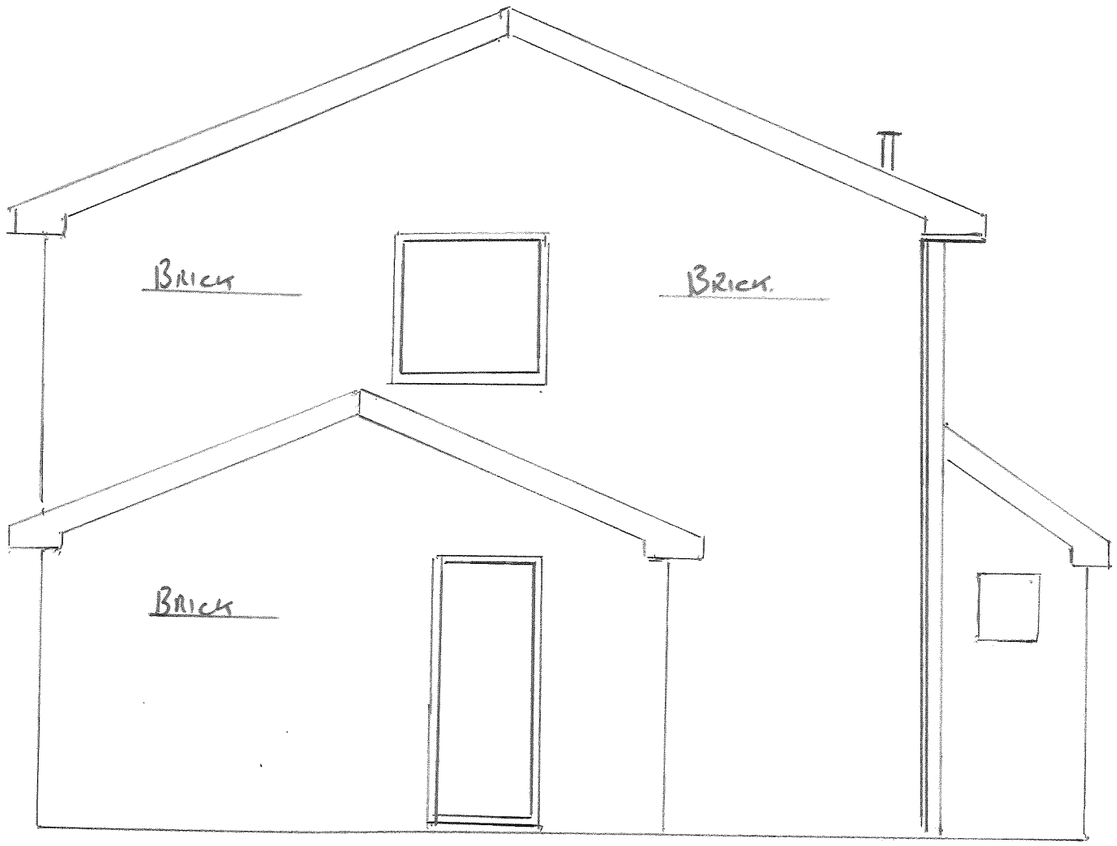


EXISTING SIDE ELEVATION 1:50



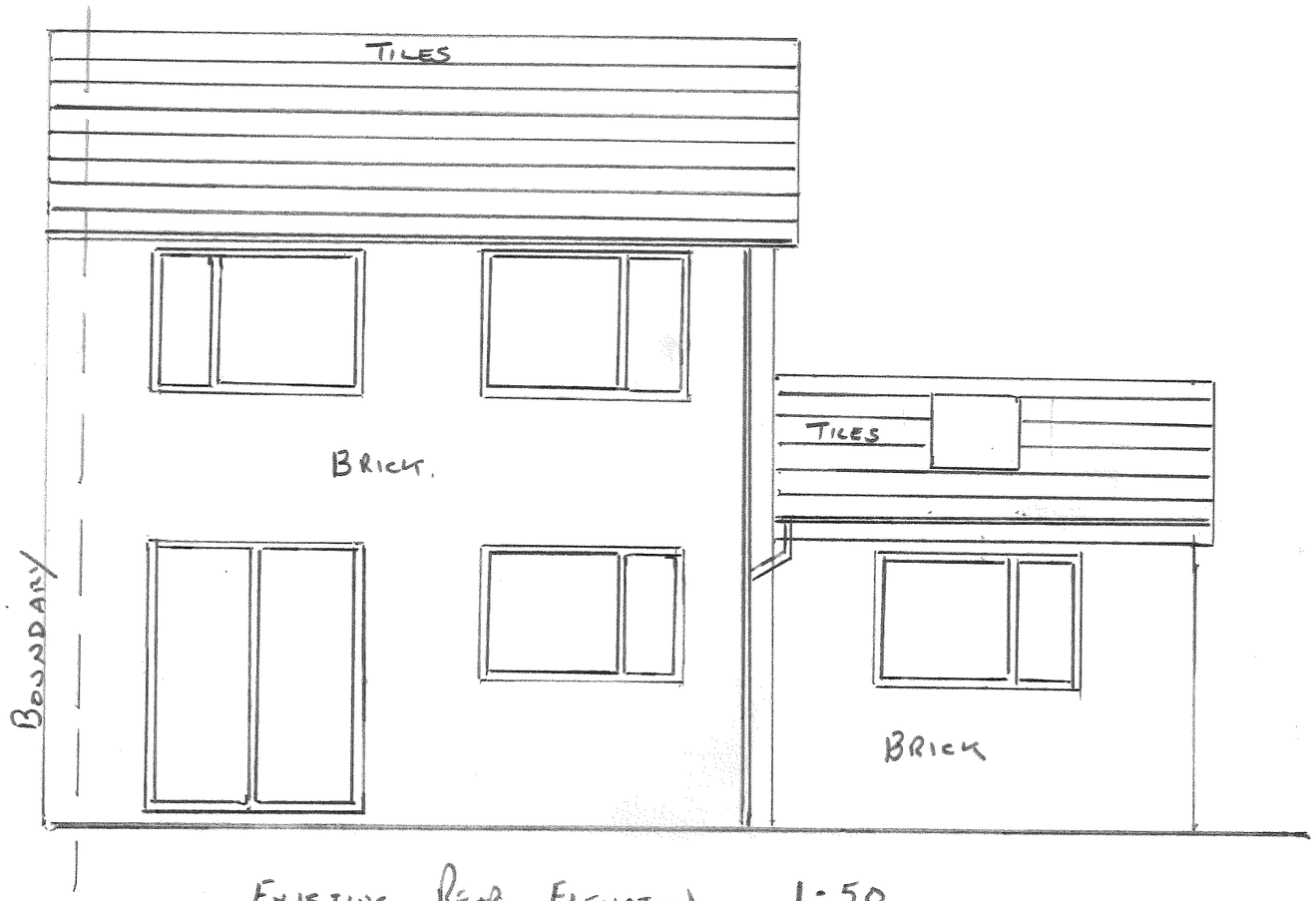
EXISTING FRONT ELEVATION 1:50

ADDITIONAL STOREY ON SIDE EXTENSION

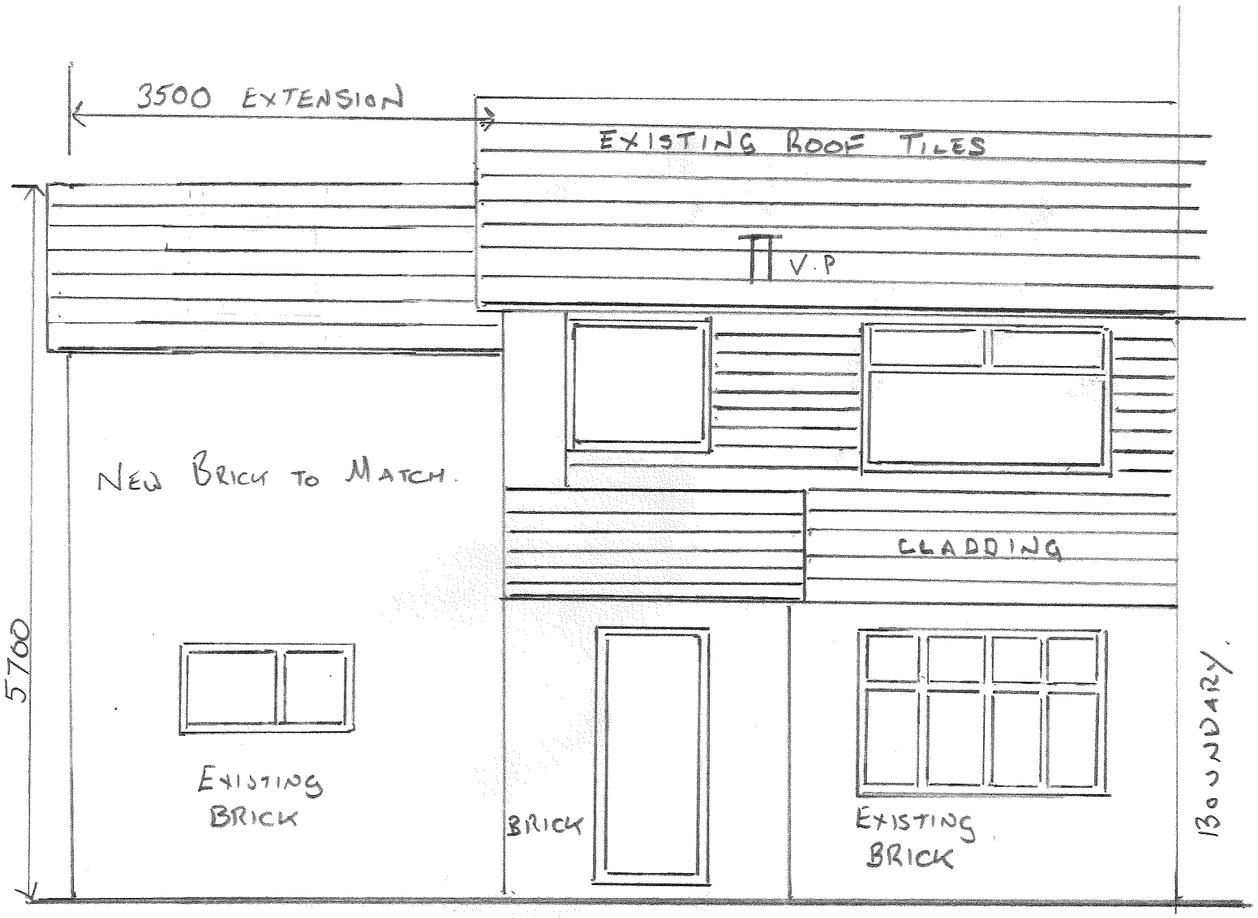
36 ASHBOURNE AVENUE

GWERSYLLT

EXISTING AND PROPOSED PLANS



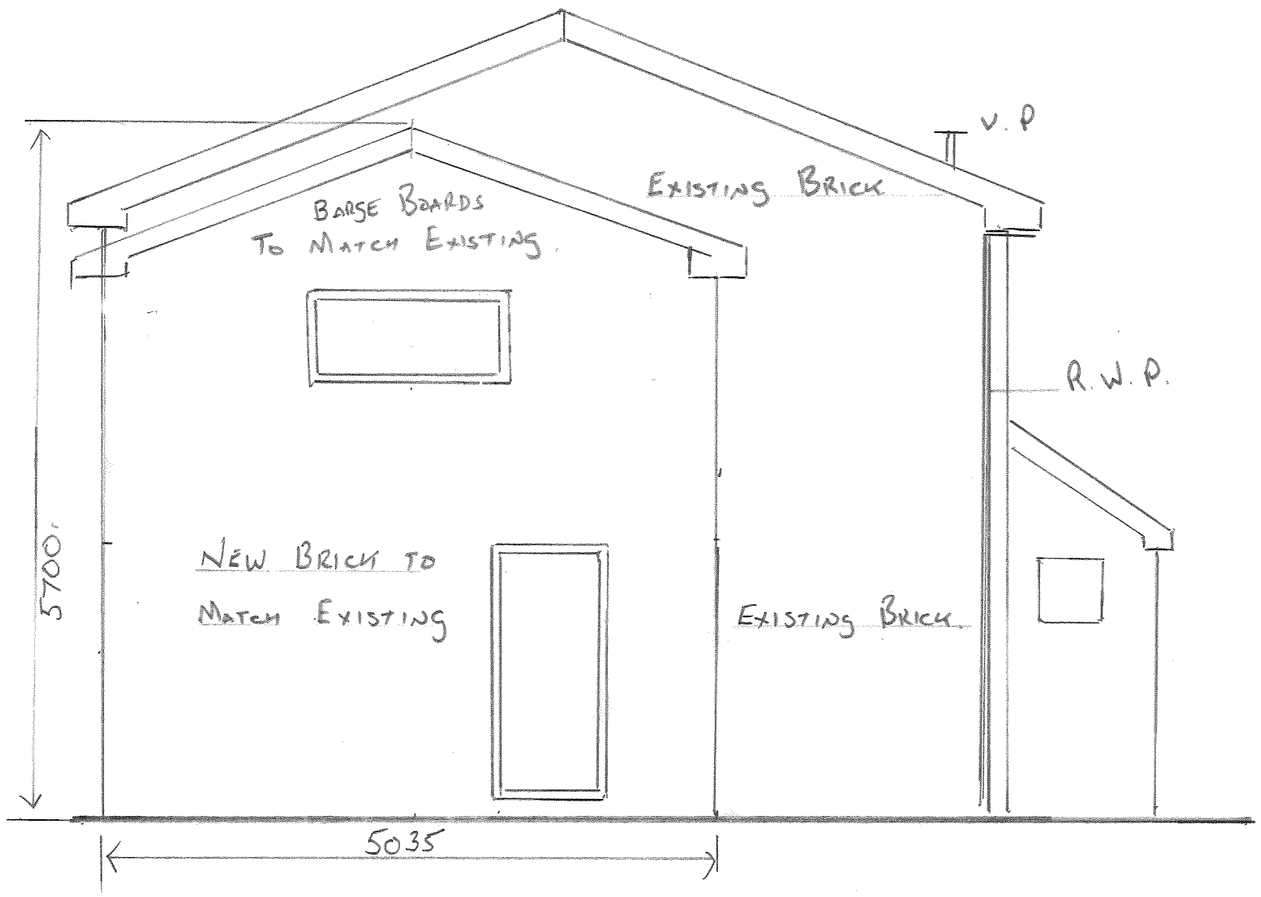
EXISTING REAR ELEVATION 1·50



PROPOSED FRONT ELEVATION 1:50

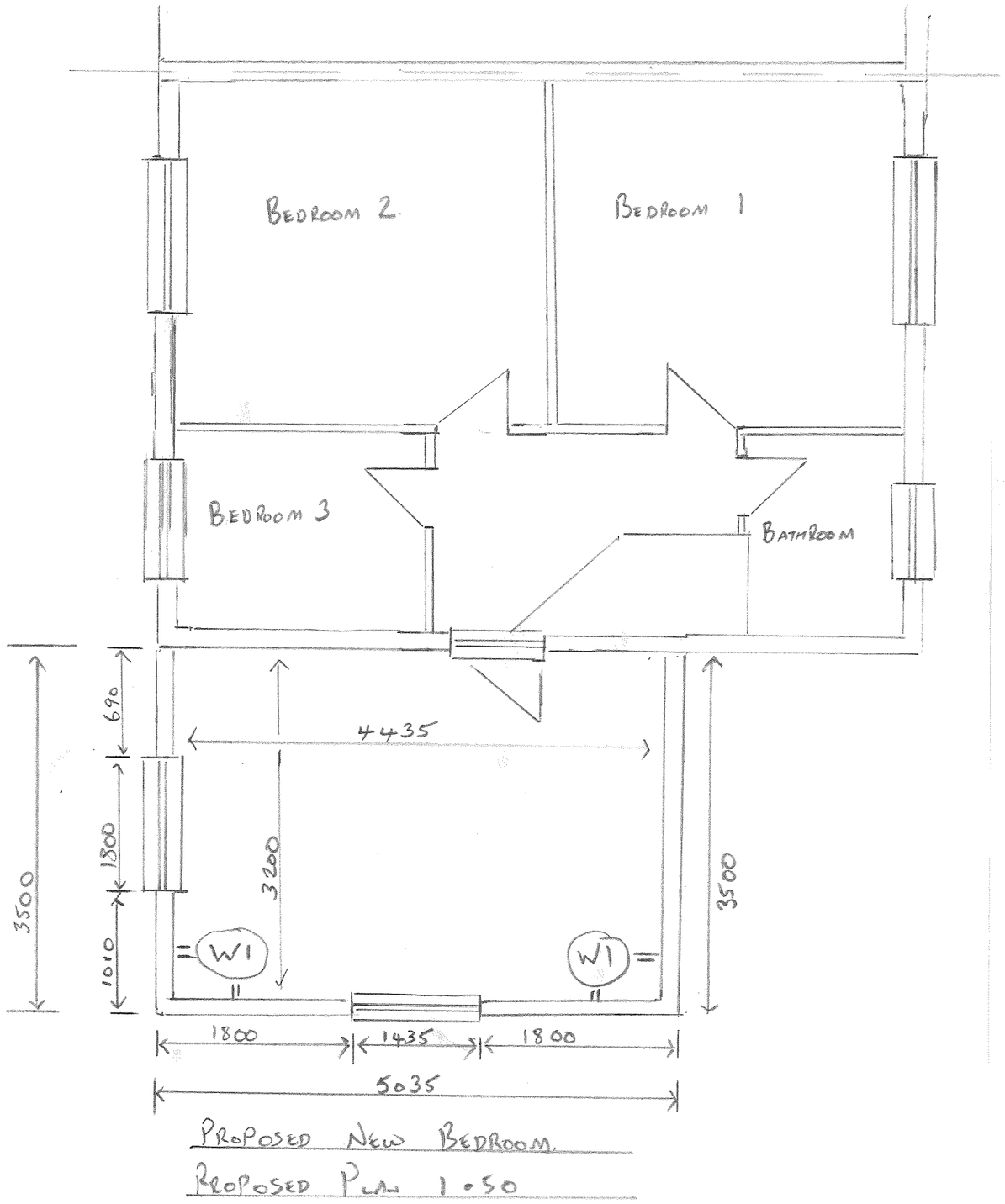


PROPOSED REAR ELEVATION 1:50



PROPOSED SIDE ELEVATION 1·50

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PROPOSED NEW BEDROOM.
PROPOSED PLAN 1:50

1. **GENERAL DESCRIPTION.**
   ADDITIONAL STOREY ON SIDE EXTENSION TO PROVIDE AN ADDITIONAL BEDROOM.

2. **WALLS**
   WALLS MARKED **W1,** NEW CAVITY WALLS WITH MAX U VALUE OF 0.26W/M2K, 102 MM BRICK, 100 MM CAVITY WITH 90 MM KINGSPAN K108 INSULATION. 10 MM MIN. RESIDUAL CAVITY 100 MM LIGHTWEIGHT BLOCK AND 12.5 MM PLASTERBOARD ON DABS. SS WALL TIES AT 750 MM CENTRES HORIZONTALLY AND 450 MM CENTRES VERTICALLY WITH ADDITIONAL TIES AT WINDOWS 150 MM FROM OPENING AND 225 VERTICALLY. THERMABATE CAVITY CLOSERS TO OPENINGS.

3. **ROOF CONSTRUCTION**
   ROOF TILES TO MATCH EXISTING WITH ROOF PITCH TO MATCH EXISTING ON 25X50 MM BATTENS ON NILVENT MEMBRANE ON 125X38MM RAFTERS AT 600 MM CENTRES SUPPORTED BY 225X75 MM C24 PURLIN. 100X50 MM C16 WALLPLATES STRAPPED DOWN TO WALLS WITH 50X3 MM M.S. STRAPS AT MAX 2M CENTRES. 300 MM INSULATION ON CEILING JOISTS WITH 57.5 MM KINGSPAN K118 INSULATED PLASTERBOARD WITH 3 MM SKIM TO GIVE MAX U VALUE OF 0.15W/M2K. PROVIDE SS CLIPS TO SUPPORT RAFTERS AT WALLPLATE. PROVIDE 30X5 M.S. GABLE RESTRAINT STRAPS AT MAX 2M CENTRES SUPPORTED BY SOLID TIMBER STRUTING. STRAPS TO BE FIXED TO MIN OF 3 RAFTERS. PROVIDE CODE 4 LEAD FLASHING AND CAVITY GUTTER AT JUNCTION OF NEW ROOF AND EXISTING WALL.

4. **LINTOLS**
   PROVIDE CATNIC LINTOLS TO WINDOW OPENINGS CATNIC CGE 90/100 115 MM HIGH SWL 22KN TO NEW DOOR OPENING CATNIC CG90/100 140 MM HIGH SWL 15KN. ALL LINTOLS IN EXTERNAL WALLS TO BE INSULATED.

5. **WINDOWS**
   TO BE UPVC WITH MAX U VALUE OF 0.16 W/M2K WITH SAFETY GLASS WITHIN 800 MM FROM FLOOR LEVEL FOR WINDOWS.