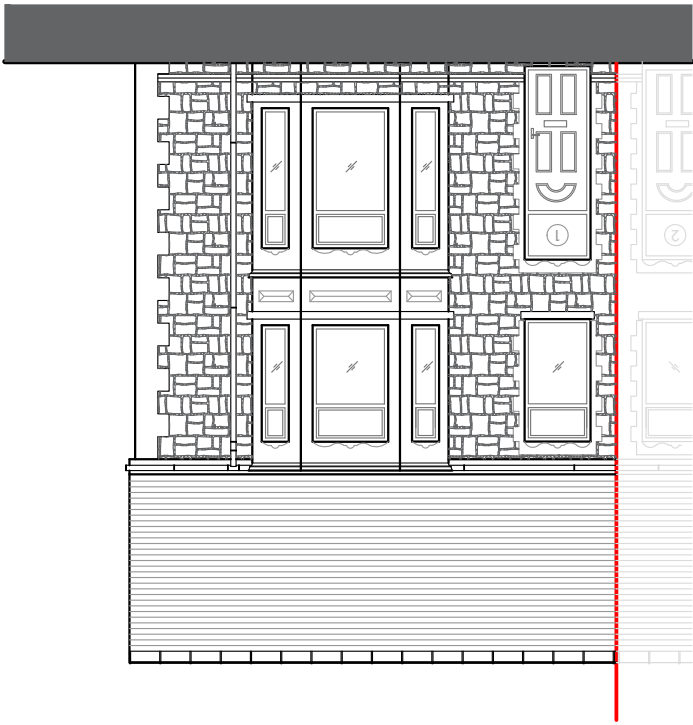
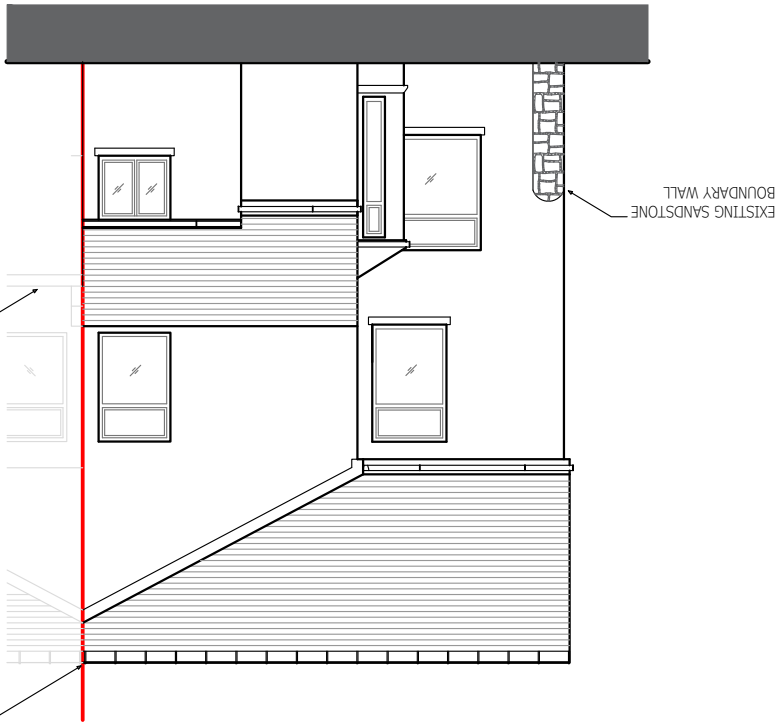


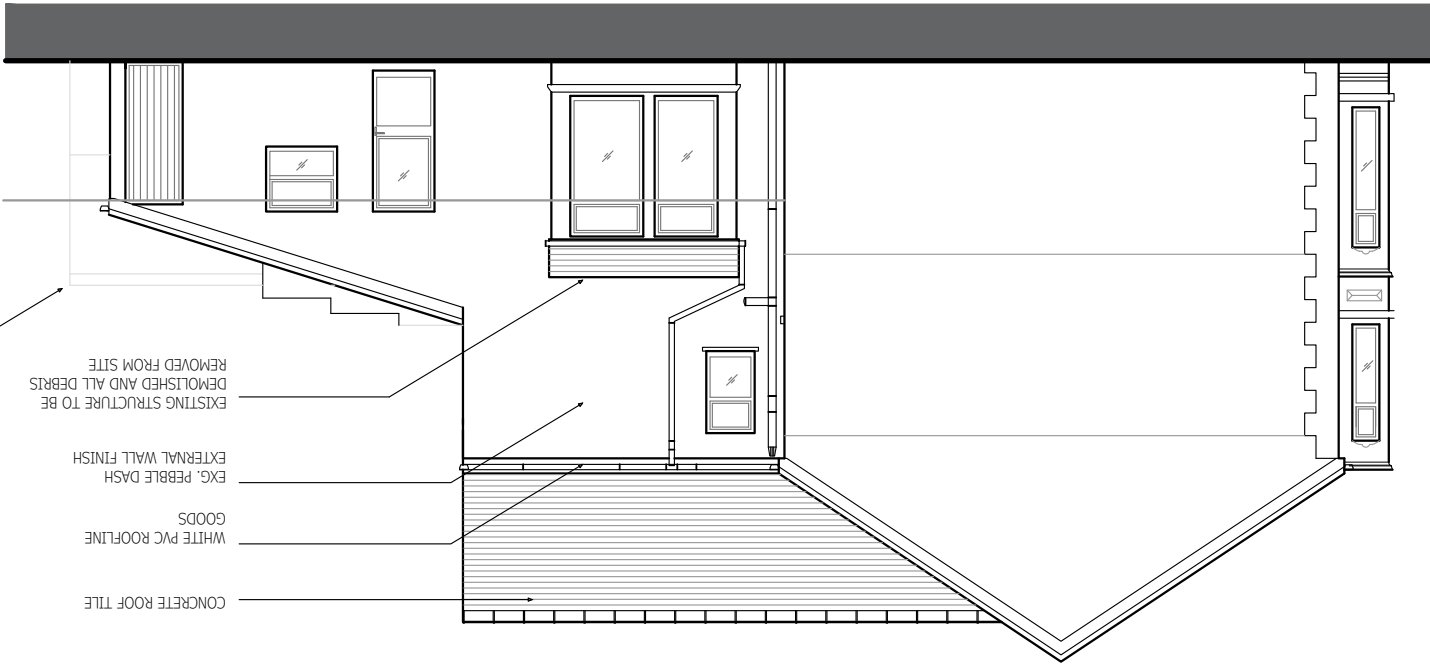
PRIOR TO COMMENCEMENT OF WORKS ON SITE AND WITH ADVANCE NOTICE, CLIENT/CONTRACTOR TO SUBMIT APPLICATION TO WELSH WATER AND A BUILDING NOTICE APPLICATION TO BUILDING CONTROL. NO WORKS TO COMMENCE UNTIL APPROVALS GRANTED.



EXISTING FRONT ELEVATION
SCALE 1:100 AT A3
ALL DIMENSIONS INDICATED TO BE CHECKED ON SITE



EXISTING REAR ELEVATION
SCALE 1:100 AT A3
ALL DIMENSIONS INDICATED TO BE CHECKED ON SITE



EXISTING SIDE ELEVATION
SCALE 1:100 AT A3
ALL DIMENSIONS INDICATED TO BE CHECKED ON SITE

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 CONFIRM IF PARTY WALL NOTICE IS TO BE SERVED.

INDICATIVE OUTLINE OF NEIGHBOURING PROPERTY HEIGHT
EXISTING HEIGHT OF SANDSTONE BOUNDARY WALL

CONCRETE ROOF TILE
WHITE PVC ROOFLINE
GOODS
EXG. PEBBLE DASH
EXISTING STRUCTURE TO BE DEMOLISHED AND ALL DEBRIS REMOVED FROM SITE

CLIENT	DAVIES	DRAWING STATUS
PROJECT	1 HAFOD STREET, PORT TALBOT, SA13 1AE	DRAWING NO
DRAWING TITLE	EXISTING ELEVATIONS	SCALE
DATE	11 APR 22	1:100 @ A3
PAGE	1 OF 4	A3-TD22-01

* ALL DIMENSIONS SHOULD BE CHECKED ON SITE PRIOR TO COMMENCING WORK.

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All drainage layouts are indicative and are to be confirmed on site by contractor prior to commencing work.

Notes:
All works to be in accordance with the current Building Regulations, British Standards and relevant codes of practice.
No work to be undertaken which affects adjoining properties without prior consent of owner.

Superseded

EXISTING

PRIOR TO COMMENCEMENT OF WORKS ON SITE AND WITH ADVANCE NOTICE, CLIENT/CONTRACTOR TO SUBMIT APPLICATION TO WELSH WATER AND A BUILDING NOTICE APPLICATION TO BUILDING CONTROL. NO WORKS TO COMMENCE UNTIL APPROVALS GRANTED.



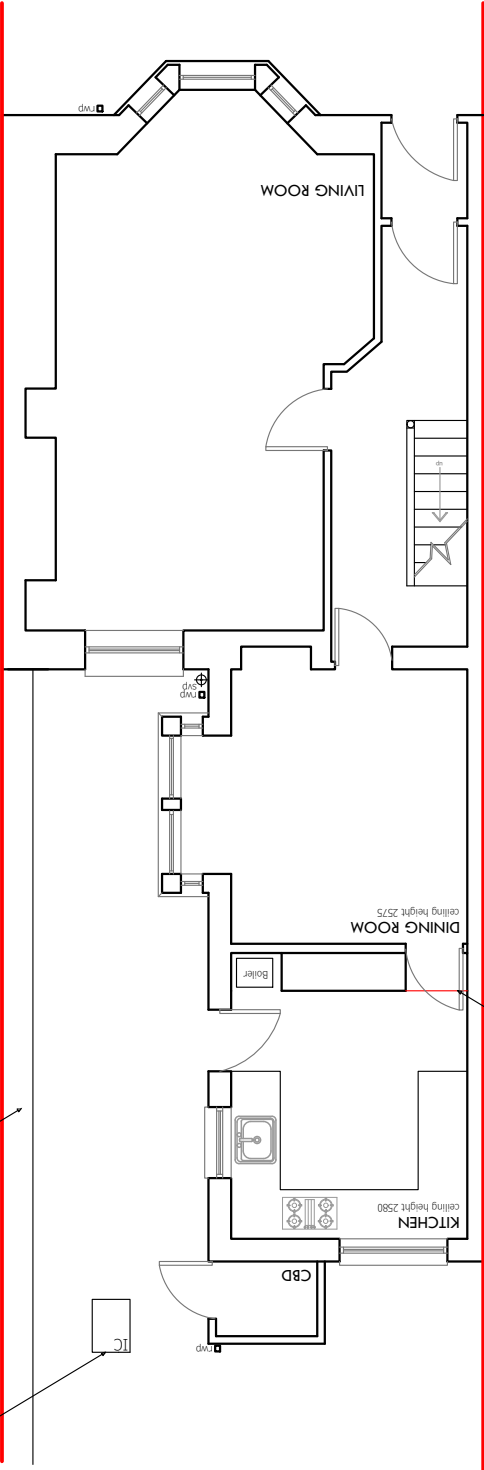
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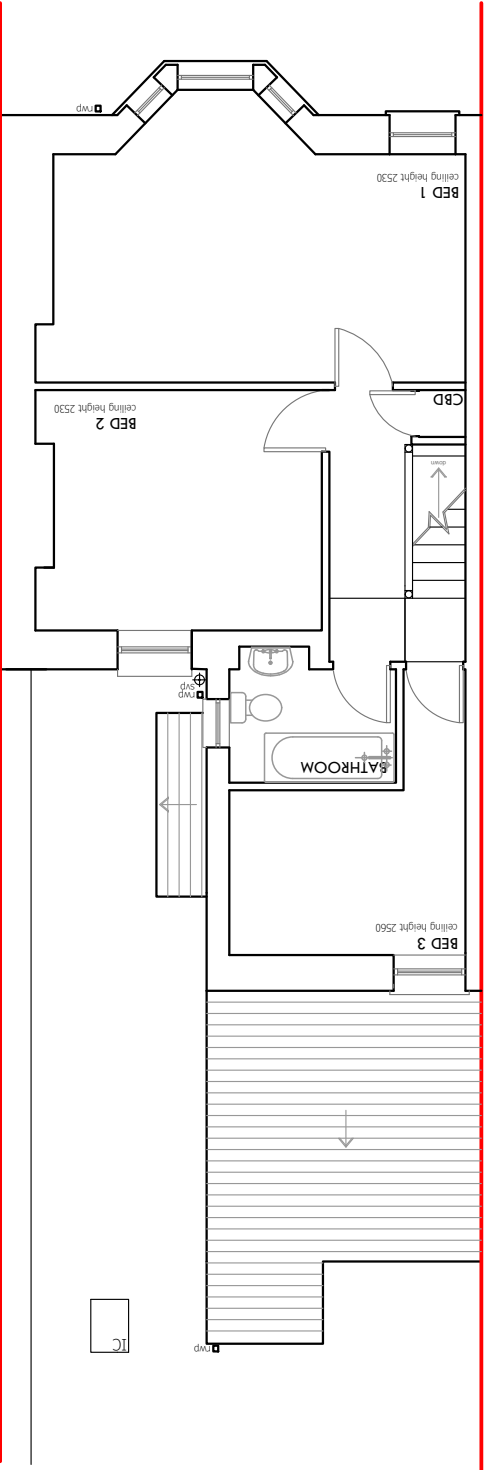


EXISTING GROUND FLOOR PLAN
SCALE 1:100 AT A3
ALL DIMENSIONS INDICATED TO BE CHECKED ON SITE



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 FOR BUILD OVER APPROVAL. SPECIALIST DRAINAGE DESIGN TO BE PROVIDED BY DRAINAGE ENGINEER.
EXISTING SANDSTONE BOUNDARY WALL TO BE PART REMOVED AND REPLACED WITH CAVITY WALL OF PROPOSED EXTENSION

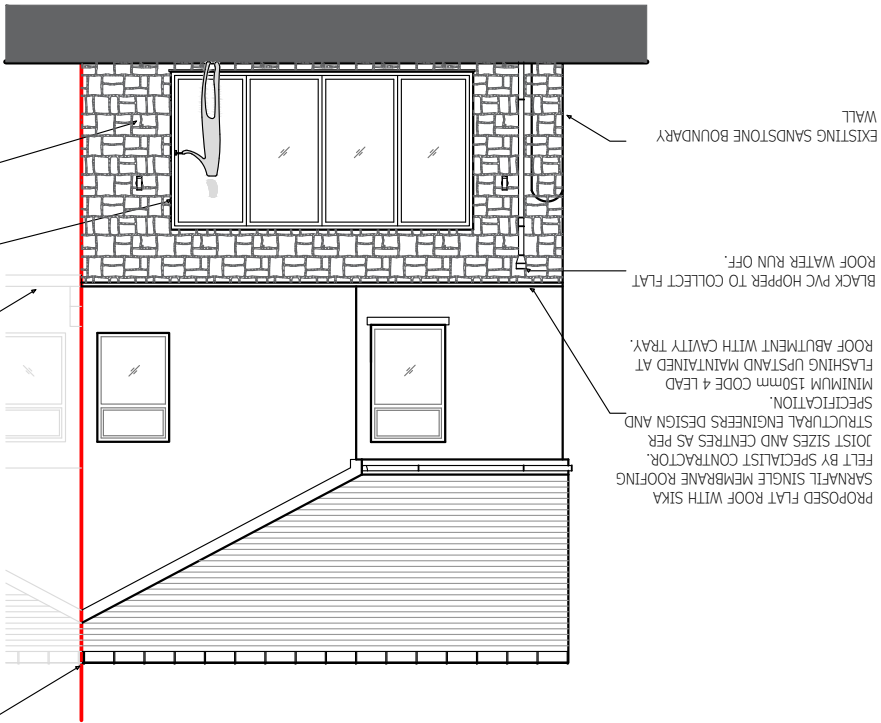
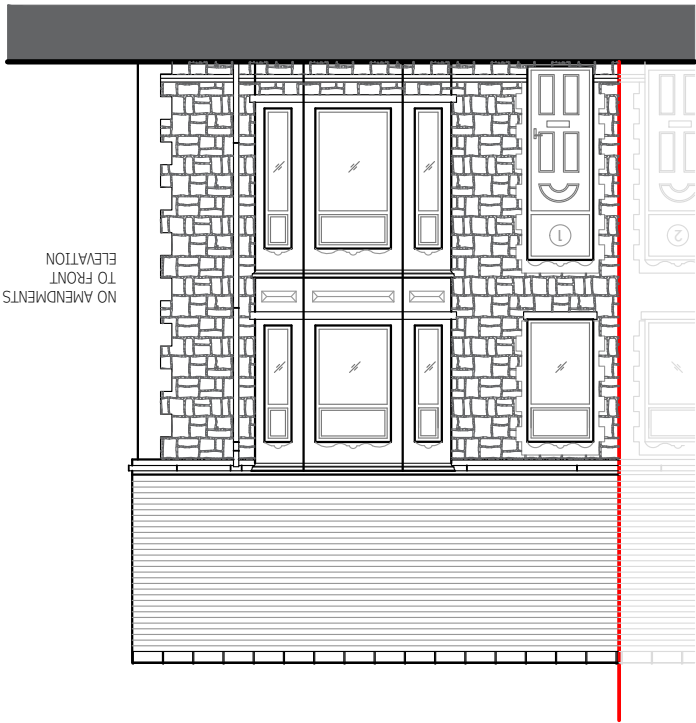
EXISTING FIRST FLOOR PLAN
SCALE 1:100 AT A3
ALL DIMENSIONS INDICATED TO BE CHECKED ON SITE



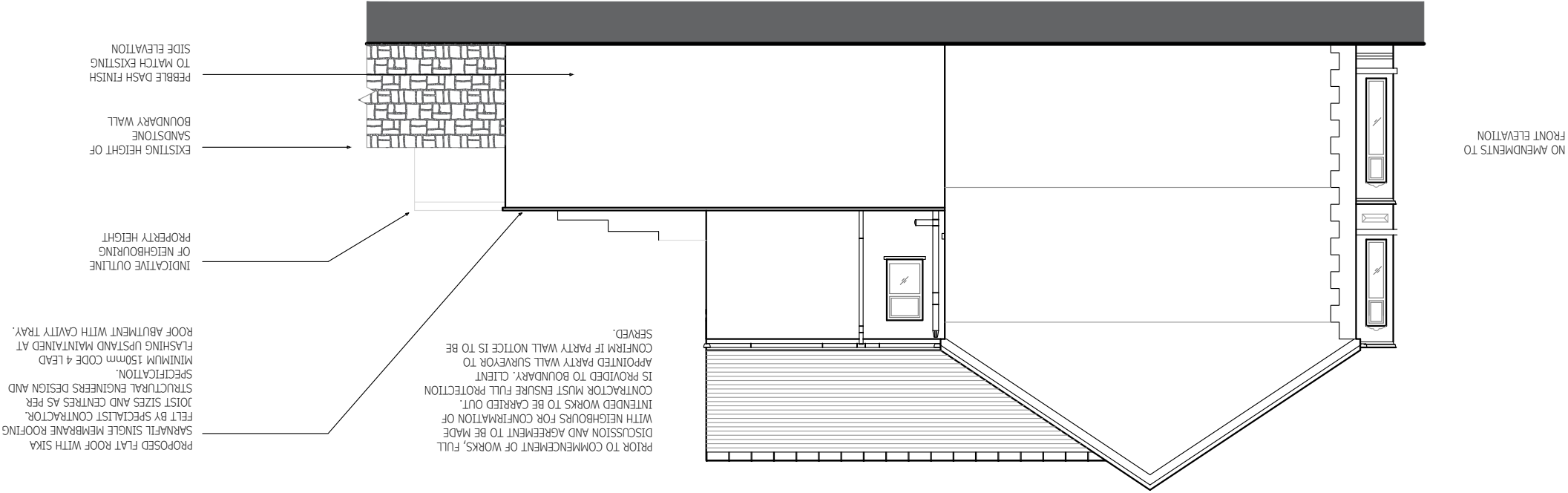
CLIENT	DAVIES
DRAWING STATUS	PLANNING
DRAWING NO	A3-TD22-02
PAGE	2 OF 4
PROJECT	1 HAFOD STREET, PORT TALBOT, SA13 1AE
DRAWING TITLE	EXISTING FLOORPLANS
SCALE	1:100 @ A3
DATE	11 APR 22

* ALL DIMENSIONS SHOULD BE CHECKED ON SITE PRIOR TO COMMENCING WORK.

PRIOR TO COMMENCEMENT OF WORKS ON SITE AND WITH ADVANCE NOTICE, CLIENT/CONTRACTOR TO SUBMIT APPLICATION TO WEISH WATER AND A BUILDING NOTICE APPLICATION TO BUILDING CONTROL. NO WORKS TO COMMENCE UNTIL APPROVALS GRANTED.



PROPOSED SIDE ELEVATION
SCALE 1:100 AT A3
ALL DIMENSIONS INDICATED TO BE CHECKED ON SITE



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All drainage layouts are indicative and are to be confirmed on site by contractor prior to commencing work.

Notes:

All works to be in accordance with the current Building Regulations , British Standards and relevant codes of practice.

No work to be undertaken which affects adjoining properties without prior consent of owner.

CLIENT	DAVIES	DRAWING STATUS	
PROJECT	DRAWING NO		
1 HAFOD STREET, PORT TALBOT, SA13 1AE	A3-TD22-03	PAGE	3 OF 4
DRAWING TITLE		SCALE	DATE
PROPOSED ELEVATIONS		1:100 @ A3	11 APR 22
* ALL DIMENSIONS SHOULD BE CHECKED ON SITE PRIOR TO COMMENCING WORK.			

PROPOSED

PRIOR TO COMMENCEMENT OF WORKS ON SITE AND WITH ADVANCE NOTICE, CLIENT/CONTRACTOR TO SUBMIT APPLICATION TO WELSH WATER AND A BUILDING NOTICE APPLICATION TO BUILDING CONTROL.

PROPOSED ACO DRAIN TO SURFACE WATER DRAINAGE CONNECTED INTO EXISTING PROPOSED REAR ELEVATION AND 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 FOR BUILD OVER APPROVAL, SPECIALIST DRAINAGE DESIGN TO BE PROVIDED BY DRAINAGE ENGINEER.

EXISTING SANDSTONE WALL TO BE PATCHED INTO EXTENSION TO PROVIDE SECURE CONTINUOUS PERIMETER.

PROPOSED GREY COLOUR COATED ALUMINIUM BIFOLDING DOORS WITH STRUCTURAL STEEL LINTELS ABOVE. CONFIRMATION OF EDGE BEAM TO BE CONFIRMED BY SPECIALIST SUPPLIER.

NO ELEMENTS TO OVERHANG BOUNDARY LINE

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 FOR BUILD OVER APPROVAL, SPECIALIST DRAINAGE DESIGN TO BE PROVIDED BY DRAINAGE ENGINEER. PROVIDE FURFLEX OR SIMILAR STAINLESS STEEL WALL ANCHOR SYSTEM WITH INTEGRAL DPC WHERE NEW BLOCKWORK ABUTS EXISTING.

ASSURED LINE OF BOUNDARY. PRIOR TO COMMENCEMENT OF WORKS ON SITE, FULL CONFIRMATION TO BE OBTAINED FROM DEED PLANS AND CLIENT'S SOLICITOR. PRIOR TO COMMENCING WORKS, FULL DISCUSSION 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 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.

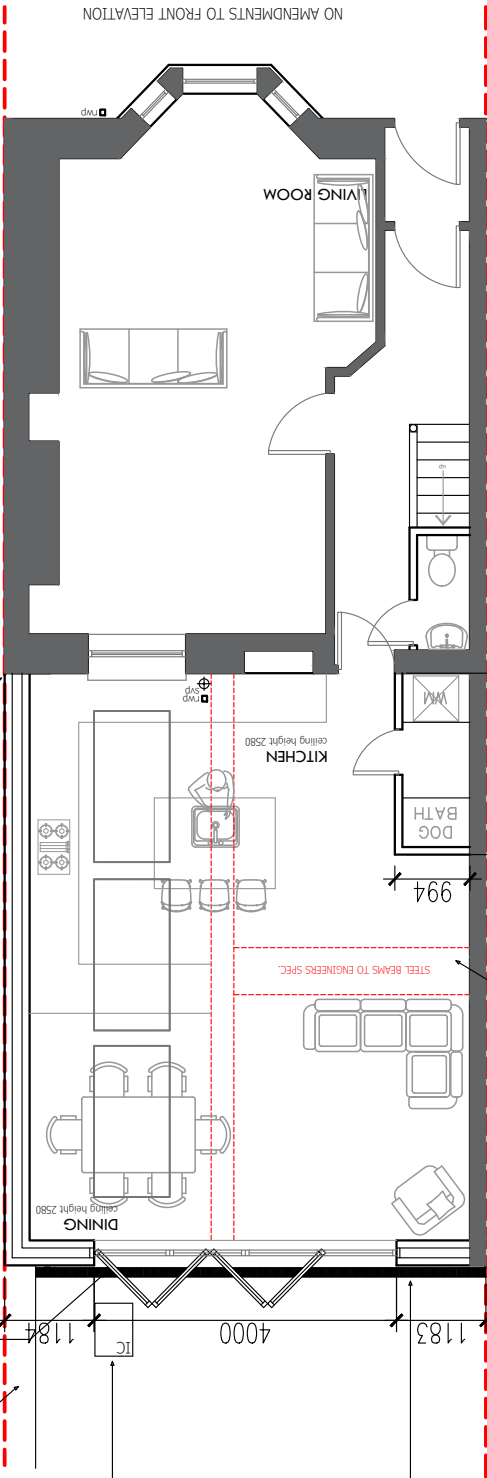
PRIOR TO COMMENCEMENT OF WORKS, FULL DISCUSSION AND AGREEMENT TO BE MADE WITH NEIGHBOURS FOR CONFIRMATION OF INTENDED WORKS TO BE CARRIED OUT. CONTRACTOR MUST ENSURE FULL PROTECTION IS PROVIDED TO BOUNDARY. CLIENT APPOINTED PARTY WALL SURVEYOR TO CONFIRM IF PARTY WALL NOTICE IS TO BE SERVED.

WC TO BE LOCATED UNDERNEATH STAIRS WITH TIMBER PARTITION WALLS. DRAINAGE RUN TBC BY CONTRACTOR ON SITE. MECHANICAL VENTILATION TO WC AND UTILITY BY SPECIALIST CONTRACTOR.

PROPOSED GROUND FLOOR PLAN

SCALE 1:100 AT A3

ALL DIMENSIONS INDICATED TO BE CHECKED ON SITE



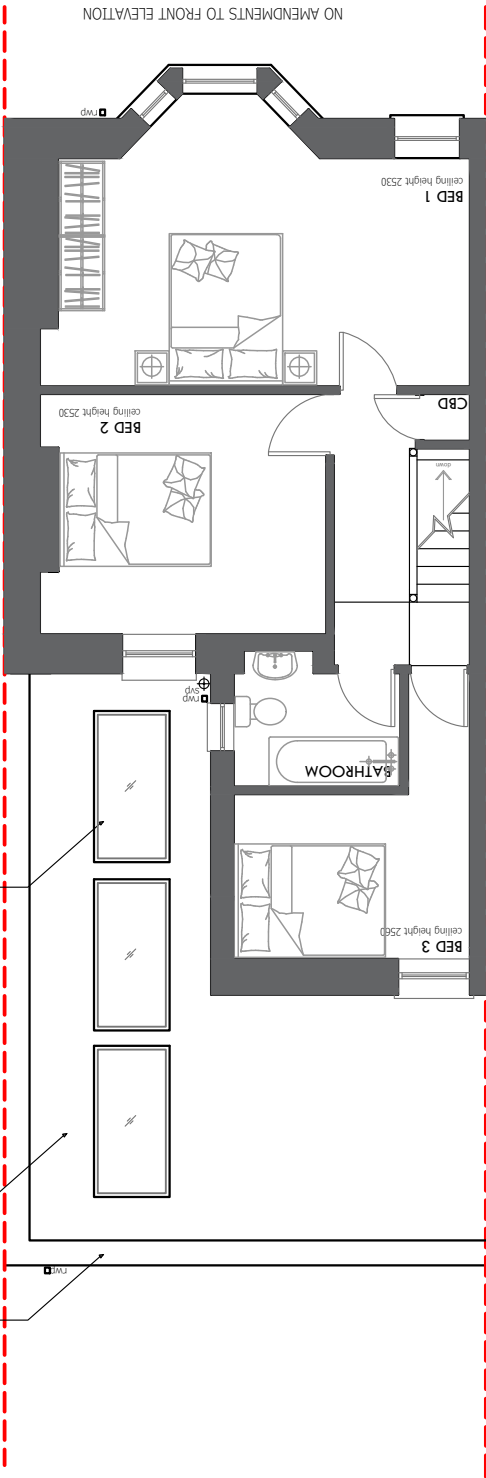
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All drainage layouts are indicative and are to be confirmed on site by contractor prior to commencing work.

PROPOSED FIRST FLOOR PLAN

SCALE 1:100 AT A3

ALL DIMENSIONS INDICATED TO BE CHECKED ON SITE



PROPOSED 3NO. FLAT ROOF LIGHTS VELUX STYLE OR SIMILAR 2000x1000mm ALL NECESSARY TRIMMERS AND SUPPORT IN COMPLIANCE WITH STRUCTURAL ENGINEERS DESIGN AND SPECIFICATION.

PROPOSED FLAT ROOF WITH SIKU SARNAFIL SINGLE MEMBRANE ROOFING FELT BY SPECIALIST CONTRACTOR. JOIST SIZES AND CENTRES AS PER STRUCTURAL ENGINEERS DESIGN AND SPECIFICATION. MINIMUM 150mm CODE 4 LEAD FLASHING UPSTAND MAINTAINED AT ROOF ABUTMENT WITH CAVITY TRAY.

FLAT ROOF PAPAPET TO BE CAPPED WITH GREY COPING STONES/SLATES.

CLIENT	DAVIES	DRAWING STATUS
PROJECT	1 HAFOD STREET, PORT TALBOT, SA13 1AE	DRAWING NO A3-TD22-04
DRAWING TITLE	PROPOSED FLOORPLANS	SCALE 1:100 @ A3
DATE	11 APR 22	

* ALL DIMENSIONS SHOULD BE CHECKED ON SITE PRIOR TO COMMENCING WORK.

FOR PLANNING PURPOSES ONLY

Superseded