

PP/DAS

ACCESS:

PROPOSED INTERNAL ACCESS TO PROPOSED GROUND FLOOR WC WILL BE FROM EXISTING GROUND FLOOR HALL SPACE.
PROPOSED INTERNAL ACCESS TO PROPOSED FIRST FLOOR REAR EXTENSION SPACE WILL BE FROM EXISTING FIRST FLOOR REAR BEDROOM SPACE.
PROPOSED INTERNAL ACCESS TO PROPOSED SECOND FLOOR LANDING SPACE WILL BE FROM NEW STAIRCASE ON EXISTING FIRST FLOOR LANDING SPACE.
PROPOSED INTERNAL ACCESS TO PROPOSED SECOND FLOOR BEDROOM SPACE WITH EN-SUITE WILL BE FROM PROPOSED SECOND FLOOR LANDING SPACE.

CHARACTER:

NEW WALL CONSTRUCTION WILL BE BLOCKWORK, RENDERED AND PAINTED WHITE TO MATCH EXISTING.
ROOF OVERHANGS, FASCIAS, GUTTERS & DOWNPIPES WILL MATCH EXISTING.
ALL WINDOWS AND DOORS WILL BE WHITE uPVC OR WHITE POWDER COATED ALUMINIUM TO MATCH EXISTING.
ROOF STRUCTURE FINISH WILL BE SLATES TO MATCH EXISTING.
THE PROPOSED STRUCTURE WILL OFFER A LIGHT, AIRY, SPACIOUS ATMOSPHERE.

COMMUNITY SAFETY:

THE PROPOSALS WILL BE WITHIN WALLED/FENCED BOUNDARIES.
SECURITY LIGHTING WILL BE PROVIDED WITHIN THE LOCATION OF THE WALLED/FENCED BOUNDARIES.
ALL NEW WINDOWS & DOORS WILL BE FULLY LOCKABLE.

ENVIRONMENTAL SUSTAINABILITY:

EXISTING HEATING SYSTEM WILL BE CHECKED FOR COMPATIBILITY AND REPLACED OR EXTENDED INTO PROPOSED EXTENSION SPACES.
ALL NEW WALLS WILL BE INSULATED TO BUILDING REGULATION REQUIREMENTS.
LOW ENERGY LIGHTING WILL BE PROVIDED THROUGHOUT.

MOVEMENT TO, FROM & WITHIN THE DEVELOPMENT:

LOCAL CYCLING IS ENCOURAGED, CYCLE LANES & TRAFFIC CALMING ARE IN PLACE.
CARDIFF/WALES AIRPORT IS A FORTY MINUTE DRIVE AWAY.
AMPLE PARKING IS AVAILABLE ON AND AROUND THE DEVELOPMENT.
MOVEMENT THROUGH THE DEVELOPMENT IS THROUGH SIZEABLE OPENINGS.
BUS FACILITIES ARE AVAILABLE WITHIN WALKING DISTANCE.
TRAIN FACILITIES ARE AVAILABLE IN CARDIFF CENTRAL STATION.
HEATH UNIVERSITY HOSPITAL IS A FIFTEEN MINUTE DRIVE AWAY.

Proposed Works.

Phil Hughes

PROFESSIONAL DRAWINGS

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