

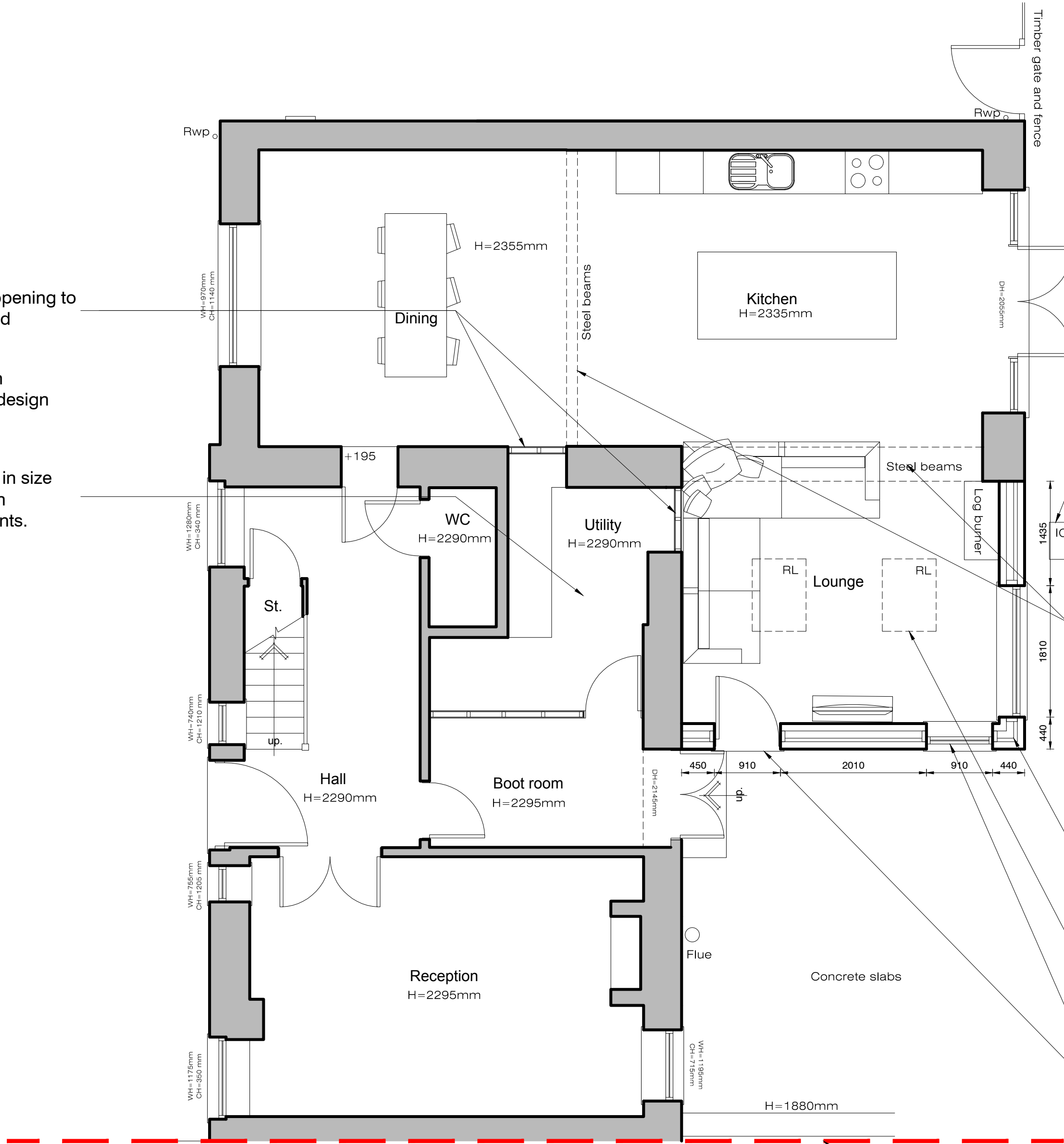
FOR PLANNING PURPOSES ONLY

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 door to be removed and opening to be infilled with sound insulated stud partitioning system.

Existing boiler to be relocated all in accordance to heating engineer's design and recommendation.

Existing utility room to be increase in size and proposed boot room formed in compliance with client's requirements.



PROPOSED GROUND FLOOR PLAN

Scale 1:50@A1

0 500 1000 1500 2000 2500mm

All dimensions indicated to be checked on site.

NOTE: Kitchen & utility design layout to be agreed with client and specialist installer.

NOTE: Mechanical ventilation to kitchen and utility room by specialist contractor.

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. Existing IC to be relocated to accommodate proposed extension in compliance with drainage engineer's design.

NOTE : Any proposed internal / external load bearing walls to be demolished to 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.

Proposed new steel beams to be installed all in compliance with structural engineers design and specification. Steel enclosed with plaster board & skim to achieve min 30 min fire resistance.

Proposed 350mm cavity wall construction to achieve latest requirements for u value in compliance with building control requirements, with burnt cedar Millboard Envello Shadow Line+ / cladding panels as client's requirements. All in correspondence with manufacture's specifications.

Proposed conservation flush fitting roof light. All necessary trimmers in compliance with structural engineers design and specification. Size and location to suit client requirement.

Proposed window and door with structural steel lintels above in compliance with structural engineers design and specification. Confirmation of edge beam to be confirmed by specialist supplier. Colour and material to be confirmed by Client.

NOTE: Deep ledge to be formed internally as per client's requirements.

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.

Full protection to be provided to neighbour's property.

PROPOSED FINISHES LEGEND

Roof Finish - Low pitched tiles.

External Walls - Render, stone, timber cladding & brick.

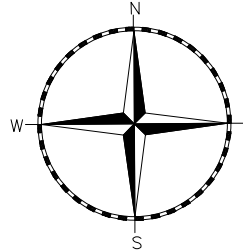
Fascia and soffits in black uPVC.

External doors and windows style and colour to client's requirement.

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.



THE DRAWINGS RELATE TO THE PROPOSED WORKS AT OAK BARN, TYN-Y-BRWYN FARM, COEDKERNEW, NP10 8UD.

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 COLIN MCMAHON

PROJECT:

OAK BARN, TYN-Y-BRWYN FARM, COEDKERNEW, NP10 8UD

franks + toms
ARCHITECTS

DRAWING TITLE:

PROPOSED GROUND FLOOR PLAN

JOB NUMBER: BY: CHK: DATE:

4355 NH SF SEPT 2025

DRAWING NUMBER: REV: SCALE:

(23) 200 * 1:50 @ A1

Franks and Toms Architects Limited

Office 8 St Andrews Crescent, Cardiff, CF10 3DD.

T 02920 390099 E info@franksandtoms.com

www.franksandtoms.com