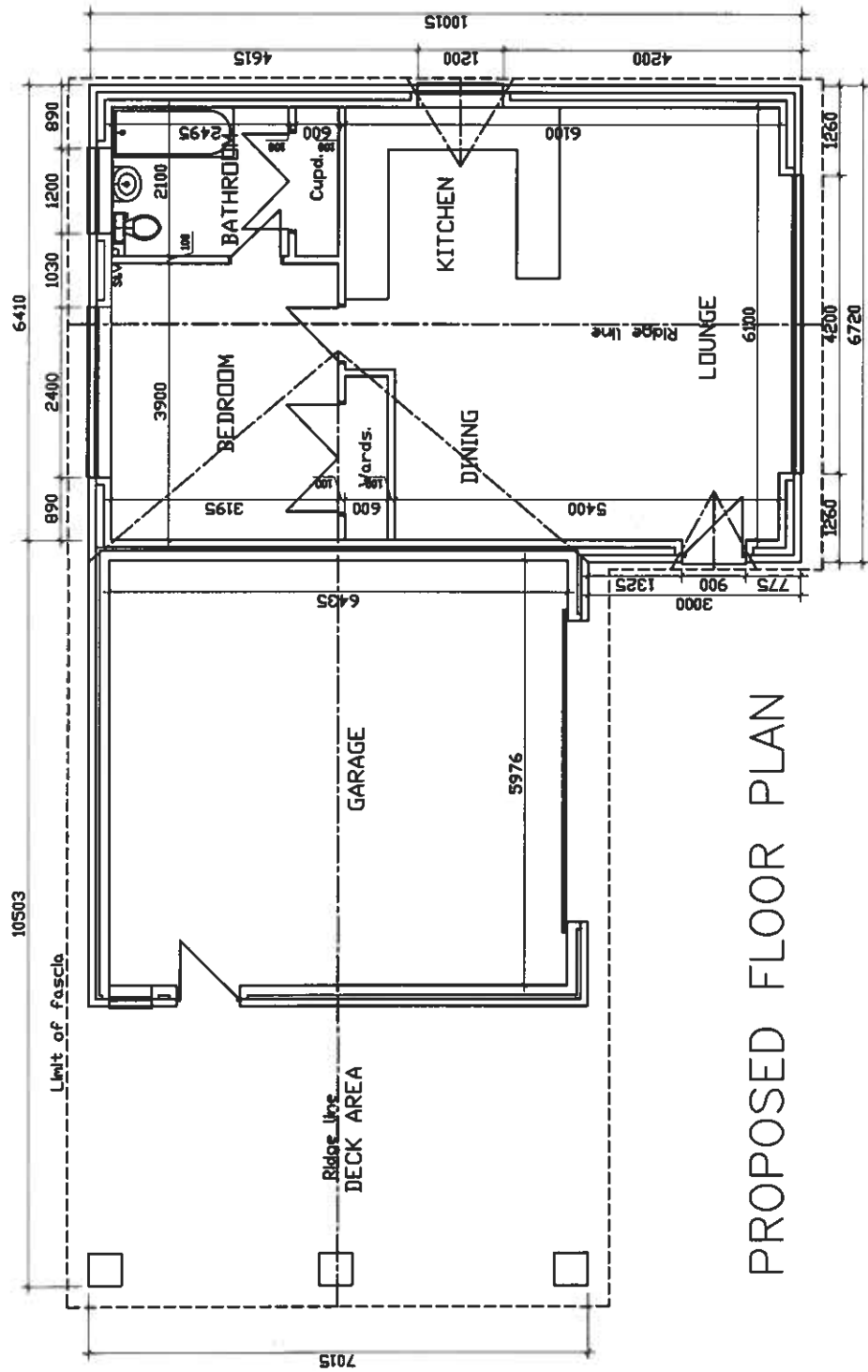
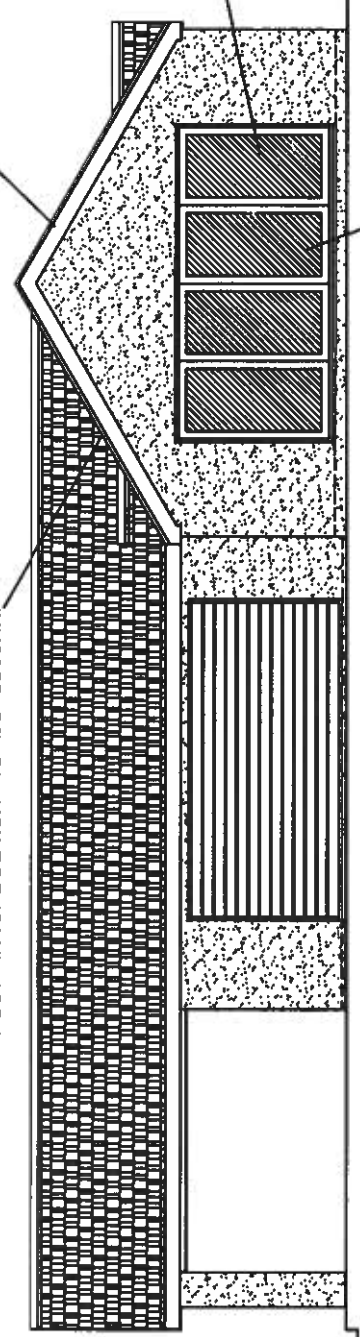




PROPOSED FLOOR PLAN

Code 4 lead valley to be dressed under tiles for a minimum of 150mm. Maximum length of lead to valley at roof intersection to be 1500mm.

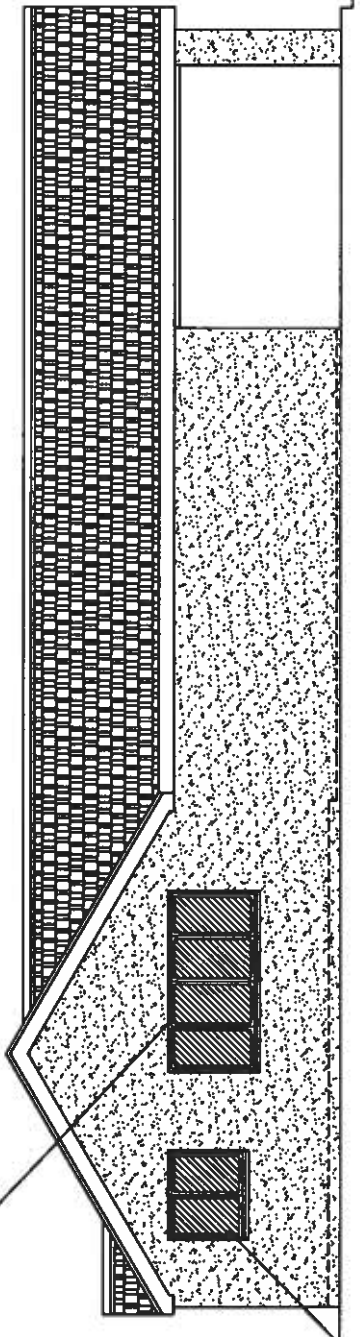
Fascias, soffits and rainwater goods to match existing



PROPOSED FRONT ELEVATION

Window to provide means of escape & should have an unobstructed area of at least 450mm square and a minimum area of 0.33 sq. m. The bottom of the openable area is to be a max. of 1100mm above internal floor level.

Safety glazing to be provided to all critical areas, i.e. within 800mm of ground floor level is to be safety/toughened glass, installed in accordance with BS EN 12150-1:2015.



Bathroom window to be obscurely glazed

PROPOSED REAR ELEVATION

EXTERNAL FINISHES

- ROOF - Grey interlocking roof tiles to match existing roof covering
- WALLS - Smooth rendered blockwork finished in white or other neutral colour.
- FENESTRATION - White upvc windows fitted with double glazing
- EXTERNAL TIMBER - White upvc fascias, soffits and bargeboards
- RAINWATER GOODS - White upvc gutters and downpipes

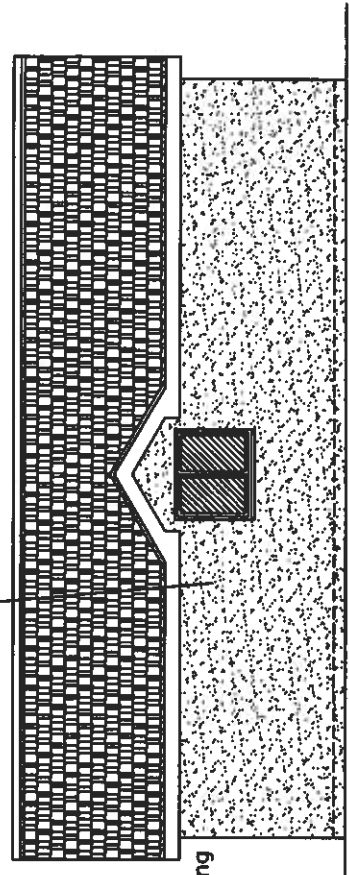
NOTE: all finishes to resemble those of the main dwelling of Pantycelyn

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URGENT! THIS IS A COPY OF THE ORIGINAL DRAWING. PLEASE DO NOT REMOVE

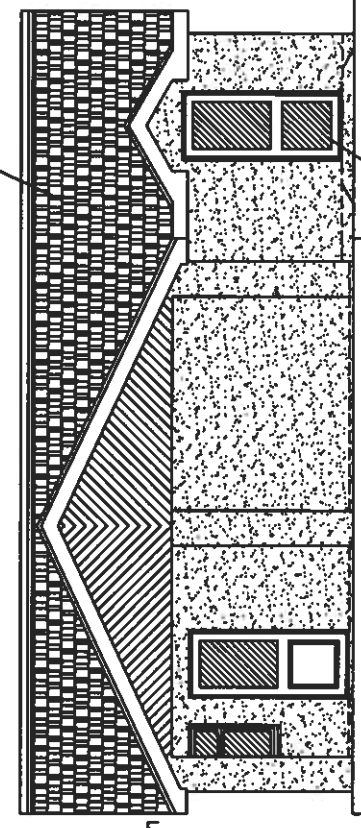
PLANNING DEPARTMENT 23 JUL 2020

External finish to be 2 coats cement render with added waterproofing agent and forming bell-cast drips above windows and doors and at dpc level. Render to receive 2 coats external quality white, cream or other neutral colour



PROPOSED SIDE ELEVATION

Interlocking roof tiles to match existing



PROPOSED SIDE ELEVATION

Principal entrance door to have ramped access to comply with Part M

PROJECT		DRAWING PROPOSED FLOOR PLAN & ELEVATIONS	
PROPOSED GRANNY ANNEXE TO REAR OF PANTYCELYN,		SCALE	1:100
CHERRY TREE WAY, TRELEWIS, MERTHYR TYDFIL.		DRAWN	RE
		DATE	JULY 2020
		DRG.NO.	2