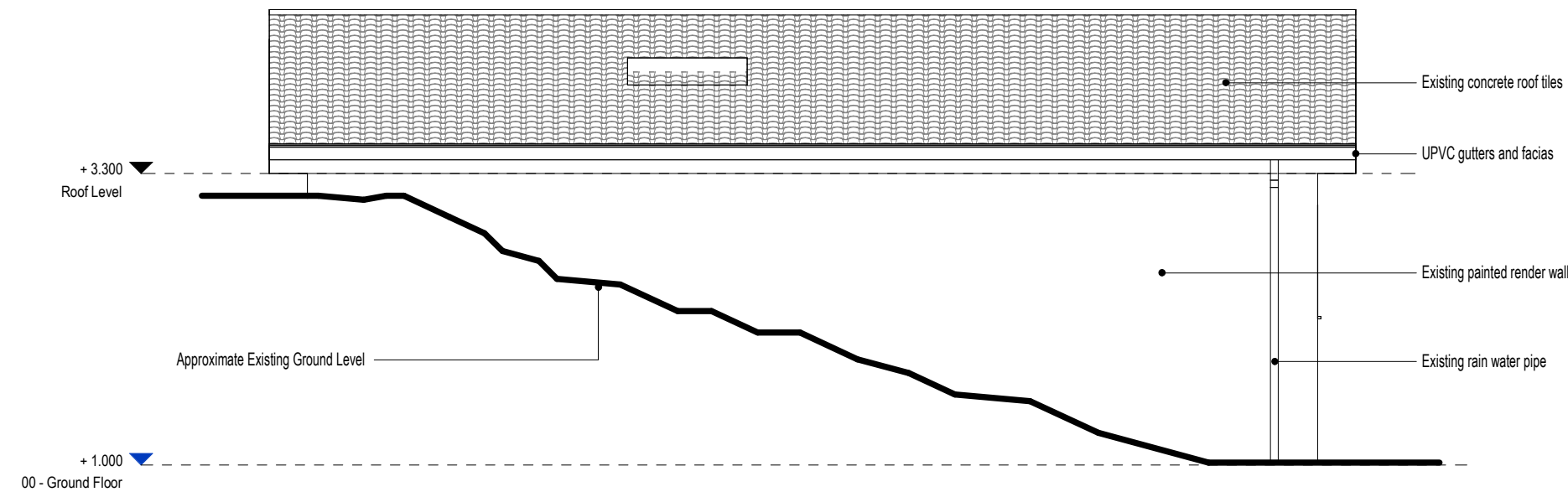
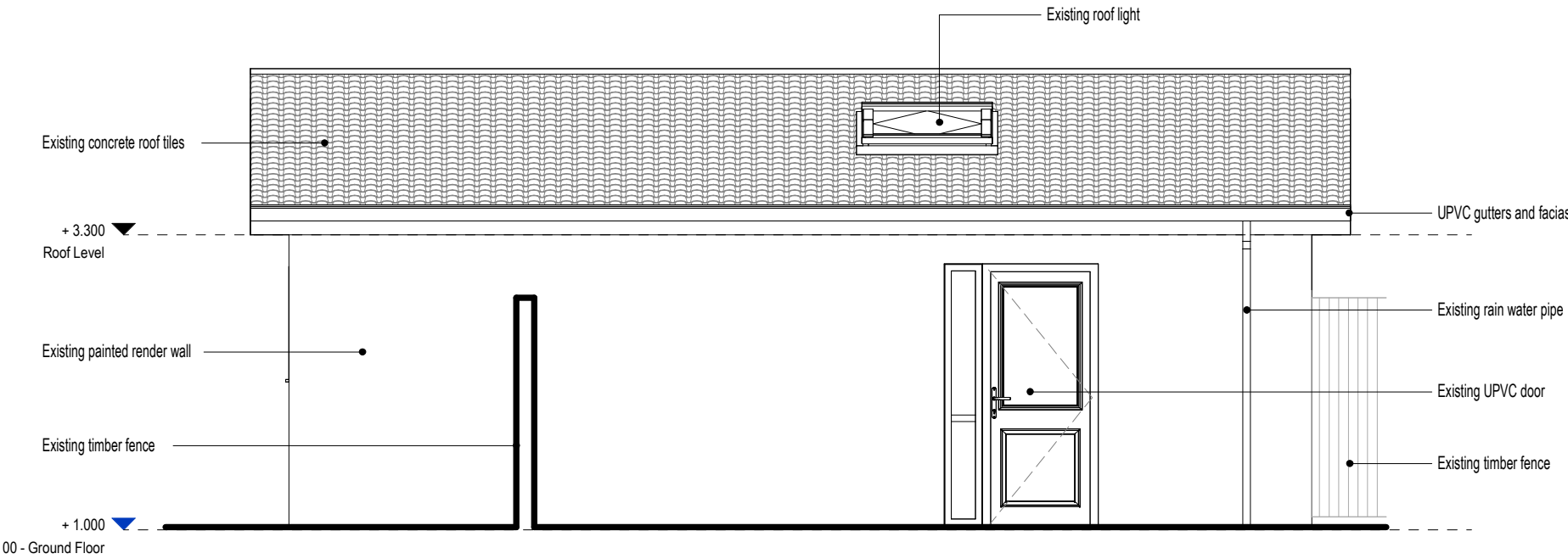
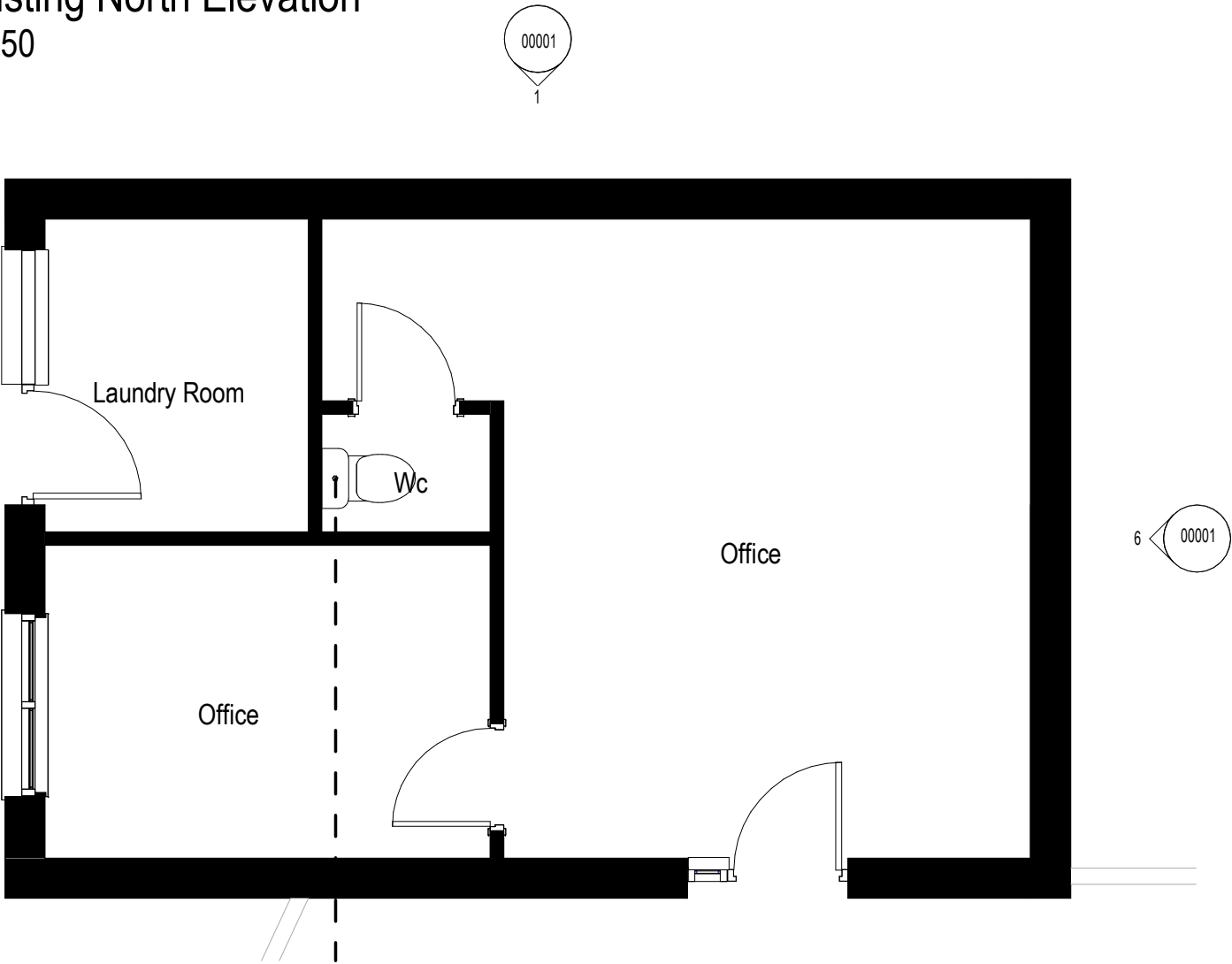




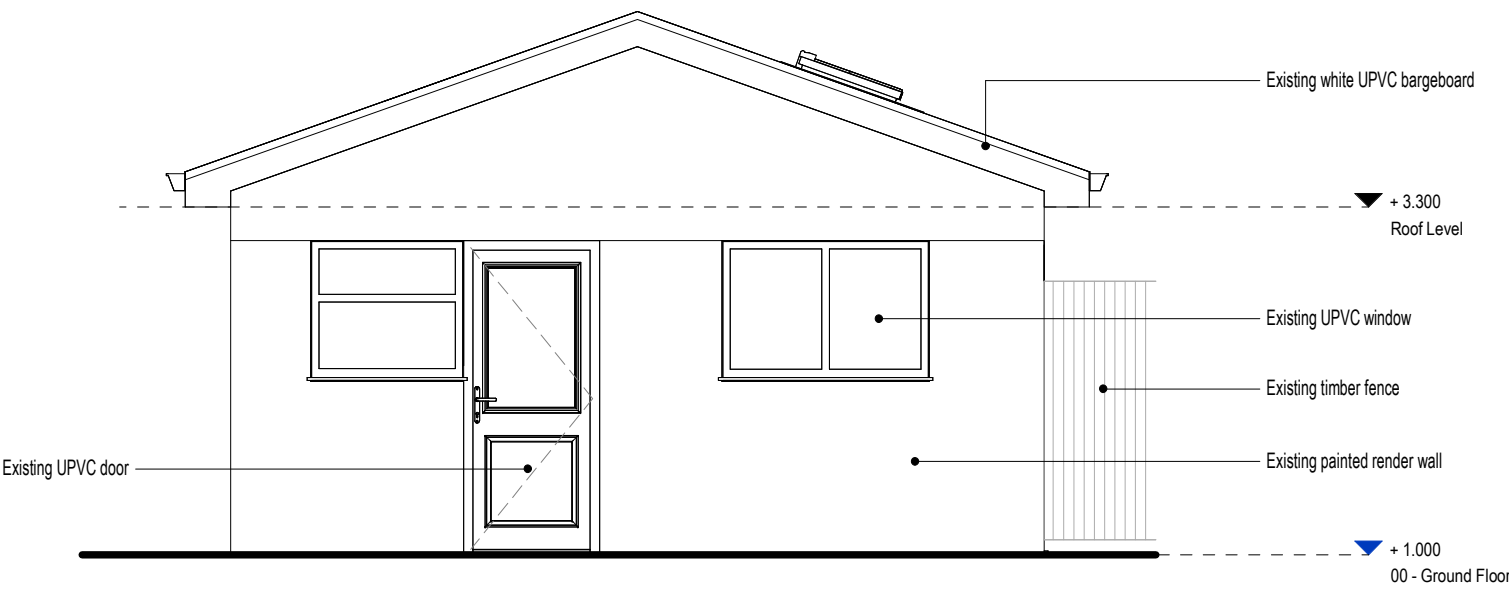
Existing South Elevation
1 : 50



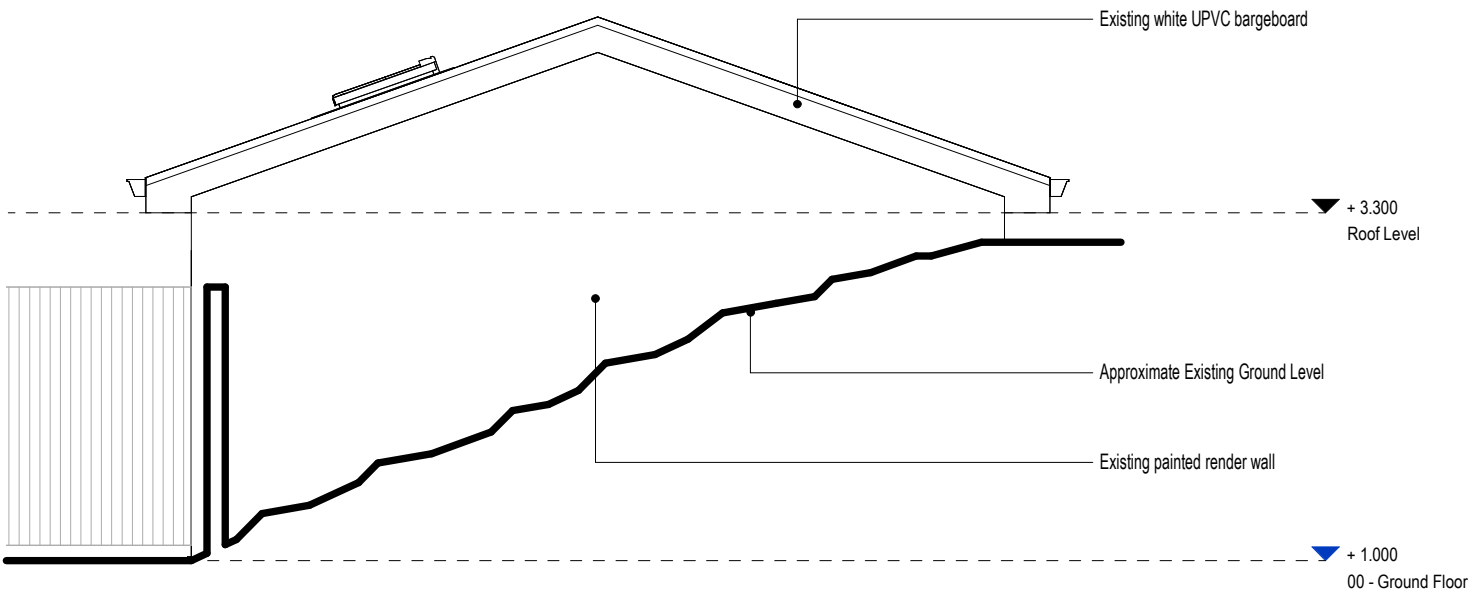
Existing North Elevation
1 : 50



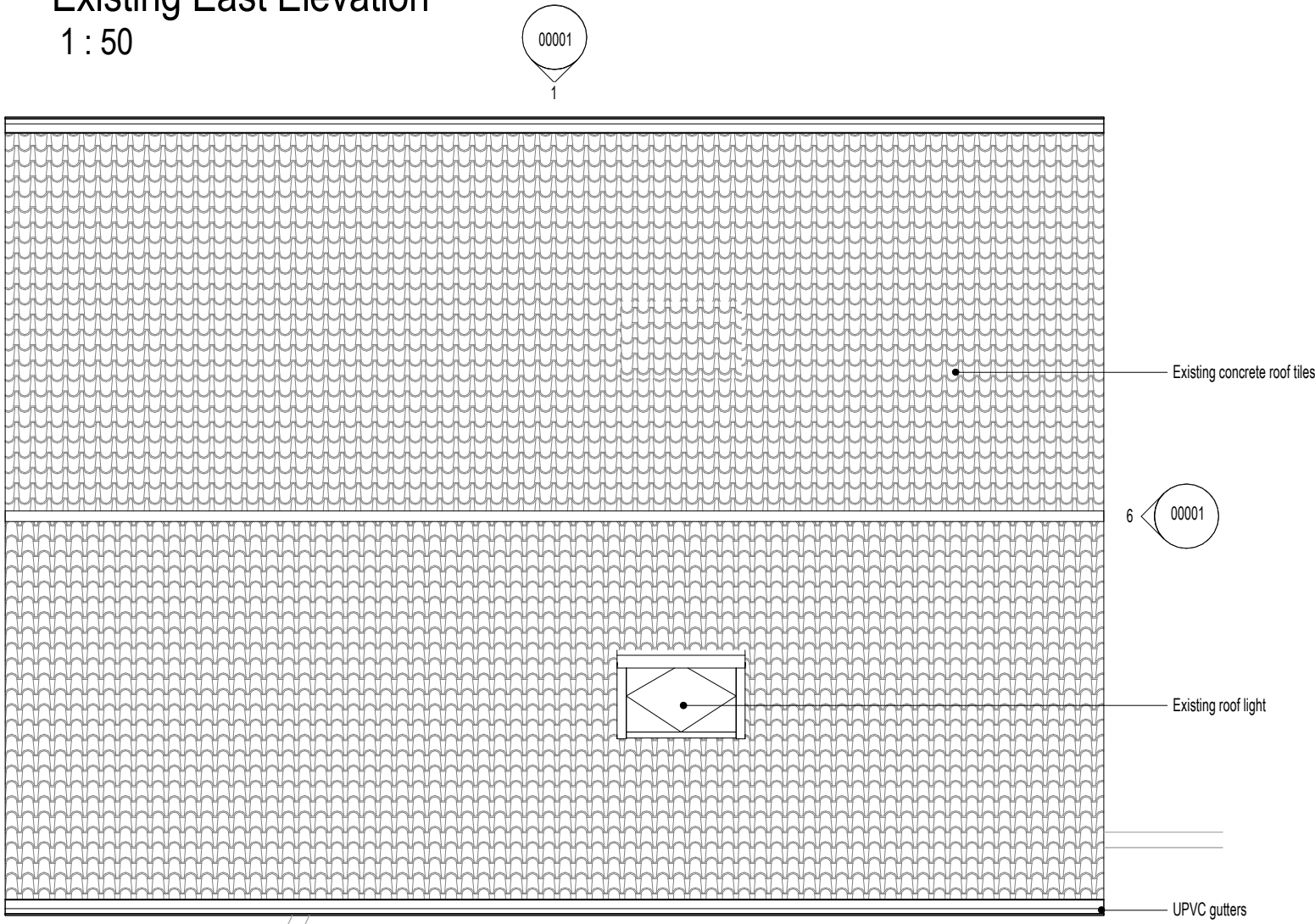
00 - Existing Ground Floor
1 : 50



Existing West Elevation
1 : 50



Existing East Elevation
1 : 50



R01 - Existing Roof Plan
1 : 50

Existing Plan Key:

Existing Construction

Existing Drainage (assumed)

 North

General Notes

The following drawings are intended to convey the design intent of the project and should be read in conjunction with all relevant consultant's and engineer's information.

These drawings are for planning approval only and are not fully detailed construction drawings. These drawings are issued to obtain planning approval. They are not to be used as a substitute for detailed construction drawings.

The contractor is responsible for ensuring all works comply with the Building Regulations (latest edition) and all relevant British Standards, Codes of Practice, and local authority requirements.

All dimensions, levels, and site conditions are to be checked and verified by the contractor before the fabrication of any elements and the commencement of construction work.

Any structural works require approval by a qualified structural engineer. Any load-bearing elements must be confirmed by a structural engineer before alterations or construction.

Building Notice & Approvals

Works undertaken under a Building Notice must be inspected and approved by Building Control at key stages. Please contact the local authority to agree the inspection requirements and inspection dates.

The contractor must ensure that all necessary notifications and information is given to the local authority before starting work.

Fire Safety & Means of Escape

Works must comply with Approved Document B concerning fire resistance, means of escape, and detection systems. Fire doors, compartmentation, and escape routes must be installed as per regulations and confirmed with Building Control.

Drainage & Services

All drainage and service installations must comply with Approved Document H and be inspected at required stages.

Any modifications to existing drainage must be agreed upon with Building Control before execution.

Thermal & Energy Performance

All existing external wall to be lined internally with insulated plasterboard system to achieve minimum thermal performance in accordance with Part L of the Building Regulations.

All internal partitions to be constructed to Severe Duty rating (BS 5234) and lined with plywood backing behind plasterboard to enhance durability and fixing capacity.

Contractor is responsible for confirming and agreeing final build-ups, performance standards, and compliance with Building Regulations with the client and Building Control prior to installation.

Internal Walls

Additional Requirements

Contractor to agree anti-ligature measures and corner protection requirements with the client prior to construction.

Rev	Description	Date Issued
P1	Draft Issue For Review & Comment	08/09/2025
P2	Issued For Planning Approval	10/09/2025

Date	08/09/2025	Project:	Ger Y Nant, Treharris
Scale @ A2	As indicated	Description:	Existing Plans & Elevations
DO NOT SCALE. Use figured dimensions only. The contractor is requested to check all dimensions before the work is undertaken.			
Job No.	Drawing No.	Revision	P2
0001	GYN-XX-XX-DR-00001		