

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. FULL PARTY WALL AGREEMENT TO BE SUBMITTED BY CLIENT APPOINTED PARTY WALL SURVEYOR.

EXISTING FINISHES LEGEND

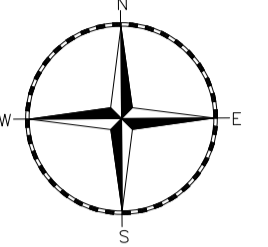
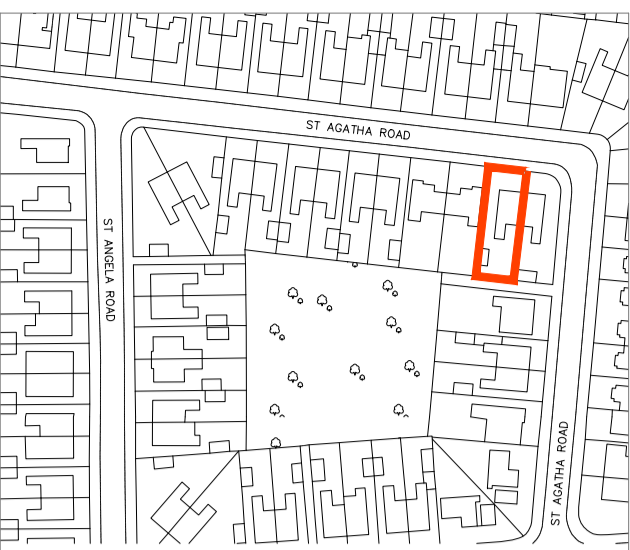
Roof Finish - Brown tiles.
 External Walls - Render & brick.
 Fascia and soffits in white upvc.
 External doors, windows and patio doors in white uPVC units.
 Gutters and Downpipes - black uPVC gutters and downpipes with matching fixings.

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

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.

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.



THE DRAWINGS RELATE TO THE PROPOSED EXTENSION WORKS AT 20 ST AGATHA RD, HEATH, CARDIFF CF14 4EB.

FOR STRUCTURAL DETAILS PLEASE REFER TO CLIENT APPOINTED STRUCTURAL ENGINEERS DESIGN AND FULL SPECIFICATION.

THE DRAWING HAS BEEN PRODUCED FOR PLANNING PURPOSES ONLY.

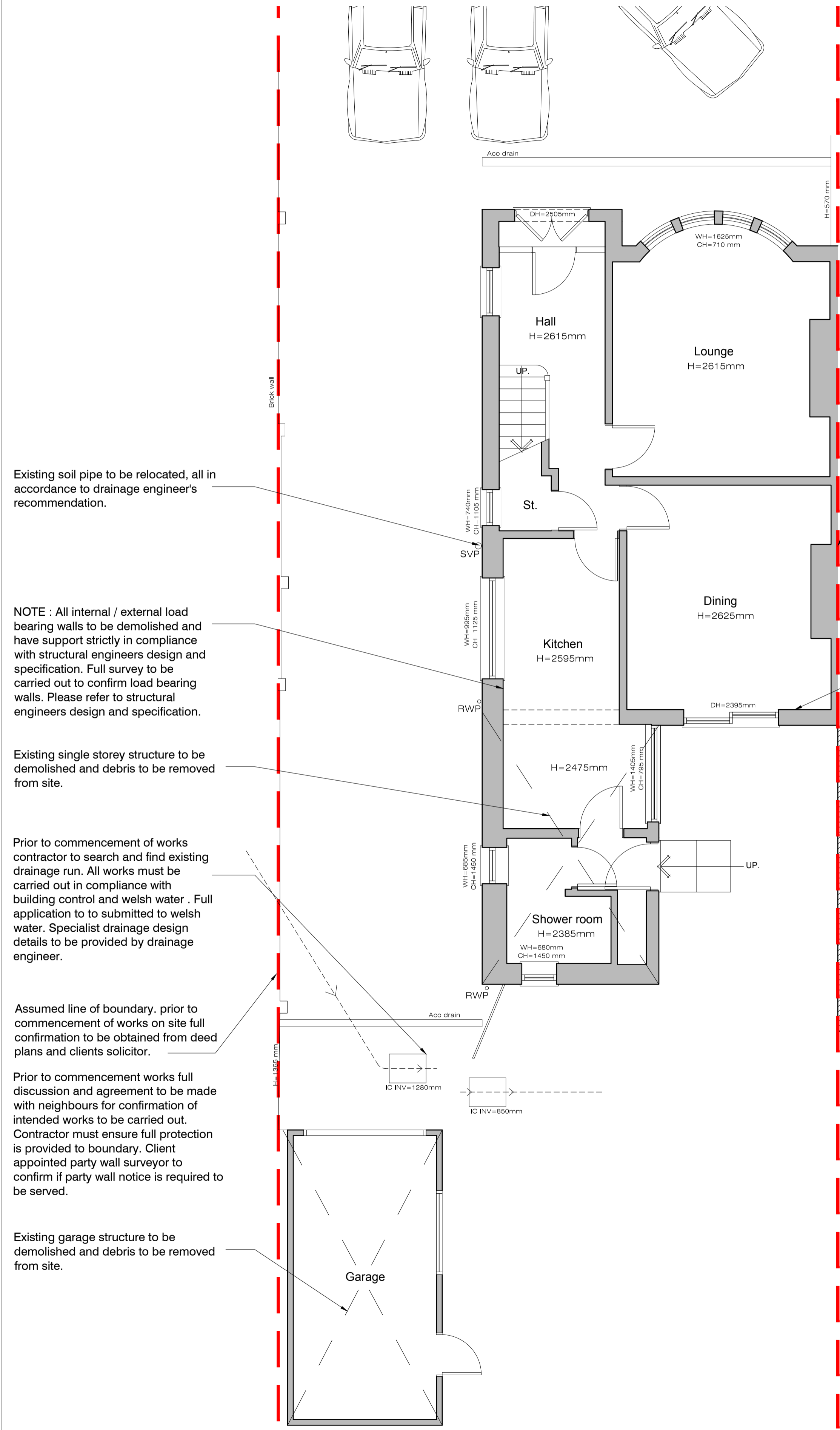
CONTRACTOR MUST ENSURE A FULL BUILDING CONTROL APPLICATION IS SUBMITTED PRIOR TO COMMENCEMENT OF ANY WORKS ON SITE.

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.

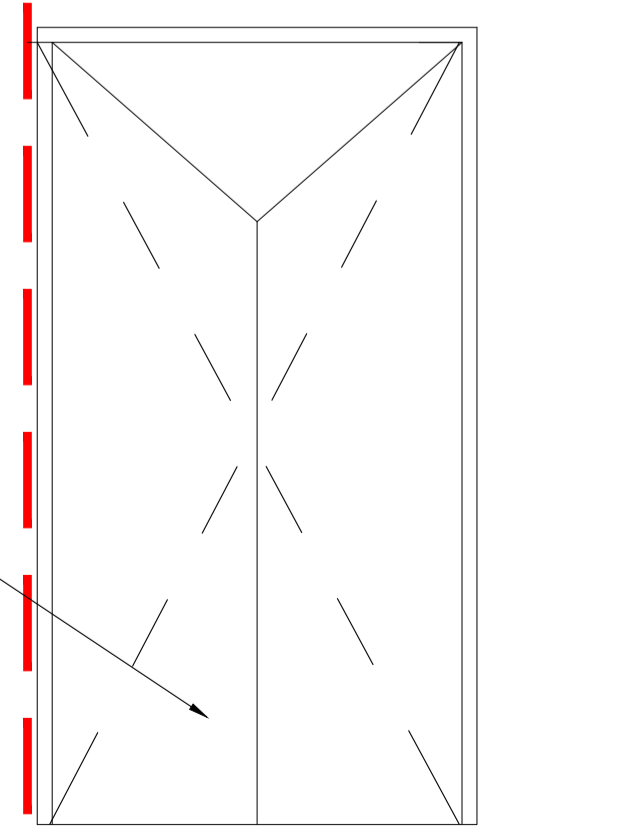


EXISTING GROUND FLOOR PLAN
 (Scale 1:50 @ A1)
 0 500 1000 1500 2000 2500mm
 ALL DIMENSIONS INDICATED TO BE CHECKED ON SITE

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.

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.



EXISTING FIRST FLOOR PLAN
 (Scale 1:50 @ A1)
 0 500 1000 1500 2000 2500mm
 ALL DIMENSIONS INDICATED TO BE CHECKED ON SITE



SITE LOCATION PLAN
 (Scale 1:1250 @ A1)
 20 ST AGATHA RD, HEATH, CARDIFF CF14 4EB

Existing soil pipe to be relocated, all in accordance to drainage engineer's recommendation.

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.

Existing single storey structure to be demolished and debris to be removed from site.

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 be submitted to welsh water. Specialist drainage design details to be provided by drainage engineer.

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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.

Existing garage structure to be demolished and debris to be removed from site.

Existing single storey structure to be demolished and debris to be removed from site.

Existing garage structure to be demolished and debris to be removed from site.