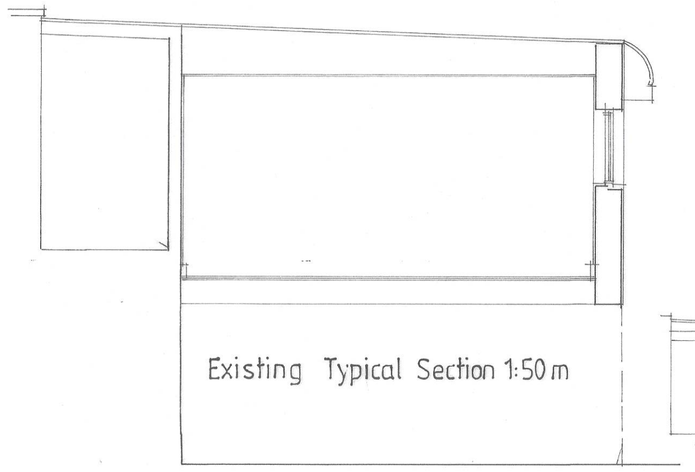
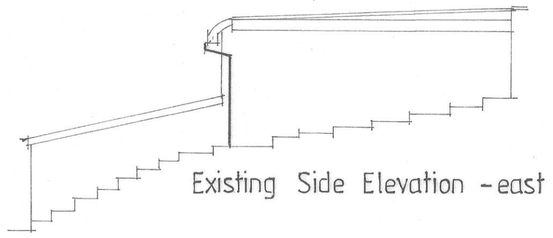
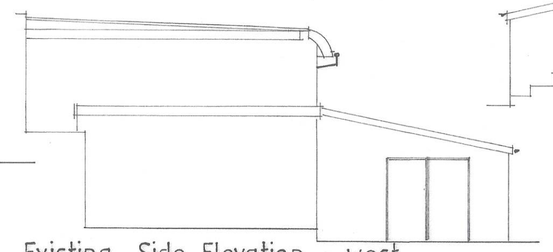
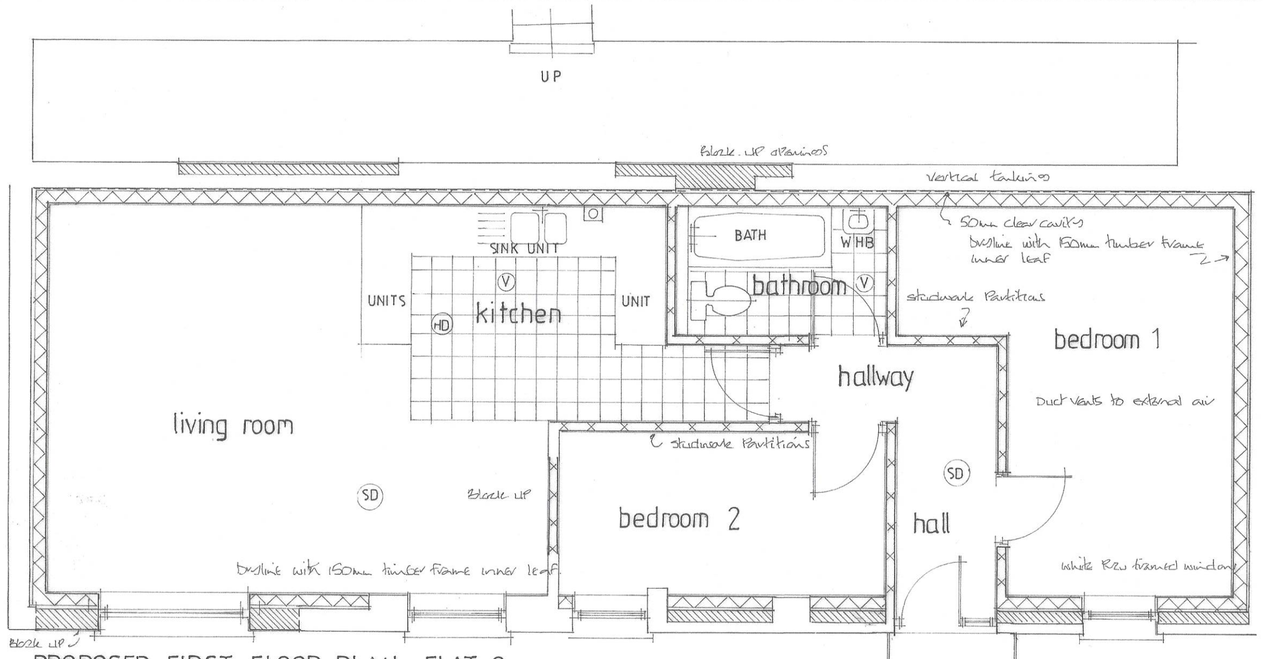
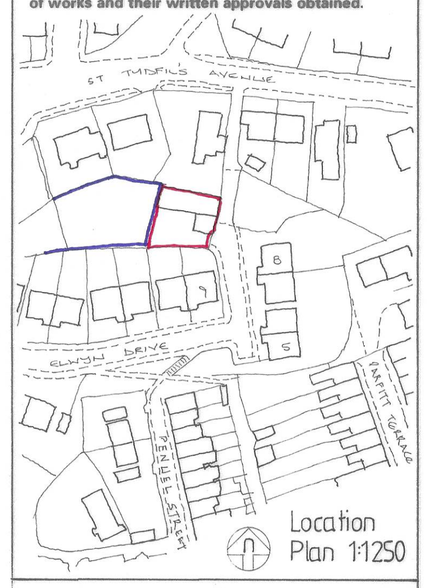




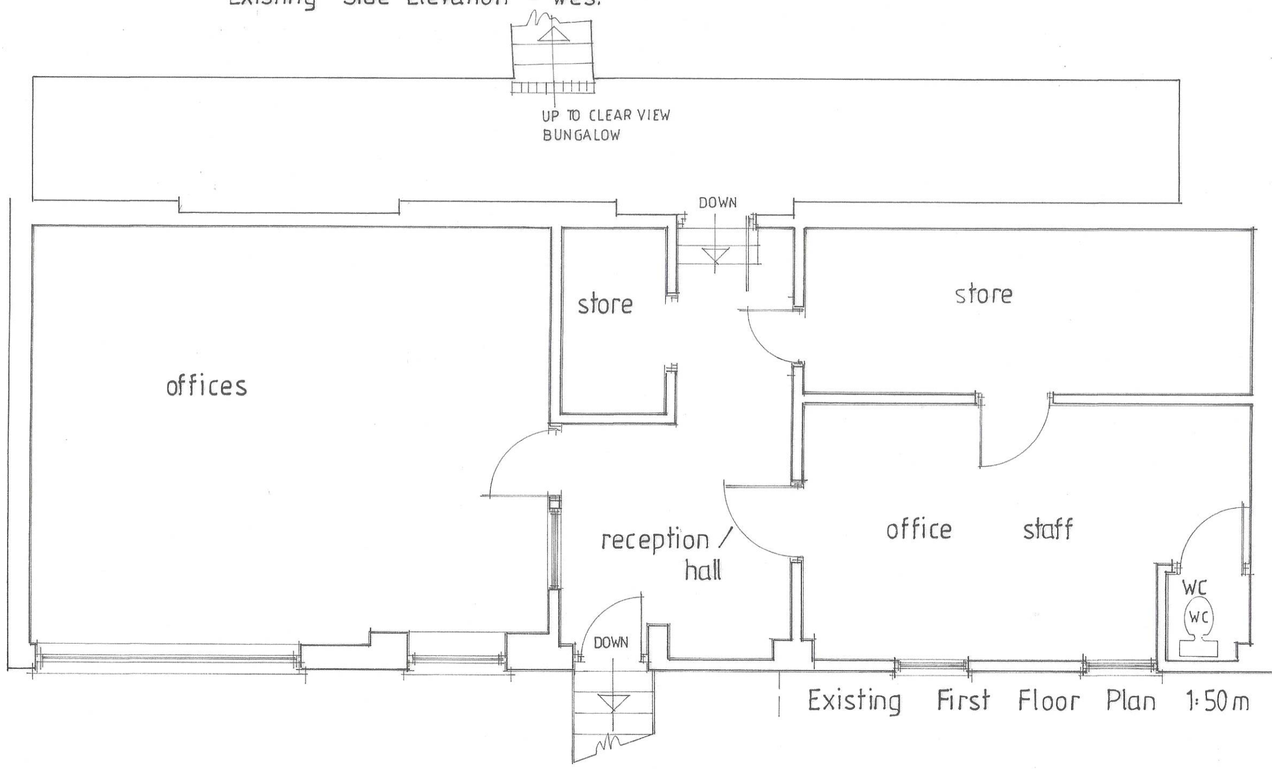




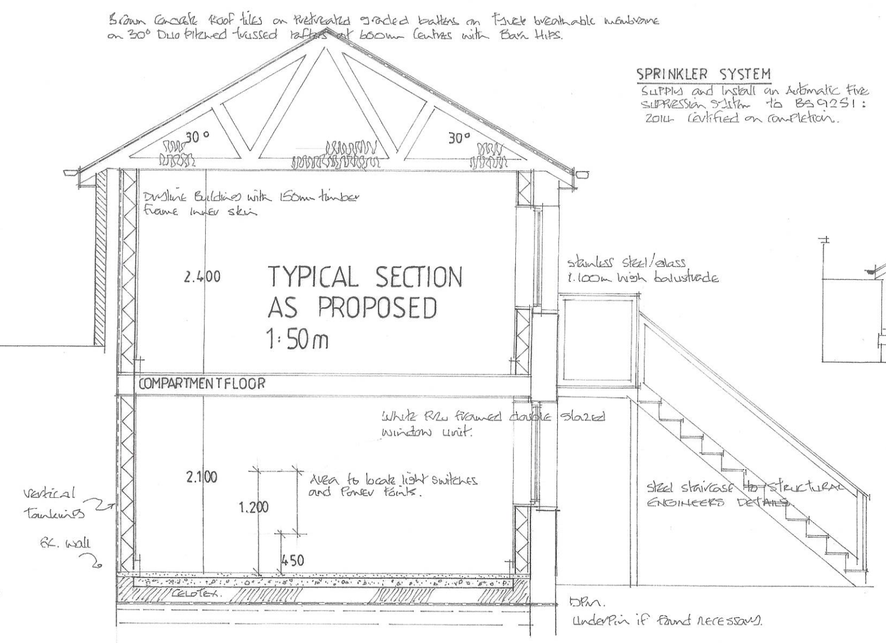
PROPOSED FIRST FLOOR PLAN · FLAT 2
1:50 m



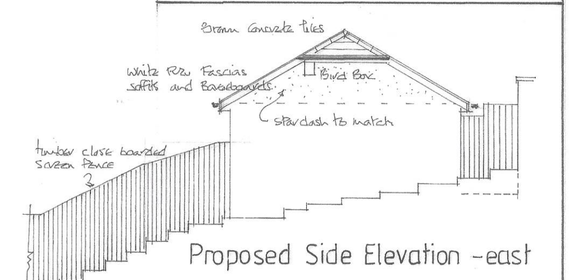
Location Plan 1:1250



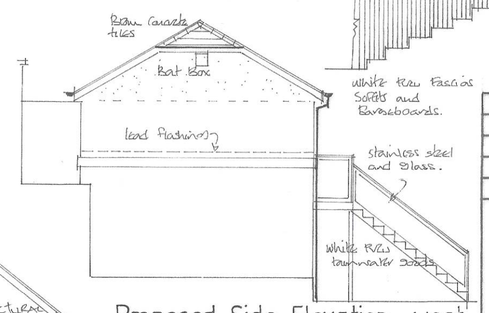
Existing First Floor Plan 1:50 m



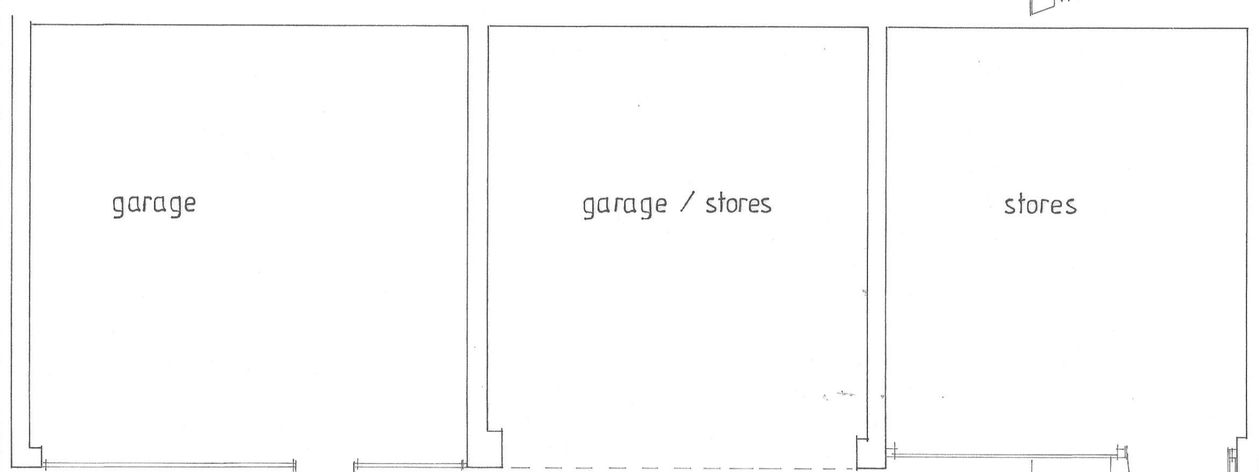
SPRINKLER SYSTEM
Supply and Install an Automatic Fire Suppression System to BS9251: 2014 certified on completion.



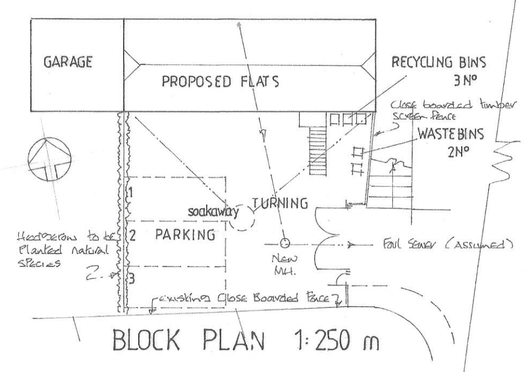
Proposed Side Elevation - east



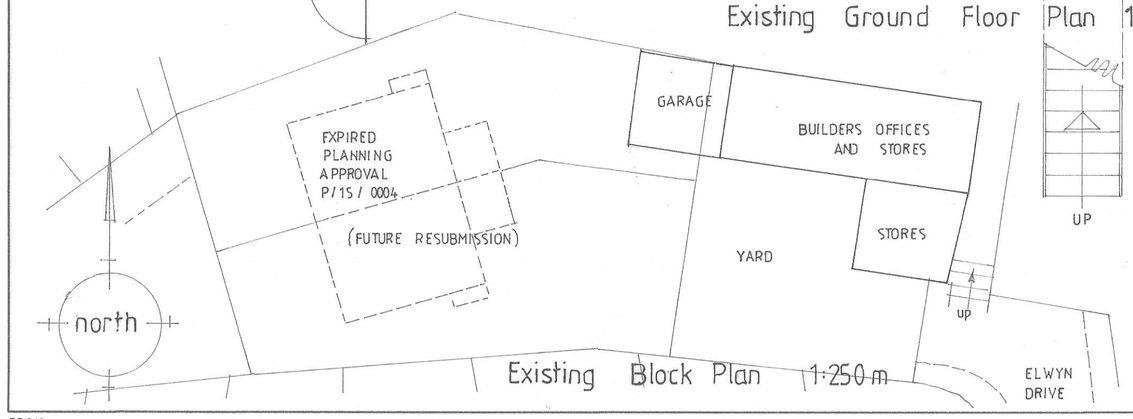
Proposed Side Elevation - west



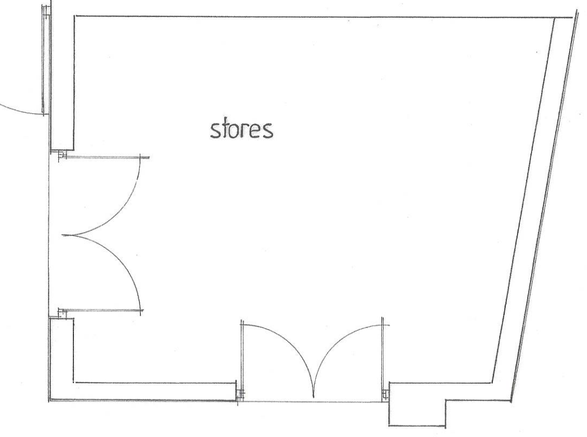
Existing Ground Floor Plan 1:50 m

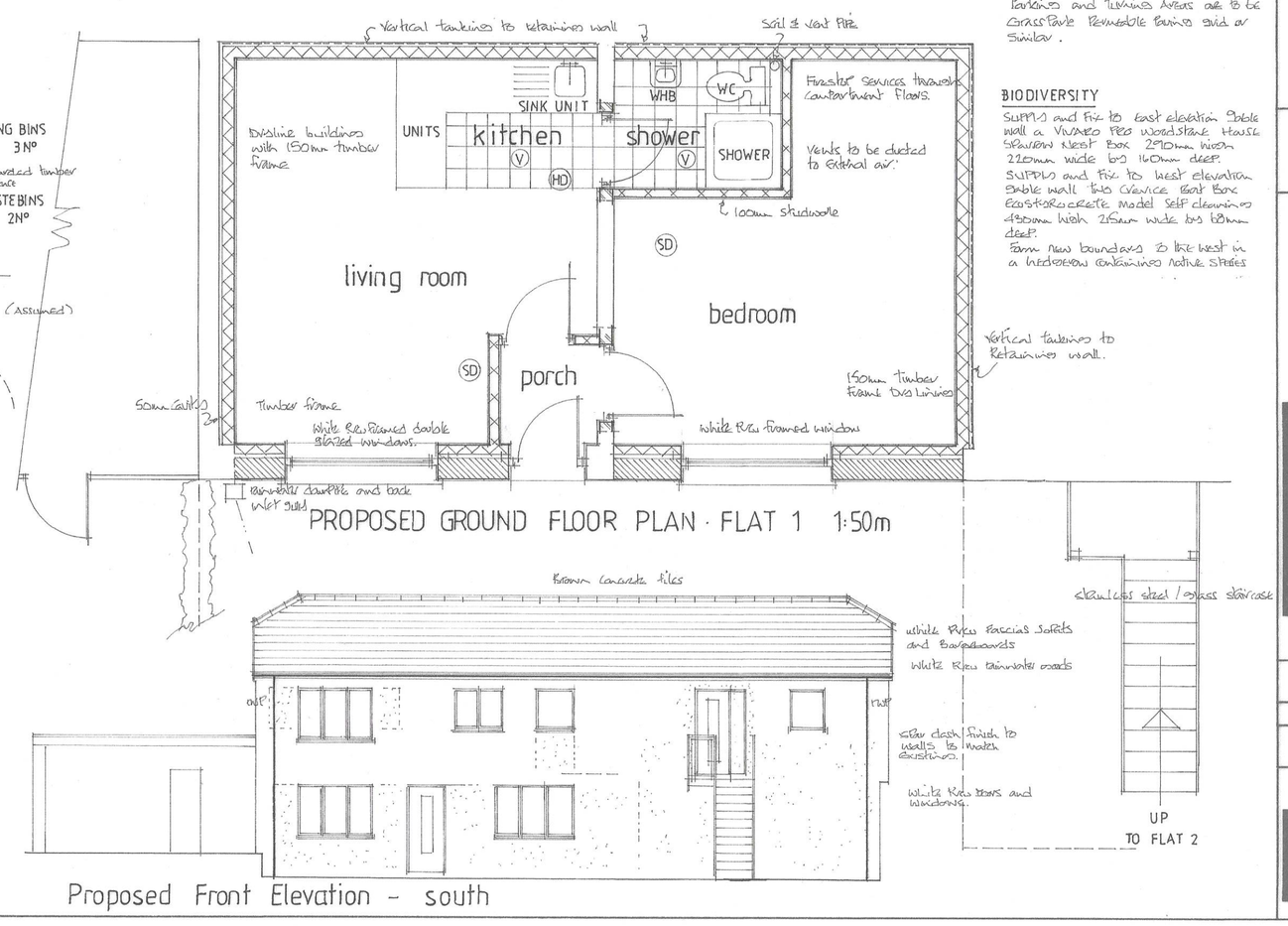


BLOCK PLAN 1:250 m



Existing Block Plan 1:250 m





PROPOSED GROUND FLOOR PLAN · FLAT 1 1:50m

Proposed Front Elevation - south

NOTES:

All dimensions must be checked on site and not scaled from this drawing.

This plan has been prepared for Planning and /or Building Regulation purposes only.

Some forms of building works may require action by the owners under The Party Wall Act 1996. The adjoining owners are to be informed of the proposals at least one month before commencement of works and their written approvals obtained.

PARKING
Parking and Turning Areas are to be Grasscrete Permeable Paving and similar.

BIODIVERSITY
Supply and fix to East elevation Gable wall a Vivaro Pro Woodstone House Sparrow Nest Box 250mm high x 220mm wide by 140mm deep.
Supply and fix to West elevation Gable wall two Schwegler Bat Box Bat&Woodcrete model self cleaning 450mm high x 250mm wide by 120mm deep.
Form new boundary to link best in a hedgerow containing native species

A		
	Date	Revisions

© copyright

D. Vivian Jones AssocRICS
Building Design Services
114, Brecon Road,
HIRWAUN,
Rhondda Cynon Taff,
CF44 9NS
Tel. 01685 812069
Mobile 07702 380869
Email: vivjonesdesign@yahoo.co.uk

RICS

Client
L L Powles Property Developments Limited.

Job Title
Proposed Change of Use and Works to Convert Builders Offices and Stores into 2Nº Self Contained Flats.

Drawing Title
Builders Offices, Yard and Stores.
Elwyn Drive.
MERTHYR TYDFIL.
CF47 0NJ

Scale 1:50m 1:100m 1:250 1:1250

Date 04 09 2025 **Drawn by** DJ.

Drg. No. 3046 C **Rev.**

DS 342

594 x 841mm A1