IN COMPLIANCE WITH DRAWING AND SPECIFICATION.

EXISTING WINDOW TO BE REMOVED AND OPENING TO BE BLOCKED.

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 WITH NEIGHBOURS 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.



LOCATION PLAN N15

THE DRAWINGS RELATE TO THE PROPOSED EXTENSION WORKS AT 32 ASH GROVE, WHITECHURCH, 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.

APPROVED FOR PLANNING PURPOSES ONLY. THIS DRAWING IS NOT VALID FOR CONSTRUCTION. IT IS A PRELIMINARY DESIGN AND SHOULD NOT BE USED FOR ANY OTHER PURPOSES.

**NOTE:** MINOR AMENDMENT TO PLANNING APPROVAL REFERENCE 20/01426/DCH

REV: DATE: CHK: DES: APP: 19/05/2024

## PLANNING

CLIENT: MRS. SUWAIFA SHAHID

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

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

GROUND & FIRST FLOOR PLANS AS EXISTING

DATE: 10.07.2020

SCALE: 1:50 / 1:1250 @ A1

REV: NH

DATE: 19/05

SCALE: 1:50 @ A1

DATE: 23/10

Office 8, St. Andrews Crescent, Cardiff, CF10 3DD

T 02920 390099 E info@franksandtoms.com

www.franksandtoms.com