

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.

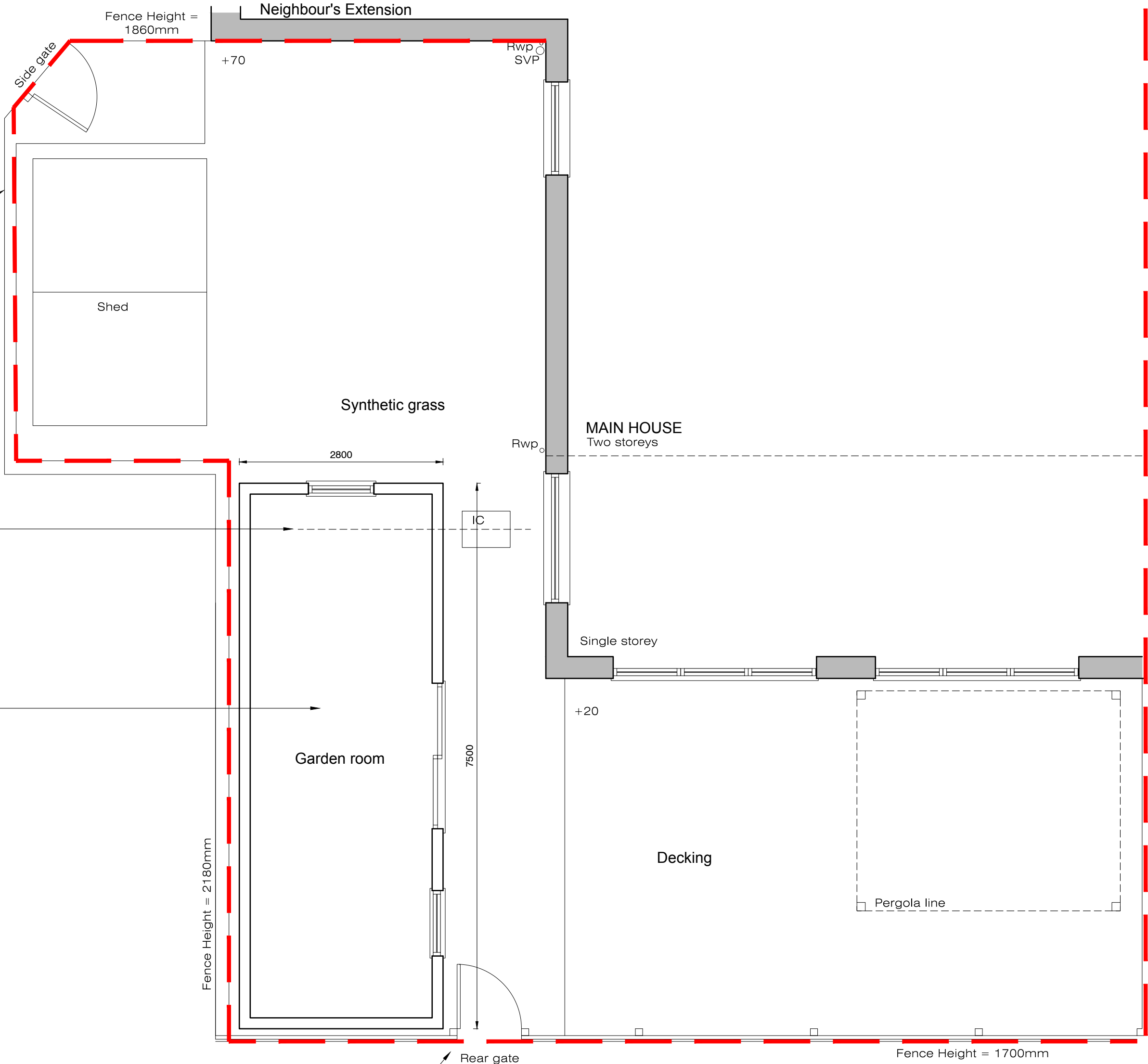
Assumed line of boundary. Prior to commencement of works on site and if required full confirmation to be obtained from deed plans and clients solicitor.

Prior to commencement of 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 serve party wall notice.

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

Garden Room Specification:
Overall size 7.5 x 2.8m
Overall front height 2.7m
Roof: Mono pitch with EPDM rubber membrane (warm roof)
Roof pitch: Front to rear approx 1 degree fall.
Cladding front & side 1: vertical timber
Cladding rear & side 2: grey metal sheeting (Vertical).
Soffits: Grey hollow clad (warm roof)
Fascia & trims: Grey.
Doors: 2m Aluminum sliding doors (grey)
Windows: uPVC Anthracite grey.
Base: Ground screw foundation.

Existing gate to be removed and stored for re-use, to accommodate the new garden room. All in compliance with client's requirements.



PROPOSED REAR GARDEN PLAN
Scale 1:50@A1
0 500 1000 1500 2000 2500mm
All dimensions indicated to be checked on site.

PROPOSED FINISHES LEGEND
Roof Finish - Mono pitch with EPDM rubber membrane (warm roof).
External Walls - Timber cladding & metal sheets.
Fascia and soffits in grey hollow clad .
External doors and windows in grey aluminum & uPVC.
Gutters and Downpipes - black uPVC gutters and downpipes with matching fixings.

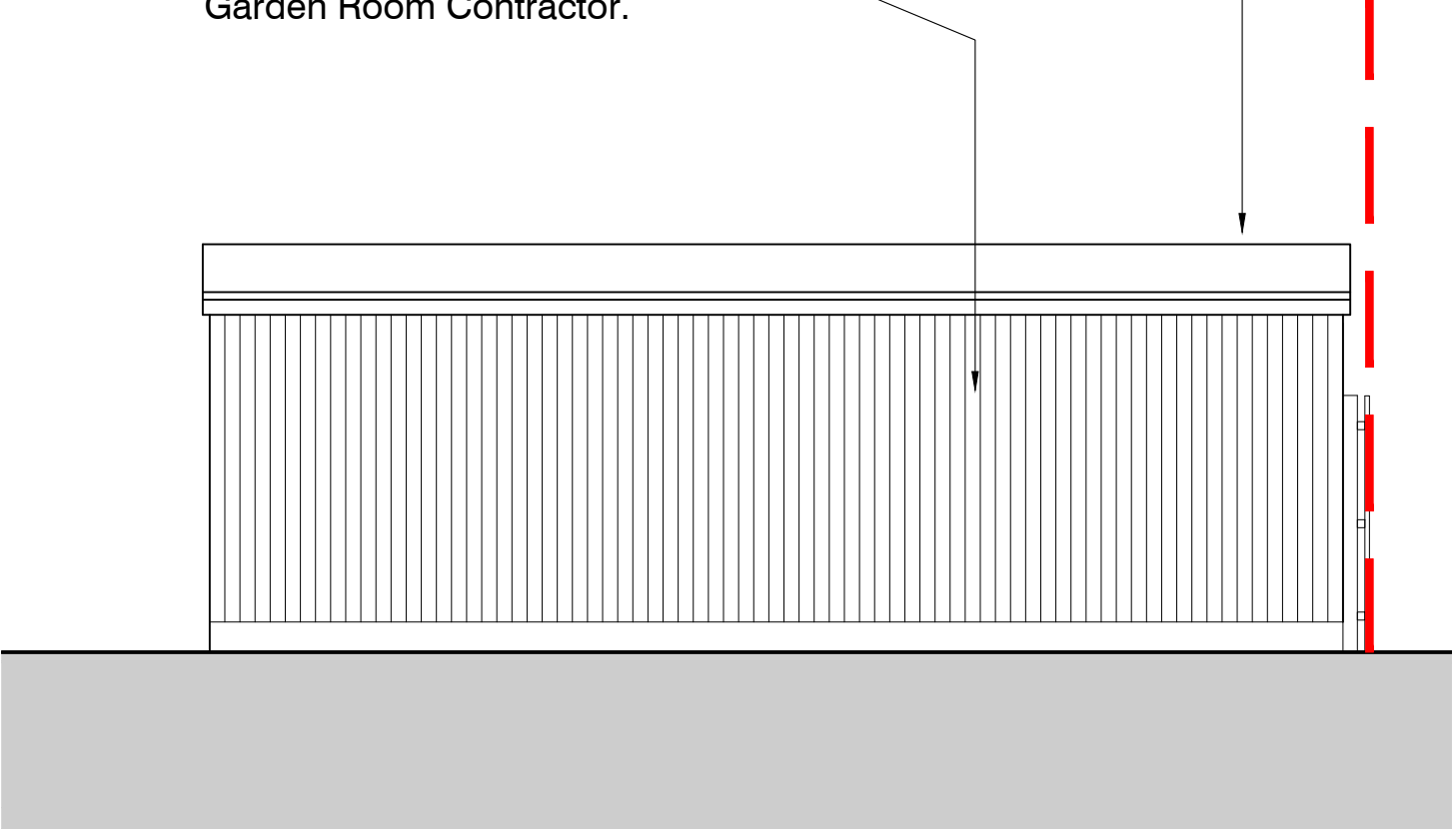
Prior to commencement of works, full discussion and agreement to be made with neighbours for confirmation of intended works to be carried out. Contractor must ensure full protection is provided to boundary. Client appointed party wall surveyor to serve party wall notice.

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.

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Overall size 7.5 x 2.8m
Overall front height 2.7m
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Roof pitch: Front to rear approx 1 degree fall.
Cladding front & side 1: vertical timber
Cladding rear & side 2: grey metal sheeting (Vertical).
Soffits: Grey hollow clad (warm roof)
Fascia & trims: Grey.
Doors: 2m Aluminum sliding doors (grey)
Windows: uPVC Anthracite grey.
Base: Ground screw foundation.

Grey metal sheeting (Vertical) to rear and side elevation by specialist Garden Room Contractor.



PROPOSED SIDE ELEVATION
Scale 1:50@A1
0 500 1000 1500 2000 2500mm
All dimensions indicated to be checked on site.

THE DRAWINGS RELATE TO THE PROPOSED WORKS AT 19 PENTWYN TERRACE, MARSHFIELD, CARDIFF, CF3 2TW.

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.

REV: _____ BY: _____ CHK: _____ DATE: _____
REVISION NOTE:

DRAWING STATUS:
PLANNING
CLIENT:
MR CHRIS WILBRAHAM
PROJECT:
19 PENTWYN TERRACE, MARSHFIELD, CARDIFF, CF3 2TW

franks + toms
ARCHITECTS

DRAWING TITLE:	BY:	CHK:	DATE:
REAR GARDEN PLAN AS PROPOSED	NH	SF	MAY 2026
JOB NUMBER:	DRAWING NUMBER:	REV:	SCALE:
4445	(23) 200	*	1:50 @ A1
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