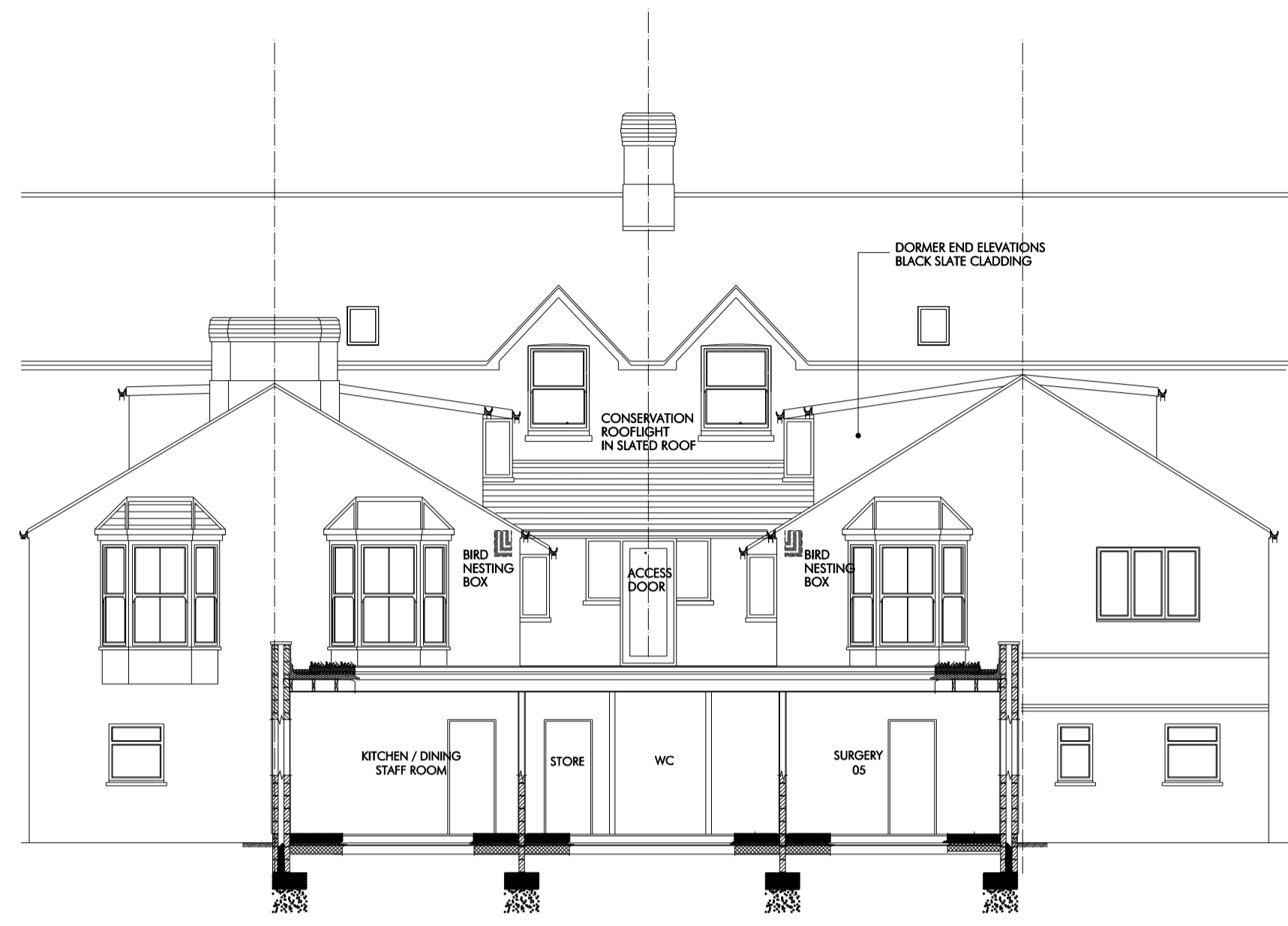
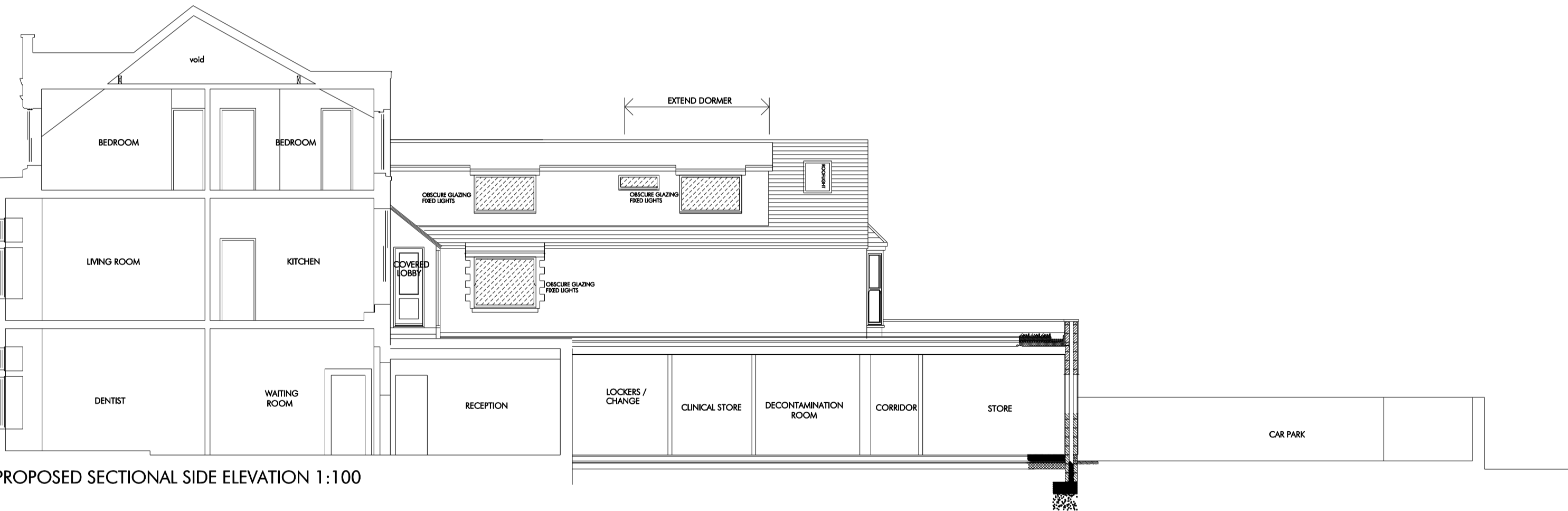


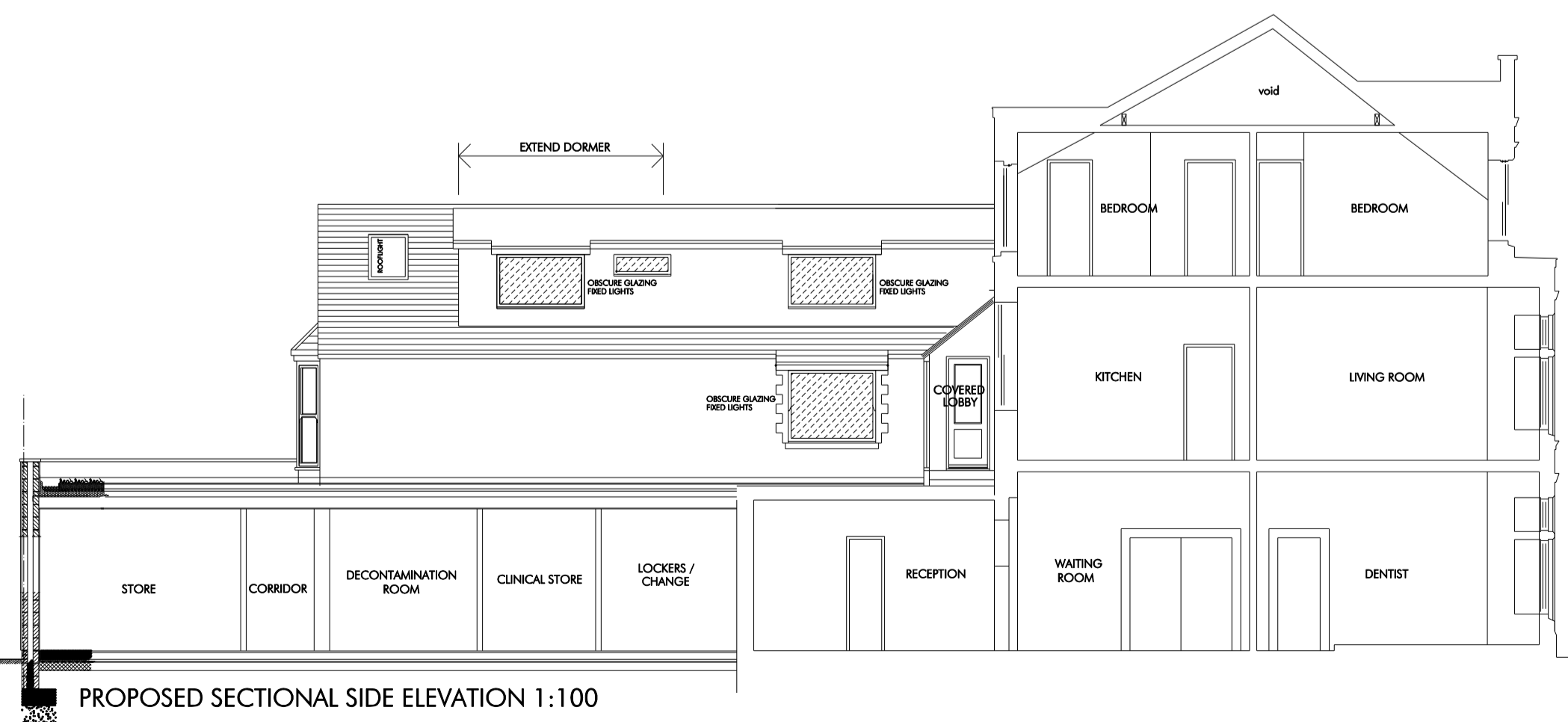
PROPOSED REAR ELEVATION - 1:100



PROPOSED SECTION A-A



PROPOSED SECTIONAL SIDE ELEVATION 1:100



PROPOSED SECTIONAL SIDE ELEVATION 1:100

GENERAL DESCRIPTION OF CATHEDRAL ROAD DENTAL CLINIC
 LOCATION/ACCESS/NEIGHBOURING PROPERTIES/RENTED PROPERTIES
 RESTRICTIONS/WORKING HOURS/DAYS
 COVID RESTRICTIONS (AS APPLY AT TIME OF CONTRACT WORKS)

Cathedral Road Dental Clinic is contained on the Ground Floor of 166 and 168 Cathedral Road which are two middle terrace three storey Victorian houses which have been altered previously as follows:-
 Basement Part of the Dental Clinic 13/32 Access from 168.
 Ground Floor Comprises the Dental Clinic with access from Front Door of 166/Entrance Hall to 6 Apartments at First and Second Floor Level (see Proposed Plans). The Ground Floor Plan has been opened up with apertures in the Waiting Room Area
 Each of the demises (Clinic, Flat 1, Flat 2, Flat 3, Flat 4, Flat 5 and Flat 6) have their own dedicated water, gas, electric and telephone supplies.
 The front garden is part of the Clinic and the Flats have right of way over the path leading from Cathedral Road to the Hallway of 168.
 There is an entrance to the rear from a Lane via a sliding gate. In the rear garden area the following is accommodated.
 A. Five Parking Spaces for occupants of Flats 1 / 2 / 3 / 4 / 5 / and 6
 B. Waste and Recycling Bins.
 C. Access to rear accommodation of Dental Clinic.

NOTE: That existing Fire Escape Routes will be altered and will need to be planned by Contractors and agreed with Clients as a fire escape probably traverses the parking area.
 The Dental Clinic will have to remain open during the Building Contract and it is assumed at this stage that the maisonettes will be vacant, leaving the rear parking spaces clear to accommodate:-
 1. Contractors storage.
 2. Welfare accommodation.
 3. Contractors temporary toilet.
 4. Fire Escape route from Ground Floor kept open at all times.

Attention is drawn to the fact that these buildings are in the Conservation Area and as such they must be respected at all times.
 Whilst most work is minor alterations and new construction then never the less its close proximity to the adjacent adjoining properties and other neighbouring properties must be considered.
 A plan for containment of dust and noise must be prepared. The Lane access must be kept clear and if deliveries are planned then they should be co-ordinated for unloading at the rear.
 There may be need for a Party Wall Agreement on both sides, if so the Client will arrange.

GENERALLY THE CONTRACT WORKS COMPRISE
 A. All construction associated with the Dental Clinic.
 B. All construction associated with each of the six flats.
 C. External Works to front and rear gardens.
 D. Repairs/Renewal to Slate Roofs of main part - Subject to drone survey
 Repairs/Renewal to chimneys - Subject to drone survey
 Repairs/Renewal windows on Front Elevations - Subject to drone survey

A. CONSTRUCTION ASSOCIATED WITH THE DENTAL CLINIC
 NOTE: That the Clinic is to remain open for the duration of the Building Contract and the Contractor/Client is to discuss and agree a programme which will achieve this objective. Provide all dust screens/partitions to segregate the Clinic from the works. Use of power tools to be restricted to avoid noise and dust. The Dental Surgeries at the front of the Clinic (2) are to remain operational. The spaces in the rear extensions are to be totally refurbished/rebuilt.
 1. Demolish/cant away fire escape and all Single Storey Annexes as shown. Construct new foundations/drainage works as shown on Structural Engineers Drawings. Provide temporary protection to all Party Walls exposed by demolitions.
 2. Construct new single storey extensions/amendments to partitions in accordance with the following:-
 3. External walls to be 350mm cavity blockwork, 100mm dense concrete rendered Face finish, 50mm cavity, 70mm insulation, 100mm insulation blockwork, 30mm composite board with skim finish.
 4. Windows to be patterns shown, double glazed set into reveals with vertical dpc 5/32 s/stepped dpc over steel lintols and under cills.
 5. For construction of flat roof structure see Structural Engineers Plans and Details. Decking to be laid to falls on top of rigid insulation to form a warm roof. Roof finish to be Fatra Single Ply Rubber Roofing (3mm) laid and welded to metal tie plus all in accordance with Manufacturers Details. Internal gutters with cobble infill to have K.W. outlets as detailed. 50mm sedum layer to be laid to areas shown with 5.5. upstand trim containing edge of sedum.
 6. For details of handrails/edge protection and escape staircases refer to Engineers Details.
 7. New Surgeries/Specialist Rooms to be handed over fully plastered/first fix electrical and mechanical. Client Specialists to complete fit out direct.

B. CONSTRUCTION ASSOCIATED WITH EACH OF THE SIX FLATS
 The 2 Apartments/Maisonettes in the rear additions are to be substantially upgraded by the improvement and extension of the dormer structures/roof structure with Velux windows/installation of new staircases. Refer to Structural Engineers Drawings for Data and Specification of all timber construction.
 Allow for new slates and felt/battens/slopes/attendant lead flashings/soakers. All new rainwater gutters to slated roofs and rain water pipes in black powder coated aluminium on new facias and soffits.
 Allow for new single ply rubber roofing to dormers laid in accordance with Manufacturers Instructions.
 Allow for insulation/p/td and skim lining boards to walls internally.
 Allow for new First Floor 13/32 Second Floor timber staircases with handrails and balusters in accordance with Part K of the Building Regulations.
 Allow for rewiring Apartments and replumbing to include new bathroom sanitaryware, wall tiling and floor tiling, electric boiler for space heating, towel radiators and under floor heating.
 Allow for fitting a Contract Kitchen in each Apartment upon completion.
 Allow for fitting out Bathroom as indicated on Plans. Allow Provisional Sum for supply of sanitaryware and tiling.
 Upon completion allow for decorations.

C. EXTERNAL WORKS TO FRONT AND REAR GARDENS
 1. Front Garden
 The Front Garden is to be upgraded with new paths/hard landscaping and replacement sign for Clinic and replacement soft landscaping. This element still has to be agreed and instructions given by Client.
 2. Rear Garden/Parking Area
 The rear garden/parking area is also scheduled for upgrading of the hard landscaping/tiling of waste and recycling bins in a protected shelter and possible renewal of entry gate posts and sliding access gate.
 Once again this element still has to be agreed and instructions given by Client.

D. Repairs/Renewals to Slate Roofs of Main Part. Repairs/Renewals to Chimneys.

	Barry Mayled B.Sc (Hons) B.Arch (Dist) HNC Garden Design (Dist) RIBA Architect & Garden Designer Augusta Studio The Courf 16a Augusta Road Penarth Vale of Glamorgan CF64 5RH Tel: 029 2070 5864 Fax: 029 2070 0603 Email: mayled@homesandgarden.fsnet.co.uk	Do not scale this drawing Architect to be notified of any discrepancies in figured dimension Contractors must check all dimensions on site This drawing is copyright <input type="checkbox"/> Preliminary <input type="checkbox"/> Information <input type="checkbox"/> Construction Revision: E	Job Title: 166 / 168 CATHEDRAL ROAD, CARDIFF Drawing Title: PROPOSED REAR ELEVATION / SECTIONAL ELEVATIONS / BRIEF SPECIFICATION Job No: Drawing No: P02-05 Scales: -1:50 Drawn: BFM Checked: Date: NOV 2023
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