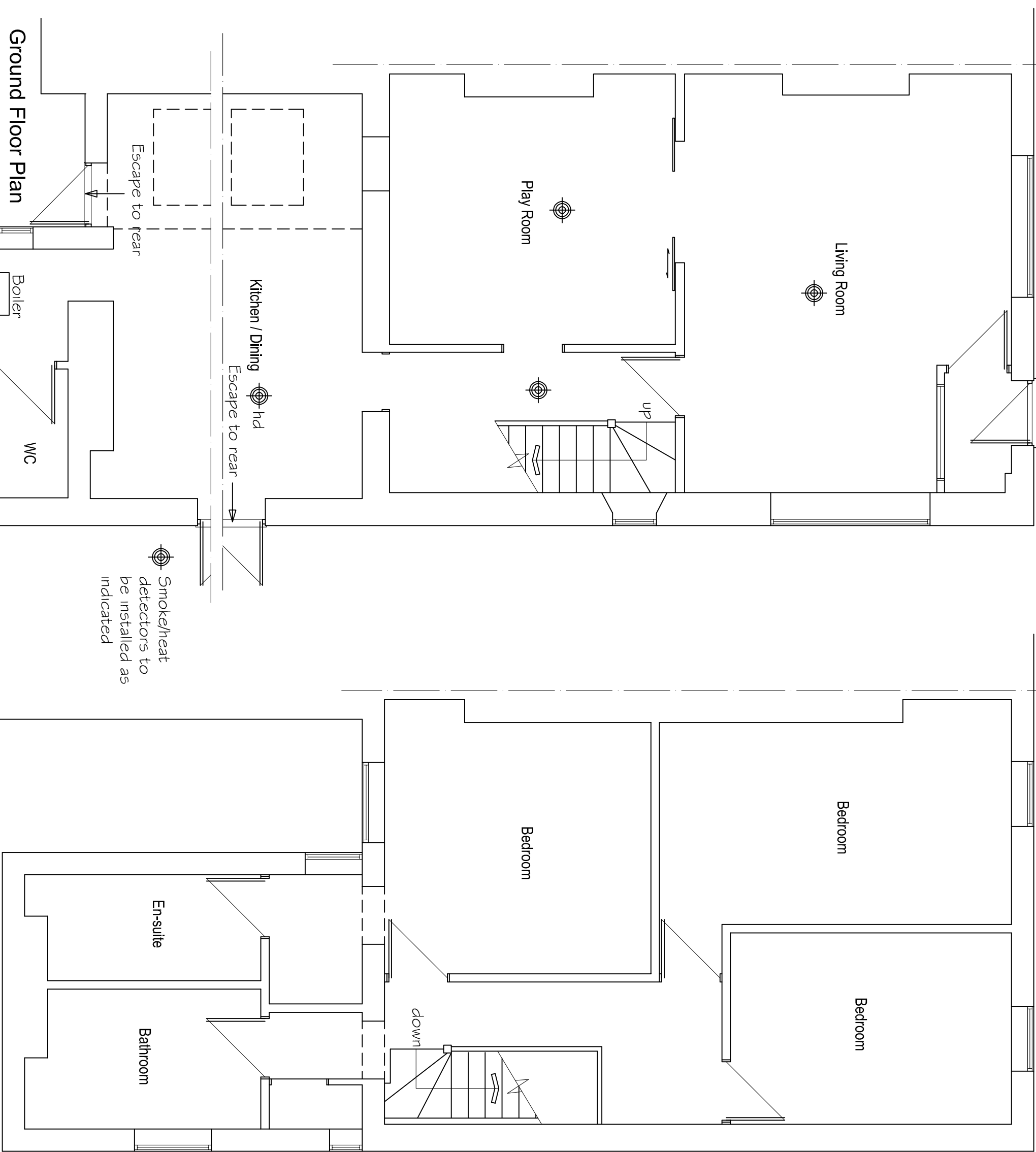




Scale 1:50 at A3

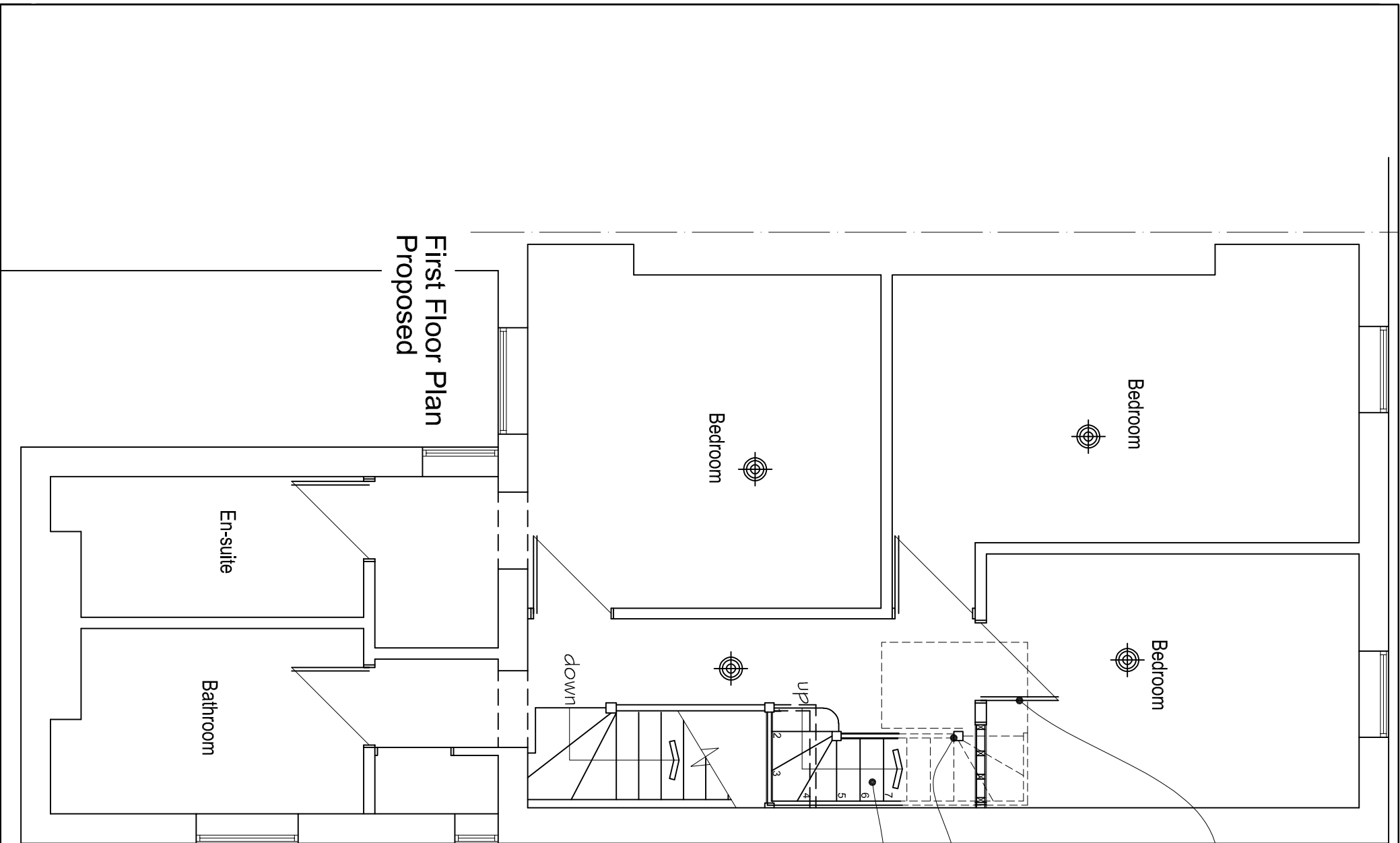
0 1m 2m 3m

First Floor Plan
Existing



Proposed Loft Conversion	
DRAWN BY	PR
SCALE	1:50 & 1:100
DATE	May 2021
DWG No.	MAG34
CLIENT Mr & Mrs Carter 10 Baden Terrace, Merthyr Tydfil CF47 0HR	

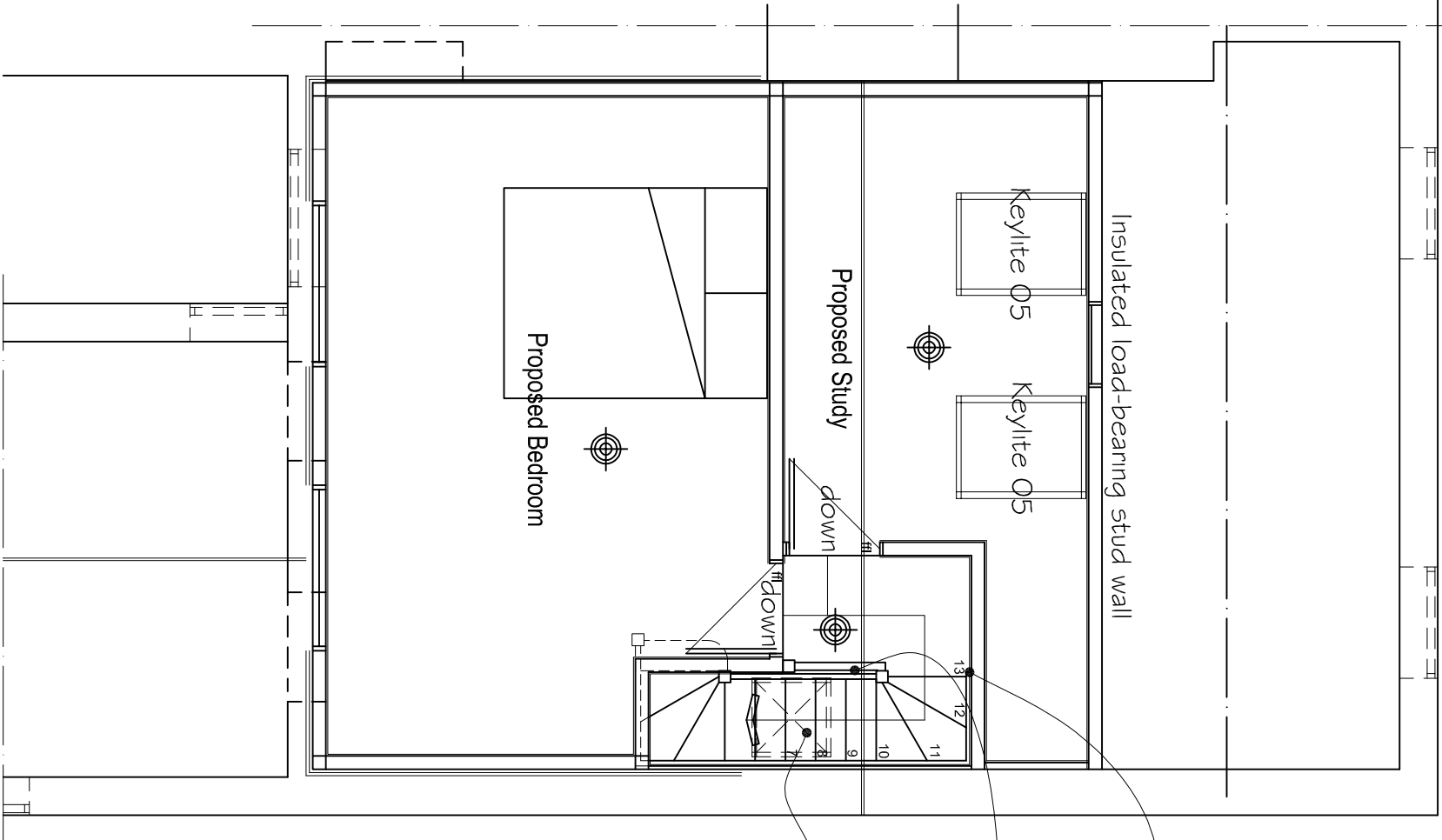
Ground Floor Plan



Move exist door and in-fill existing with 30 min fr stud wall, pbd and skim both sides

Newel post down to first floor landing

New 700mm wide stairs



Min 1.8m height at edge of stair

Handrail min 900mm high with vert spindles max 99mm spacing

600x600 fixed-pane rooflight above

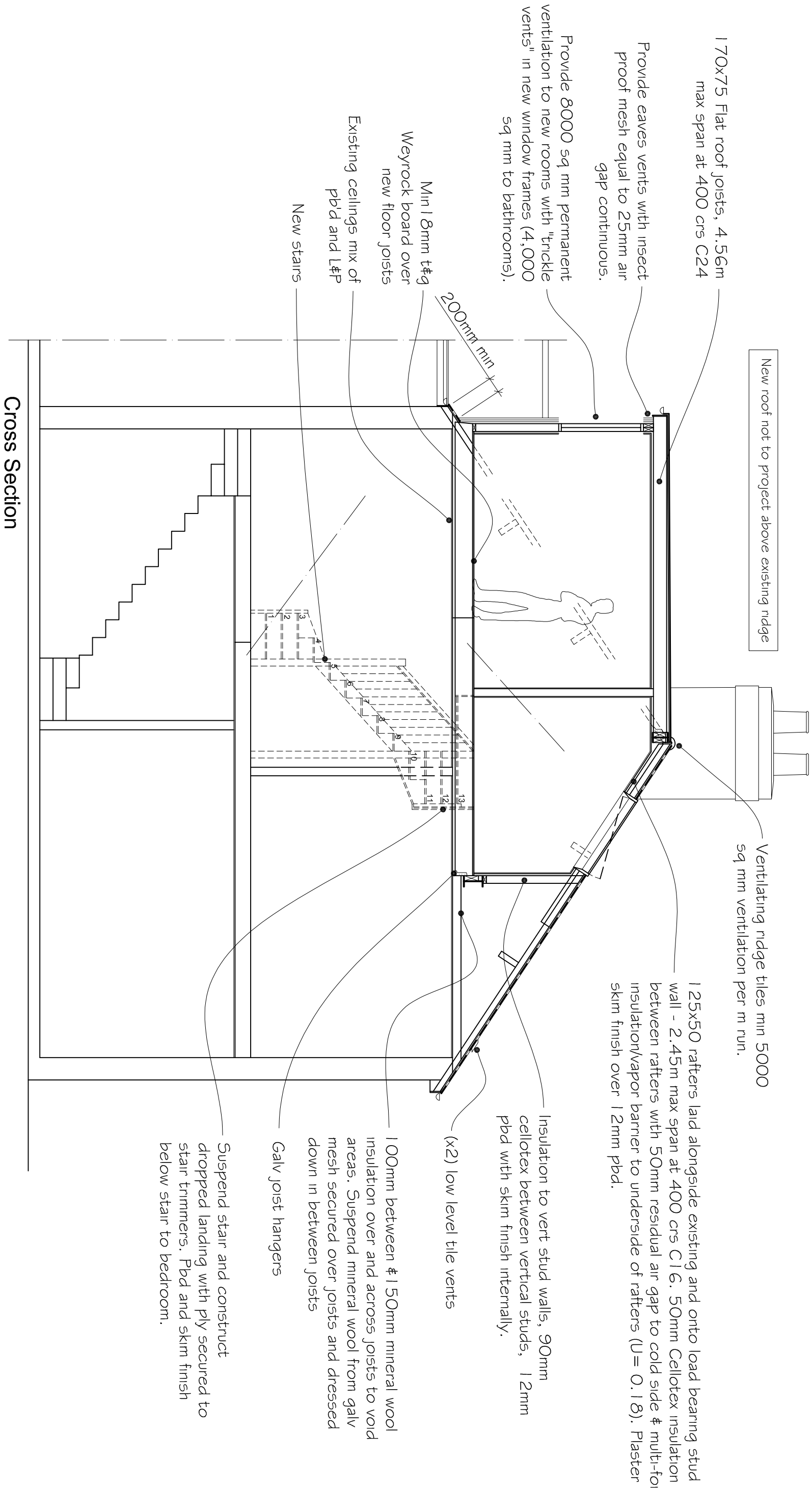
Scale 1:50 at A3

0 1m 2m 3m



Scale 1:50 at A3

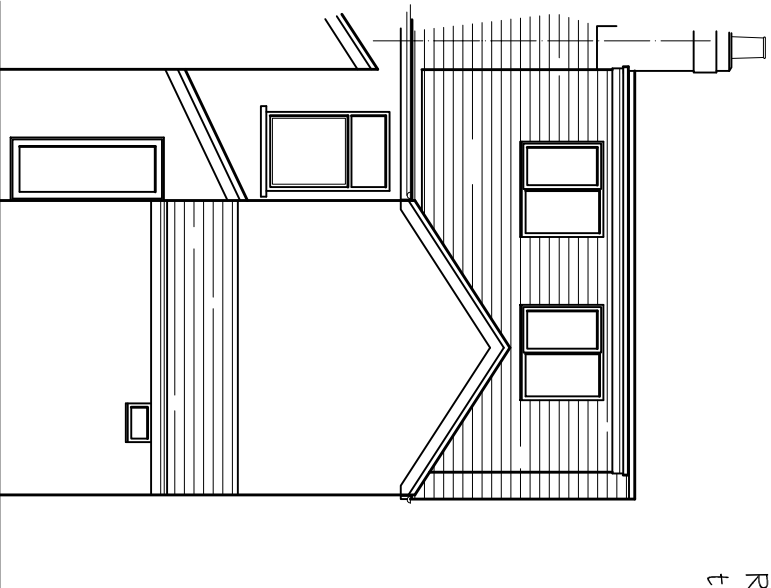
0 1m 2m 3m



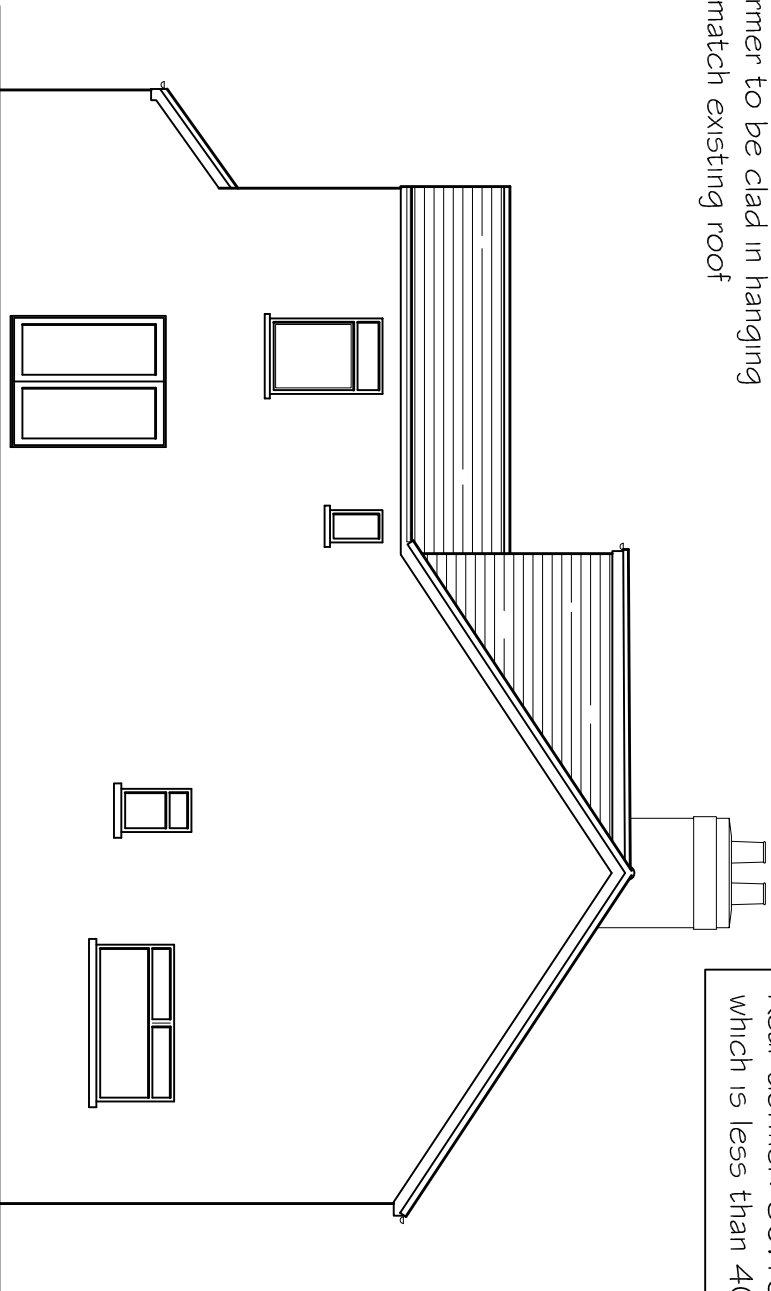
Ridge line not to be exceeded
All new materials to match existing.
Rear dormer to be clad in hanging
tiles to match existing roof

Volume of new development:
Rear dormer: 30.13 cu m
which is less than 40 cu m allowed

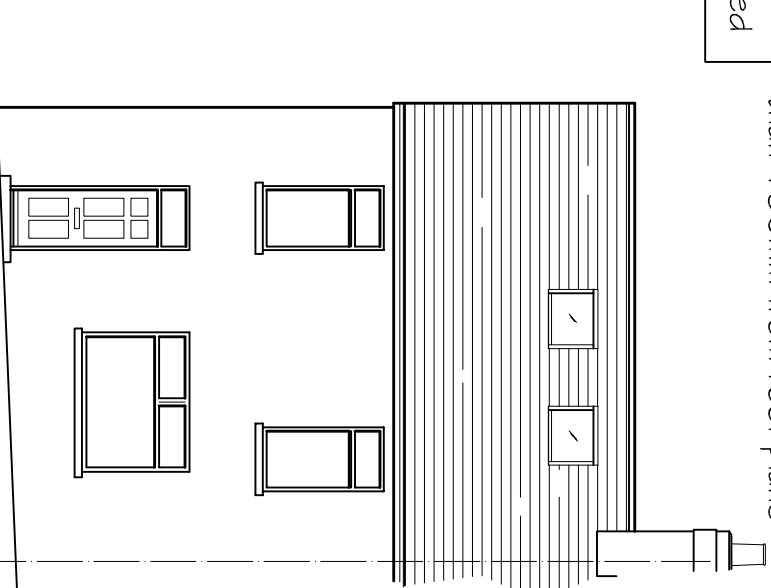
Rooflights not to protrude more
than 150mm from roof plane



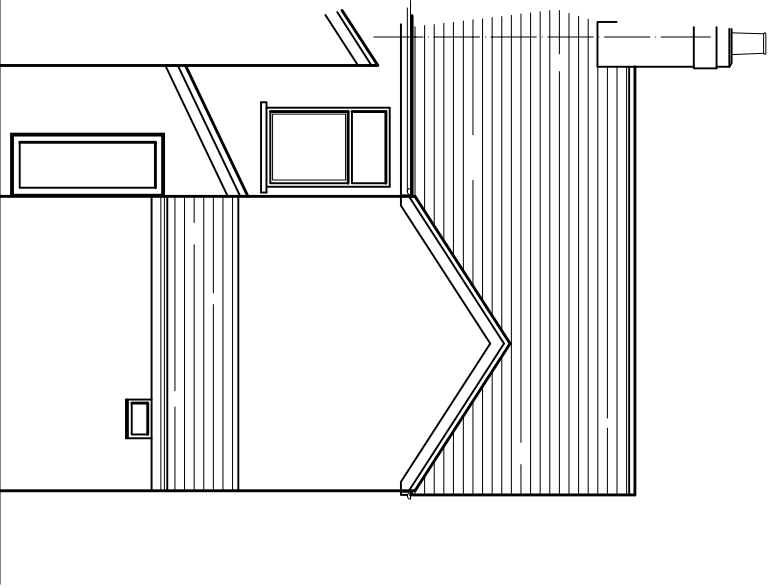
Rear Elevation
Proposed



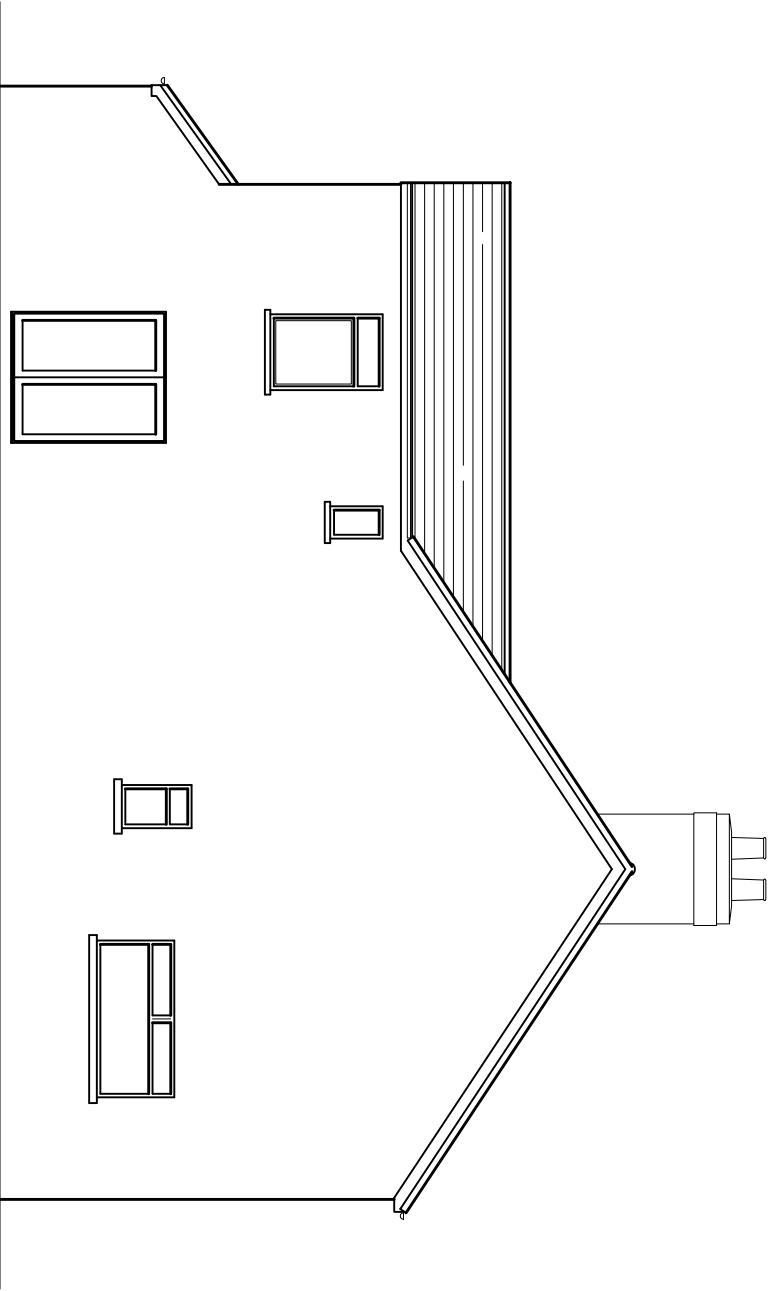
Side Elevation
Proposed



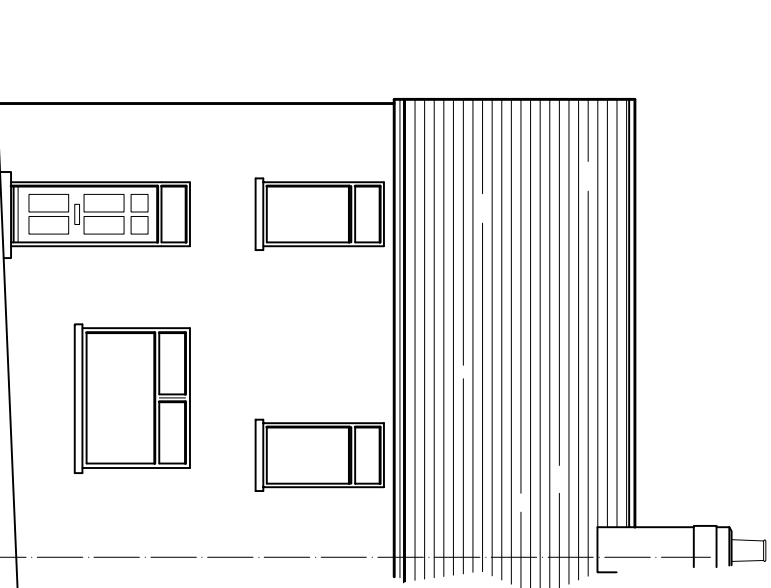
Front Elevation
Proposed



Rear Elevation
Existing



Side Elevation
Existing



Front Elevation
Existing