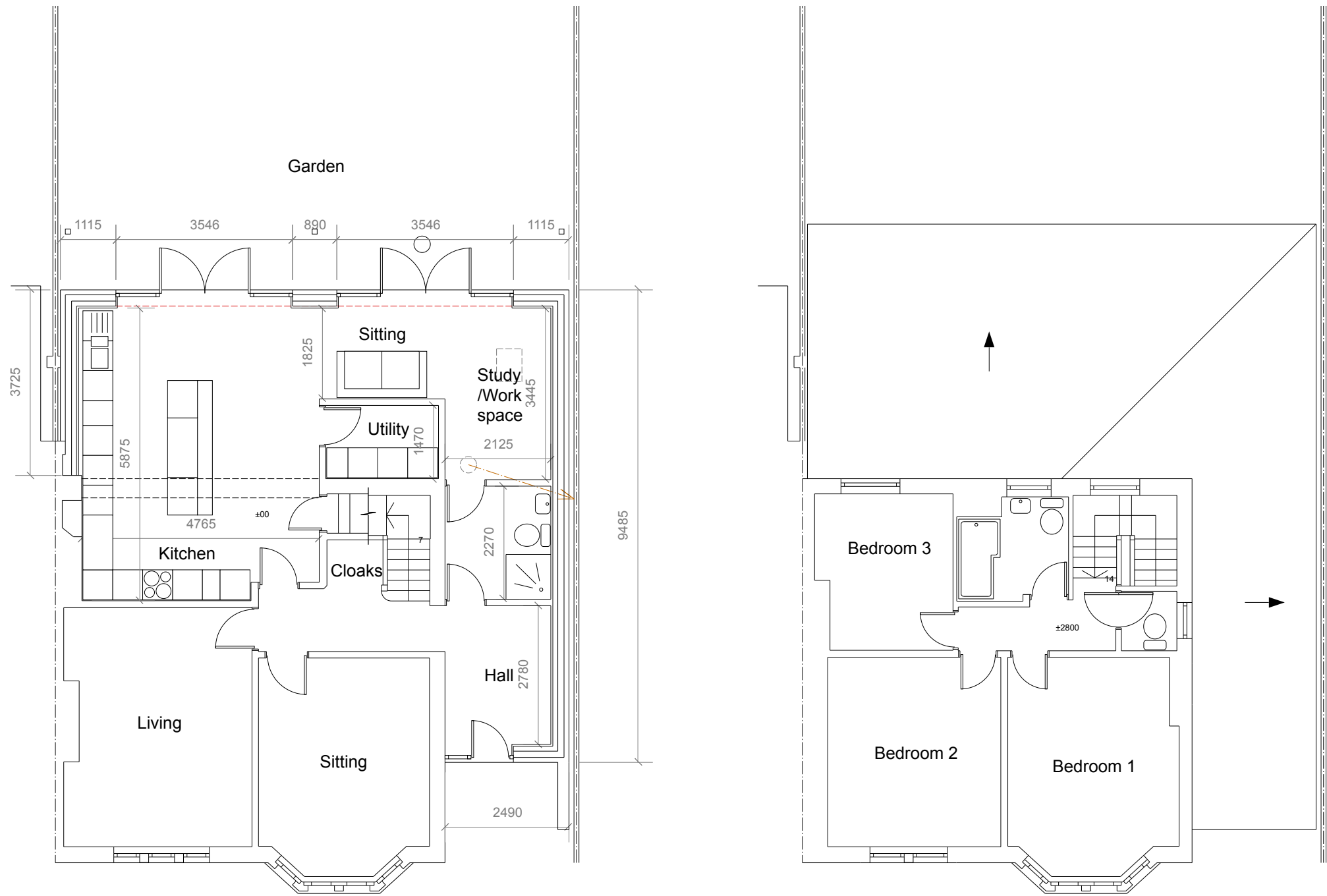
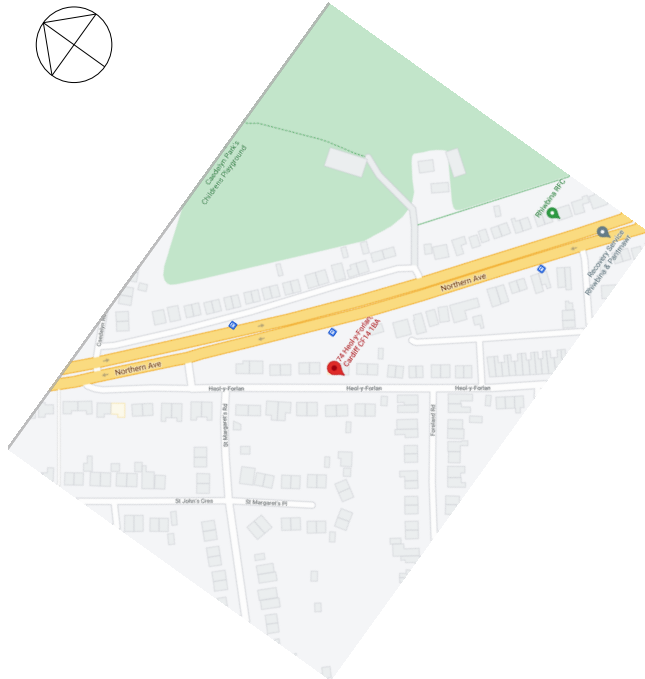


Raynor Phinnemore
 74 Heol y Forlan
 Cardiff
 CF14 1BA



Extension

4th December, 2023
 Dimensions in MM Scale: 1:100 Size: A3
 Contractor to set out and take site dimensions
 SCALE FROM THIS DRAWING FOR PLANNING PURPOSES ONLY
 Drawings: Laurence Clarke
 Tel: 02920 564 057
 Mob: 07970 86 22 81
 info@plan-itdesigner.co.uk



Ground Floor

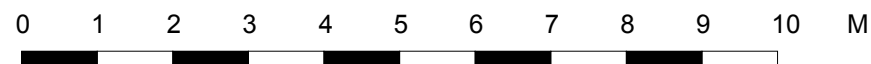
First Floor

Structural Specifications to be confirmed with Structural Engineer

Build Over Sewer Agreement tba if necessary following confirmation sewer/drain locations

Party Wall Notices to be served where necessary in line with statutory guidelines & timescales

Drainage arrangements to be agreed with new manhole/rodding eye outside building envelope & new connections to existing drainage where necessary



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Demolish/take down Garage & rear extensions & excavate for foundations & drainage including moving manhole to new position outside building envelope, location & ownership of assets to be confirmed prior to commencement & conc. pads for columns supporting steel work if required
Partition & re-plumb for Utility, Kitchen & shower room, as indicated
Install new structural scheme for support to FF walls/floors - direction of floor joists tbc by inspection
Move/re-route SVP as indicated



South West (front)

Stained glass panels either side of composite/UPVC front door, design tbc

Move/change first floor windows to accommodate roof



North East (rear)

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Walls:

Concrete cavity block work, with min
125 cavity, 75 PIR & standard internal leaf so
that walls achieve compliance with Part L

Rough cast/smooth render to masonry

Roofs:

Slate/tile to match/complement existing

Roof pitches as indicated

Permavent 'Easy Slate' or interlocking slates

to shallow pitches

Windows & Doors:

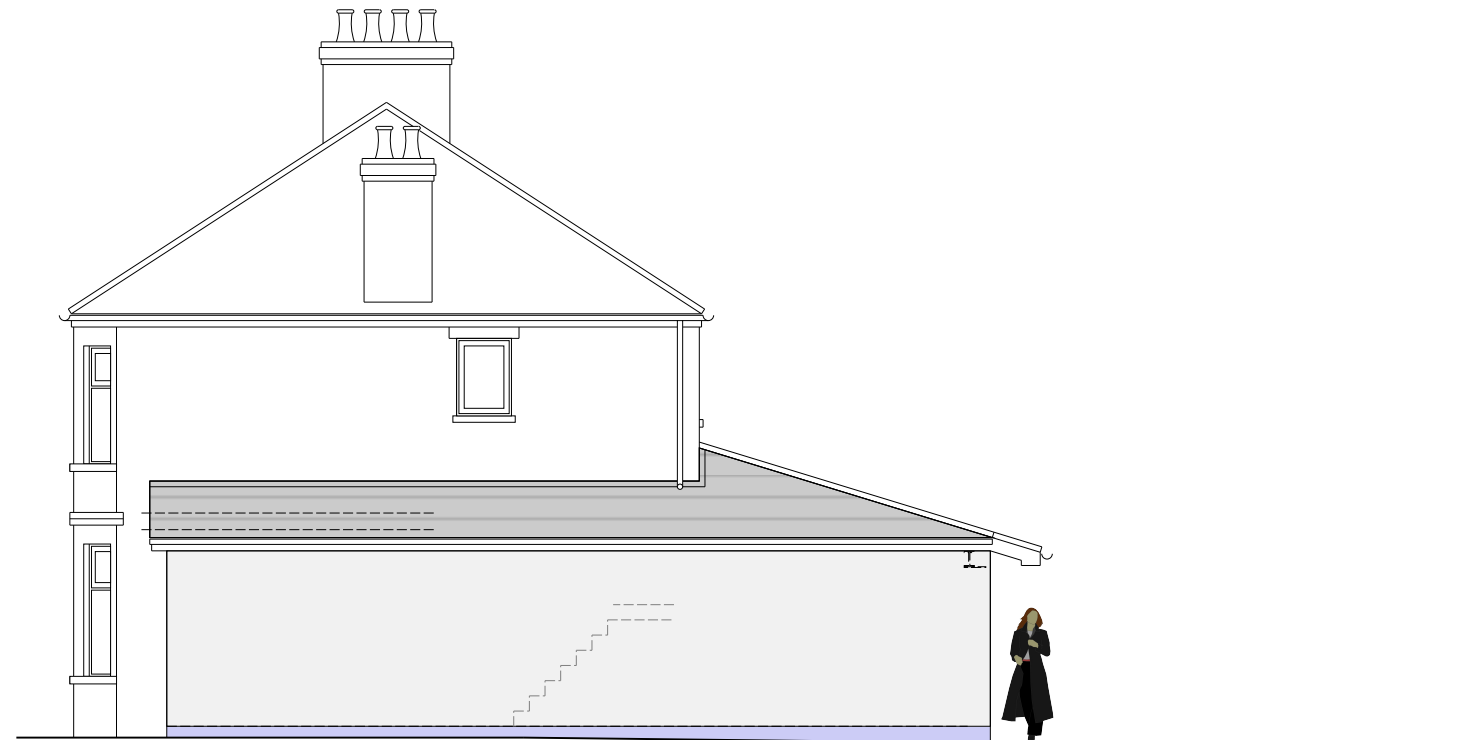
Min 'A' rated UPVC/Aluminium/timber double

glazed to match/complement existing - tbc with client

Fascias, soffits & RW goods:

White/black UPVC/aluminium

Soakaway to be excavated in garden for
additional RW run-off, subject to satisfactory
percolation test



South East (side)