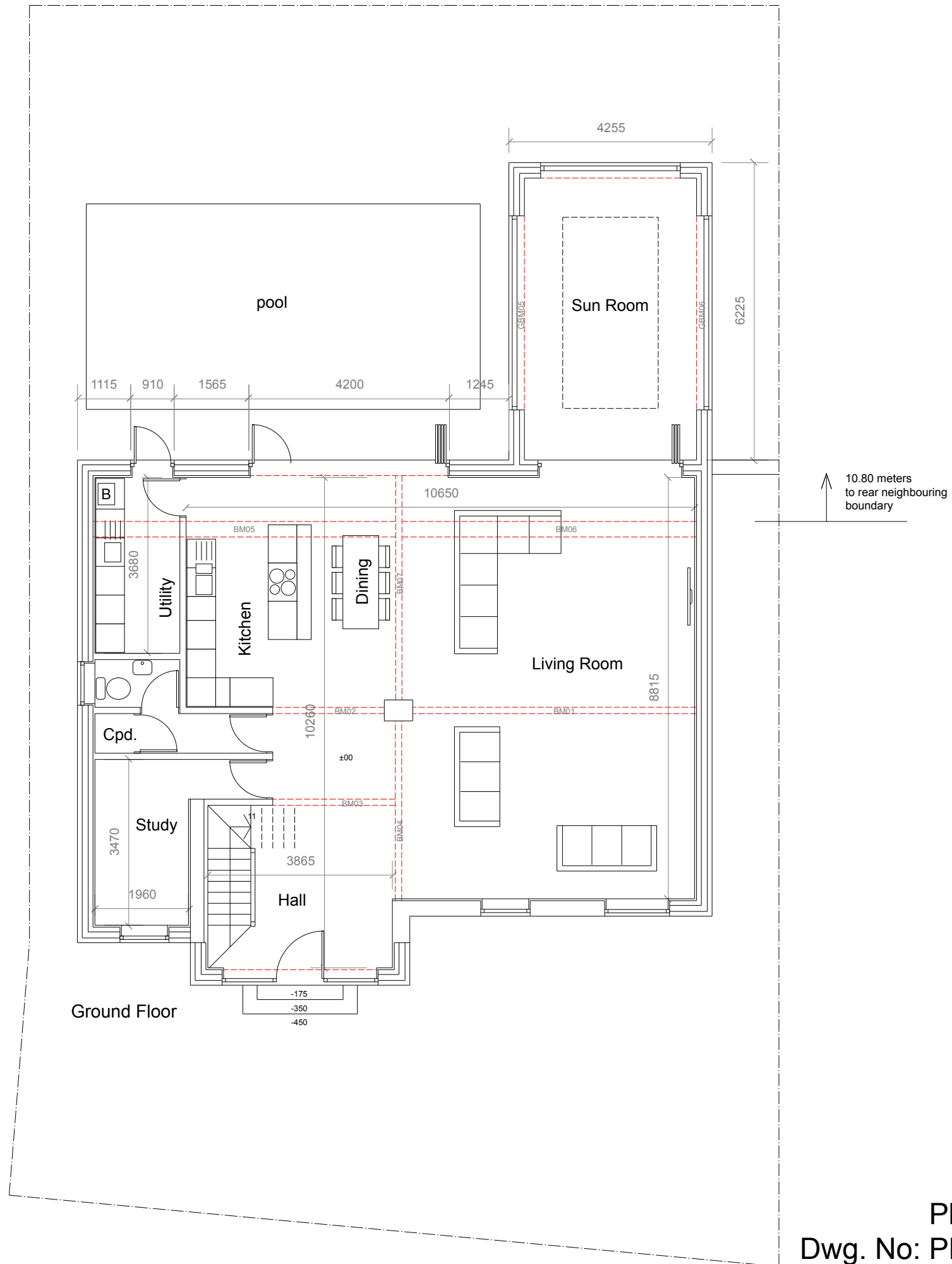
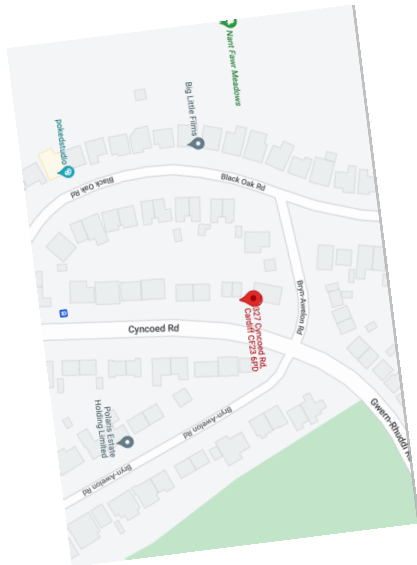


Mohammed Merzook
 327 Cyncoed Road
 Cardiff
 CF23 6PD



Extension

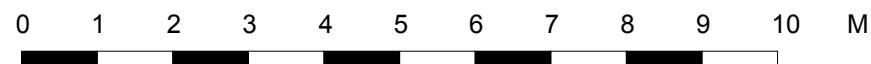
8th November, 2023
 Dimensions in MM Scale: 1:100 Size: A3
 Contractor to set out and take site dimensions
 SCALE FROM THIS DRAWING FOR PLANNING PURPOSES ONLY
 Drawings: Laurence Clarke
 Tel: 02920 564 057
 Mob: 07970 86 22 81
 info@plan-itdesigner.co.uk



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



Plans (proposed)
 Dwg. No: PDCR32723-203

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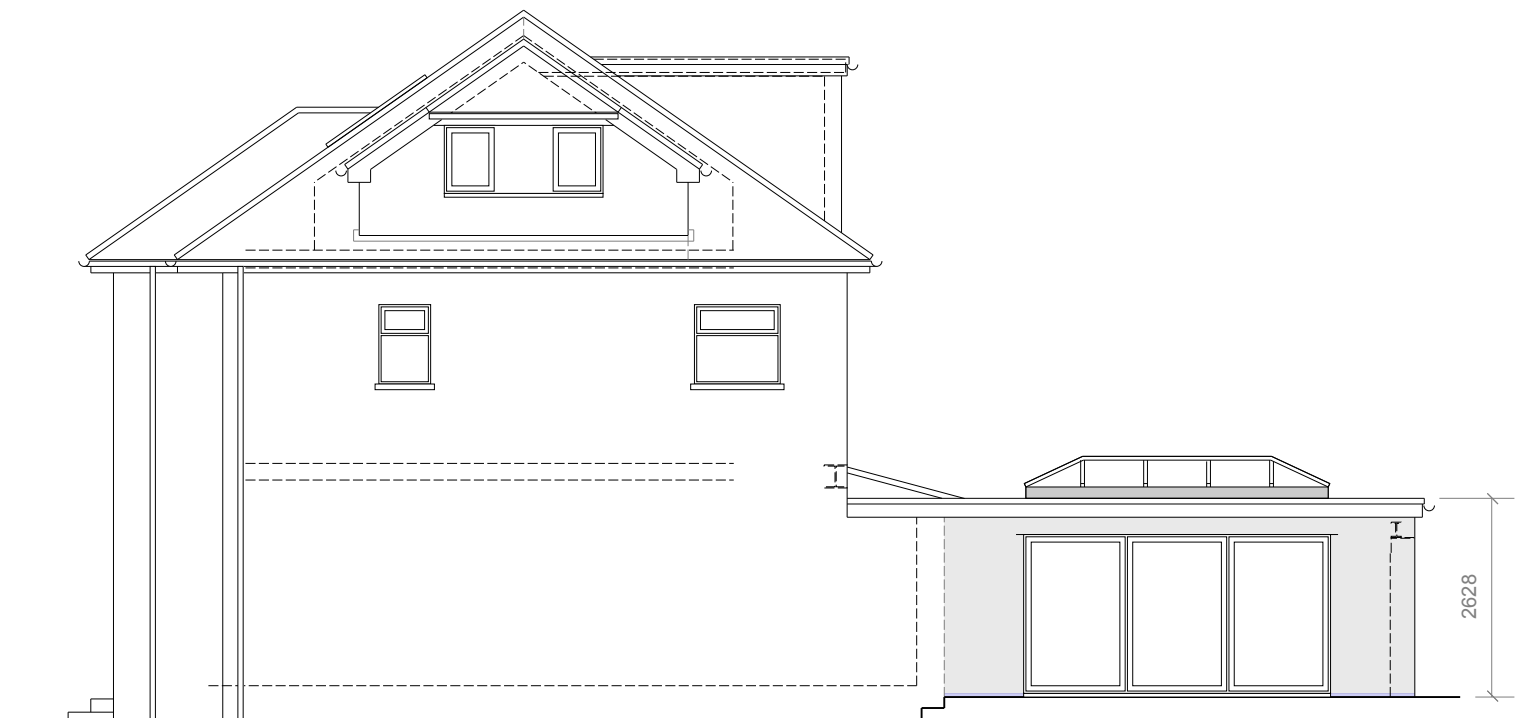
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East (front)



North (side)

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Walls:

Concrete cavity block work, with min
125 cavity, 75 + 25 PIR and standard internal
leaf so that walls achieve compliance with Part L
Rough cast/smooth render to masonry

Roofs:

Fatrofol/Sarnafil/EPDM flat roof membrane or
similar with 2000 x 4000 min. 'A' rated DG roof lantern

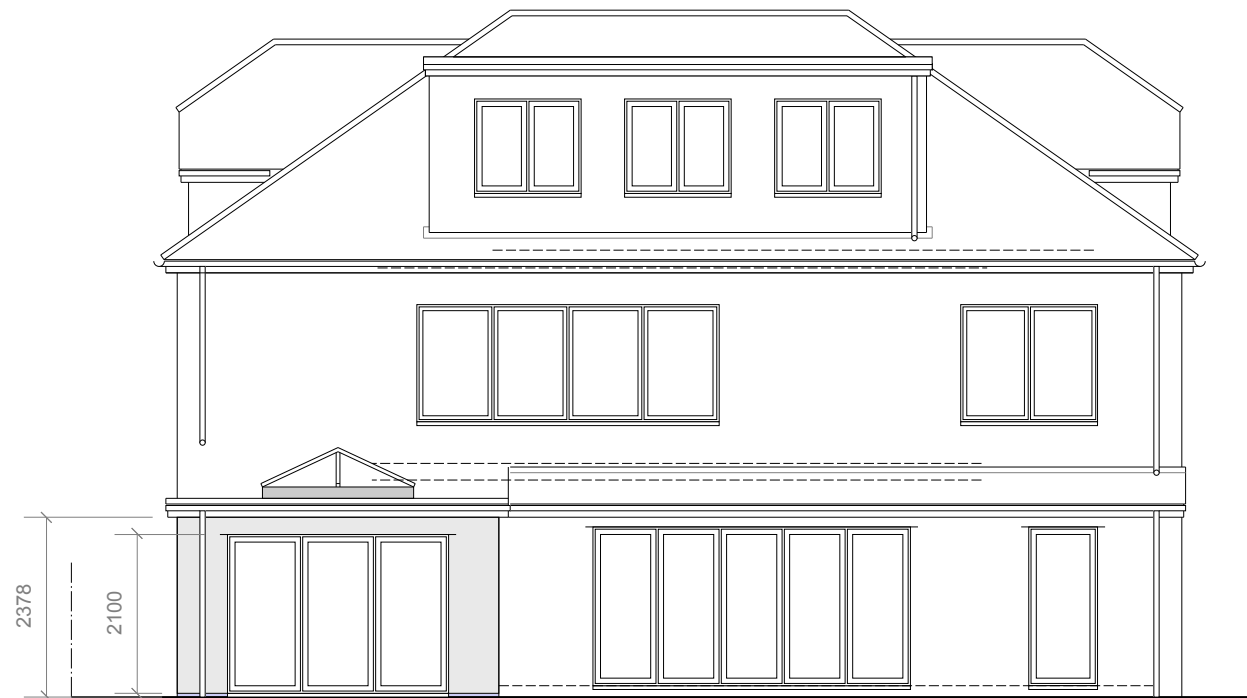
Windows & Doors:

Min 'A' rated UPVC/Aluminium double/triple
glazed to match/complement existing - tbc with client

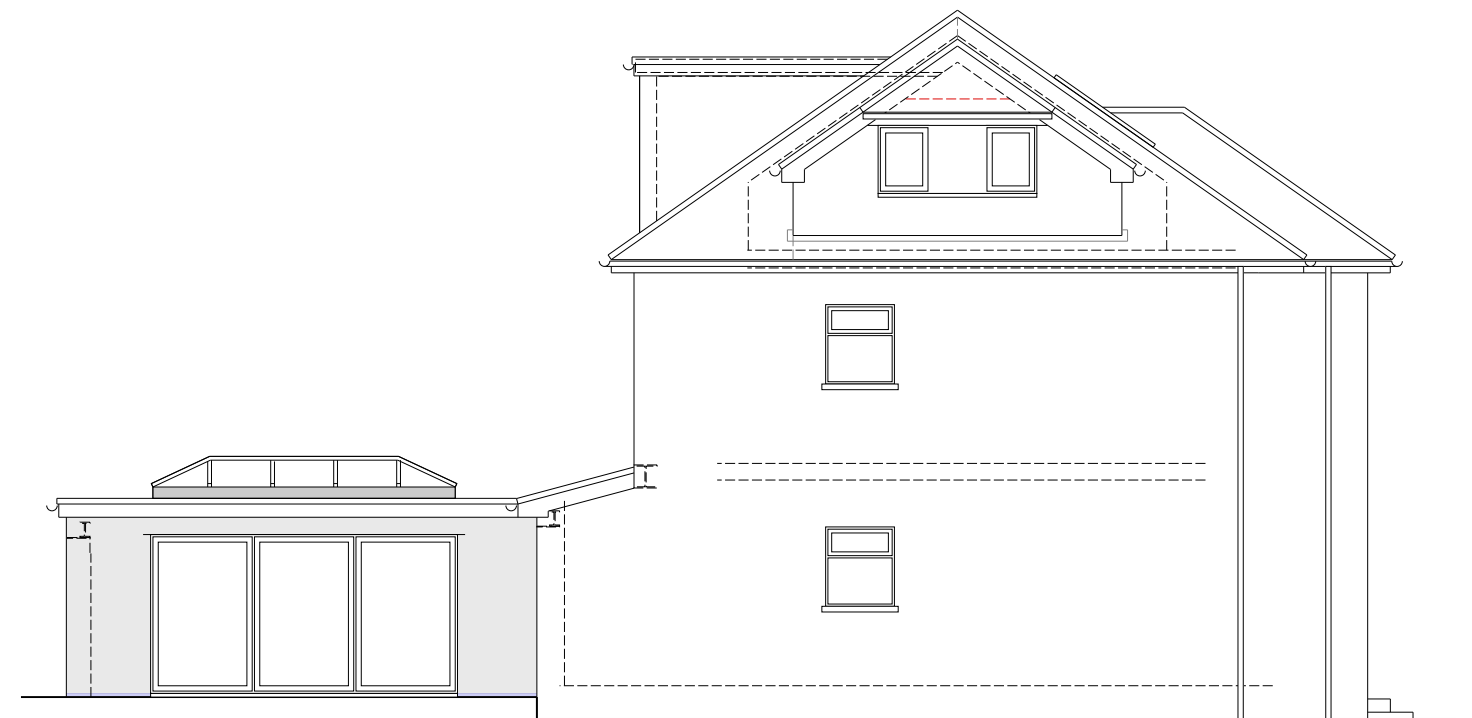
Fascias, soffits & RW goods:

White/black UPVC/aluminium

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



West (rear)



South (side)