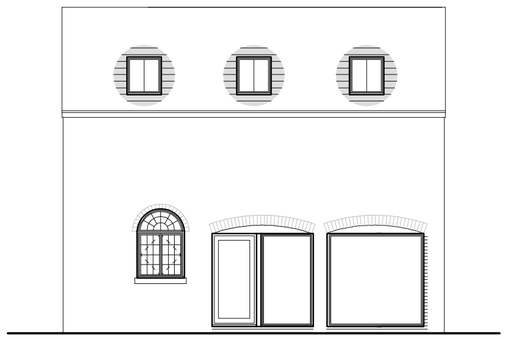
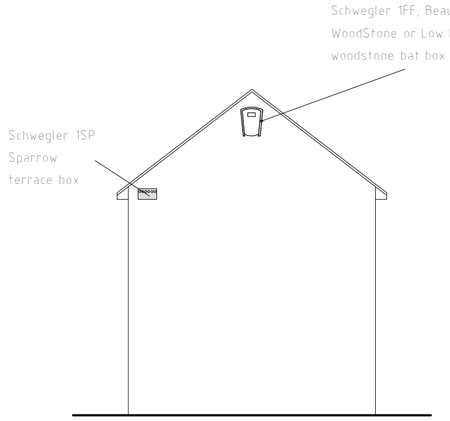
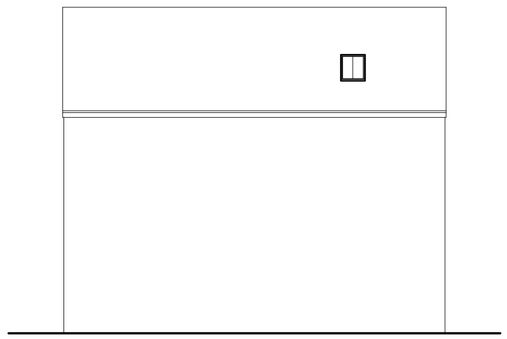


Front Elevation 1:100



Side Elevation 1:100



Rear Elevation 1:100



Side Elevation 1:100

Green Infrastructure Statement

The proposed application site occupies a developed plot of land. Due to the central village location and relatively modern dwelling occupying the plot in terms of greenery the plot has nothing of substantial age or maturity set within its grounds, boundaries consist of masonry walls with amenity areas simple lawned gardens. The application site would remain as existing with the addition of a parking space/hardstanding as required by highways. Providing a net bio-diversity gain for the site are proposing to install a Schwegler 1FF, Beaumaris WoodStone or Low Profile woodstone bat box to be installed and Schwegler 1SP Sparrow terrace box as noted on elevations.

External Facing Materials

External walls are to comprise facing brick to match existing where brickwork needs to be repaired or rebuilt.

Roofing Materials

Roof coverings to be natural roofling slate to match existing.

All windows are to comprise sealed double glazed units set in softwood timber frames decorated off white.

Rainwater to be collected in existing gutters and downpipes.

NOTE 1

Contractor to identify any movement to masonry with enlarged vertical brick joints. Insert stainless steel wall ties across joints, ties to be inserted every three courses. All works are to be completed by hand to reduce the damage to the existing render,blockwork and brickwork. All re-pointing to be completed in lime mortar mix to conservation officers specifications. New pointing to have a flush finish. Large uneven projections should be removed and all holes filled and leveled. 20mm hydraulic lime plaster to be applied to internal face of wall with adhesive 10mm combed coat, 120mm homatherm woodfibre board, 1 x 6mm fine hemp plaster with mesh and 1 x 6mm fine hemp top coat with 3mm vapour permeable paint finish as per Ty-Mawr specifications. Where render is damaged/needs replacing lime render mix to be used to Local Authority Approavl.

NOTE 2

Existing ground floor construction to be grubbed up to allow for new ground floor construction. New floor construction to comprise 75mm thick lime screed with 150mm thick limecrete slab over geotextile membrane and 200mm thick insulation loosefill 10-20 coated techniclay expanded clay aggregate.Contractor to ensure new floor construction does not undermine existing foundations present.

NOTE 3

Existing roof to be retained where possiable, Where applicable Slates to be fixed to 35mm insulating Homatherm Wiidfibre Sharking Board. Ridge to be protected with breather membrane or primed & taped. Inbetween rafters to be fully filled with flexible insulation. (Ty-Mawr Thermafleece, Cosywool/Ultrawool or Natralemp). Rafters to remain as existing. New ceiling joists installed to form void for services, Void insulated with Thermafleece insulation as indicated. Where ceiling follows roof pitch celenit 25mm wood wool board and approved washer fixings at 8 per m2 to be installed below rafters with 1x 6mm fine hemp plaster with mesh and 1 x 6mm fine hemp top coat which is to be finished with 1 x 3mm vapour permeavle paint finish.

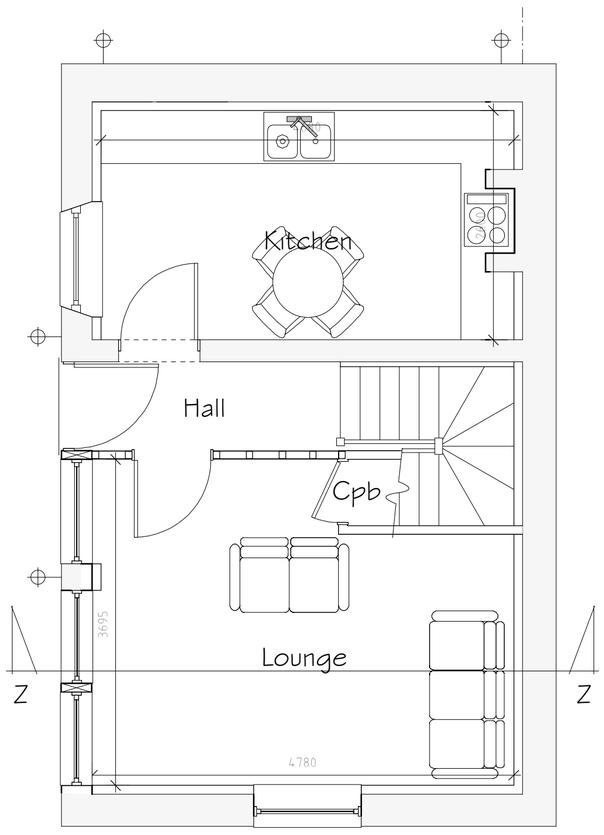
Position of external lighting point. Blooma Candiac Matt Charcoal grey Mains-powered LED Outdoor Wall light 380lm or similar. Lighting to be downlight to avoid light spiliage above.

Services Key

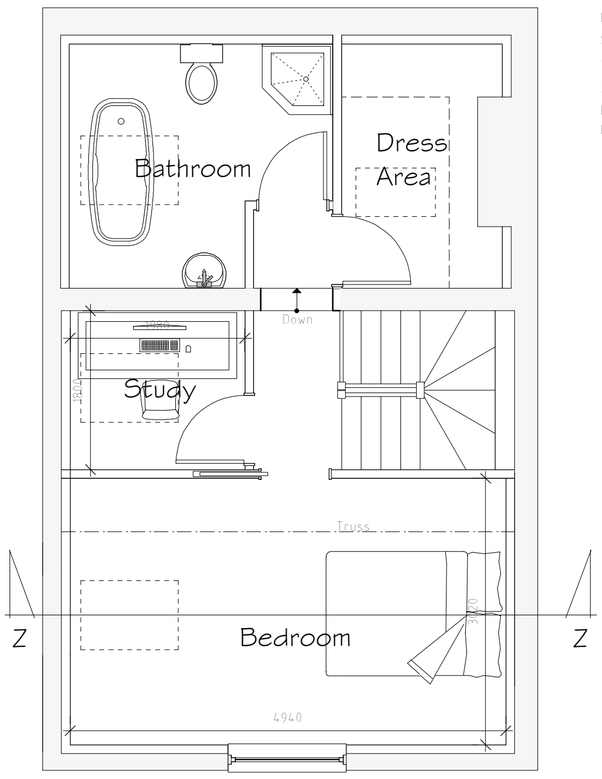
MH Existing Man Hole Position

RU Existing Roof Light Position

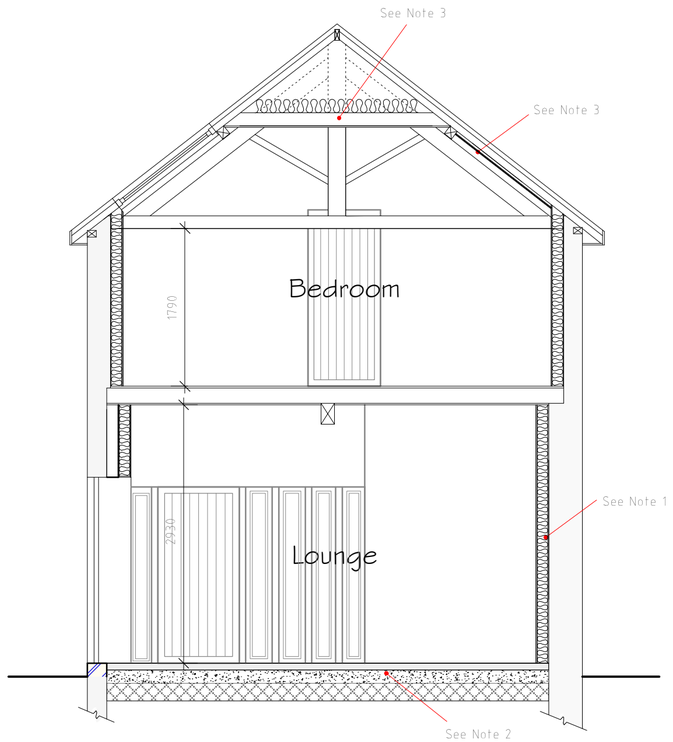
Rev	Date	Detail	Initial
H	02/25	Conservation Amends	D.J.E.
G	01/25	Section and Detail Added	D.J.E.
F	09/24	GIS Statment Added	D.J.E.
E	09/24	Design amends	D.J.E.
D	11/22	Planning amends	D.J.E.
C	08/22	Planning amends	SIH
B	07/22	Design Update	A.V.
A	06/22	Design Amends	D.J.E.



Ground Floor Plan 1:50



First Floor Plan 1:50



Section Z-Z 1:50

Project:

Proposed Alterations to, Ty Newydd, School Lane, Overton, LL13 0ES

Title:	Scale: (A2)
Planning: Barn 2	1:50 & 1:100
Drawn By: D.J.Edwards	Date: June 2022
Drawing No: WC186/008	Sheet: 1 of 1

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