

# FOR PLANNING PURPOSES ONLY

PRIOR TO COMMENCEMENT OF WORKS ON SITE AND WITH ADVANCED NOTICE, CLIENT-CONTRACTOR TO SUBMIT A BUILDING NOTICE APPLICATION TO BUILDING CONTROL. NO WORKS TO COMMENCE UNTIL APPROVALS GRANTED. FULL PARTY WALL AGREEMENT TO BE SUBMITTED BY CLIENT APPOINTED PARTY WALL SURVEYOR.



SITE LOCATION PLAN  
(Scale 1:1250 @ A1)  
90 HEOL GABRIEL, WHITCHURCH, CARDIFF CF14 1JW

## EXISTING FINISHES LEGEND

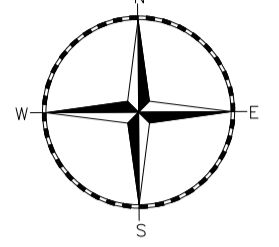
Roof Finish - Brown tiles.  
External Walls - render & tiles.  
Fascia and soffits in white uPVC.  
External doors, windows and patio doors in white & grey uPVC units.  
Gutters and Downpipes - Black uPVC gutters and downpipes with matching fixings.

Prior to commencement works full discussion and agreement to be made with neighbors 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.



LOCATION PLAN NTS



THE DRAWINGS RELATE TO THE PROPOSED EXTENSION WORKS AT 90 HEOL GABRIEL, WHITCHURCH, CARDIFF CF14 1JW.

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.

Rev A NH SF October 2023  
Red line to OS map adjusted.

REVISION NOTE:

DRAWING STATUS:

PLANNING

CLIENT:

MR NICK TATHAM

PROJECT:

90 HEOL GABRIEL, WHITCHURCH  
CARDIFF CF14 1JW

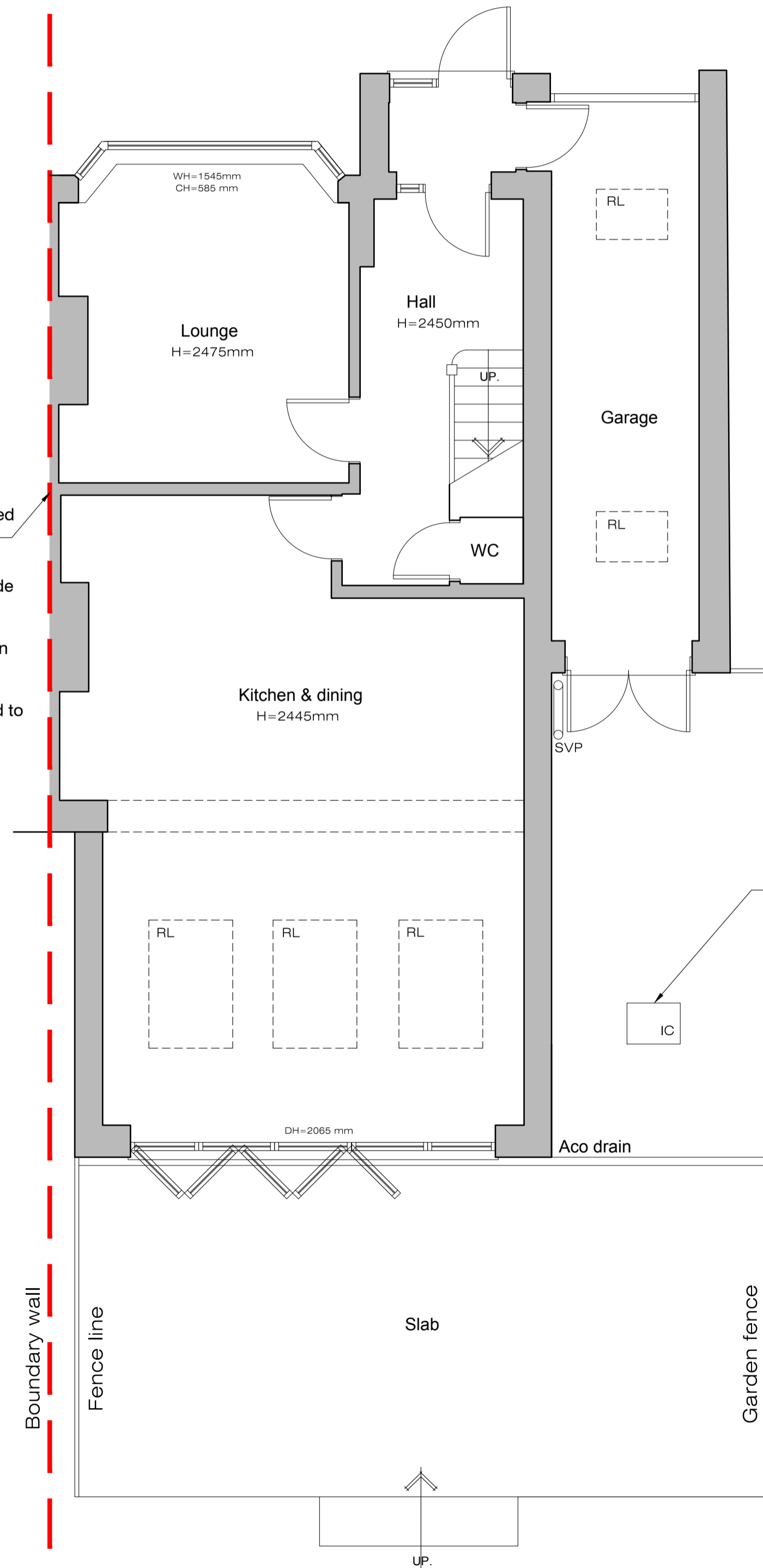
**franks + toms**  
ARCHITECTS

DRAWING TITLE:

GROUND & FIRST FLOOR PLAN  
AS EXISTING

JOB NUMBER: 4136	BY: NH	CHK: SF	DATE: SEPT 2023
DRAWING NUMBER: (23) 100	REV: A	SCALE: 1:50 / 1:1250 @ A1	

**Franks and Toms Architects Limited**  
Office 8 St Andrews Crescent, Cardiff, CF10 3DD.  
T 02920 390099 E info@franksandtoms.com  
www.franksandtoms.com



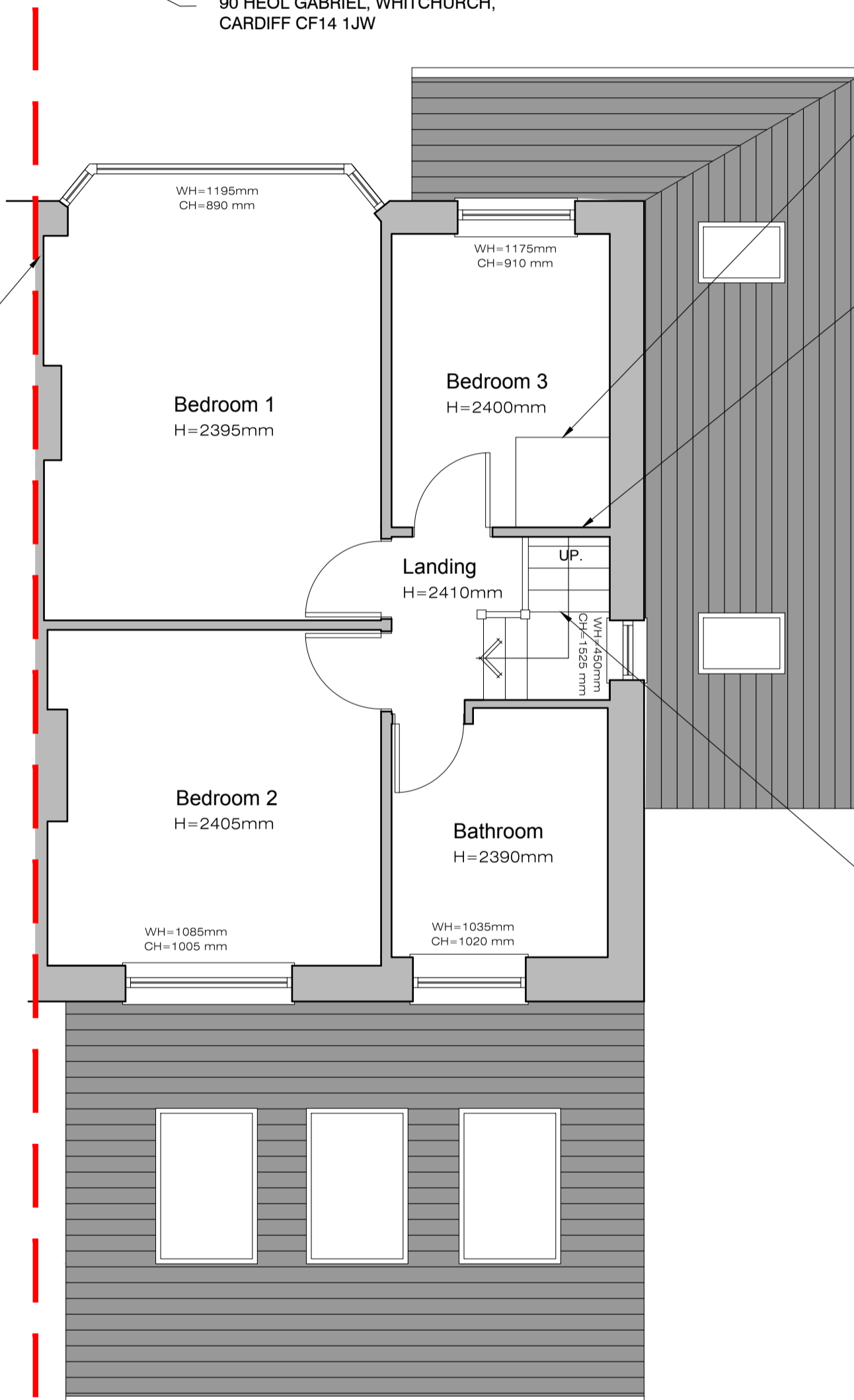
EXISTING GROUND FLOOR PLAN  
(Scale 1:50 @ A1)

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 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 building control and welsh water. Full application to to submitted to welsh water. Specialist drainage design details to be provided by drainage engineer.



EXISTING FIRST FLOOR PLAN  
(Scale 1:50 @ A1)

0 500 1000 1500 2000 2500mm

ALL DIMENSIONS INDICATED TO BE CHECKED ON SITE

Line of bulkhead.

Existing partition to be removed to accommodate new stairs, and new partition to be formed as shown in proposed.

NOTE : All internal / external load bearing walls to be demolished and 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 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 contractors specialist joiner to carry out full survey of stairwell area to ensure minimum clearance for headroom of 2m for new staircase.

Position of proposed staircase may be adjusted to ensure minimum clearance for headroom of 2m for new staircase.