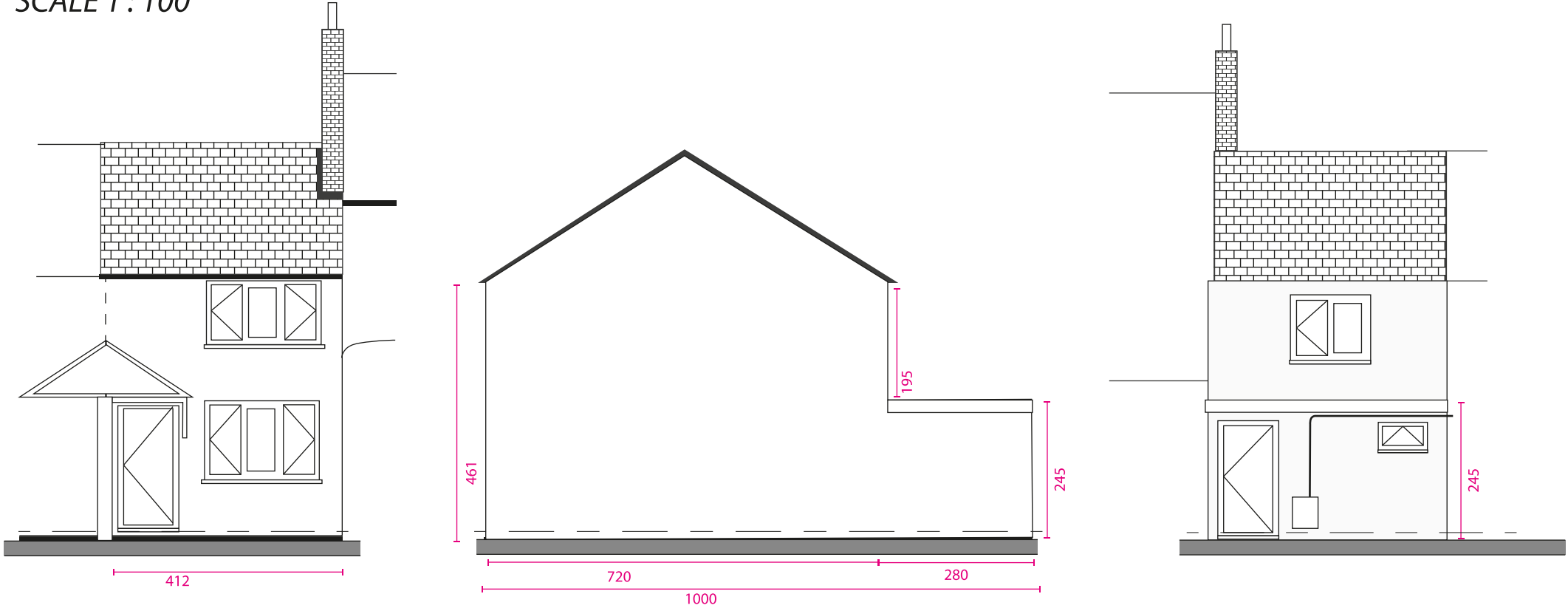


5 LLYNDIR VIEW FIRST FLOOR EXTENTION SHEET 1 of 4: ELEVATIONS

Current:

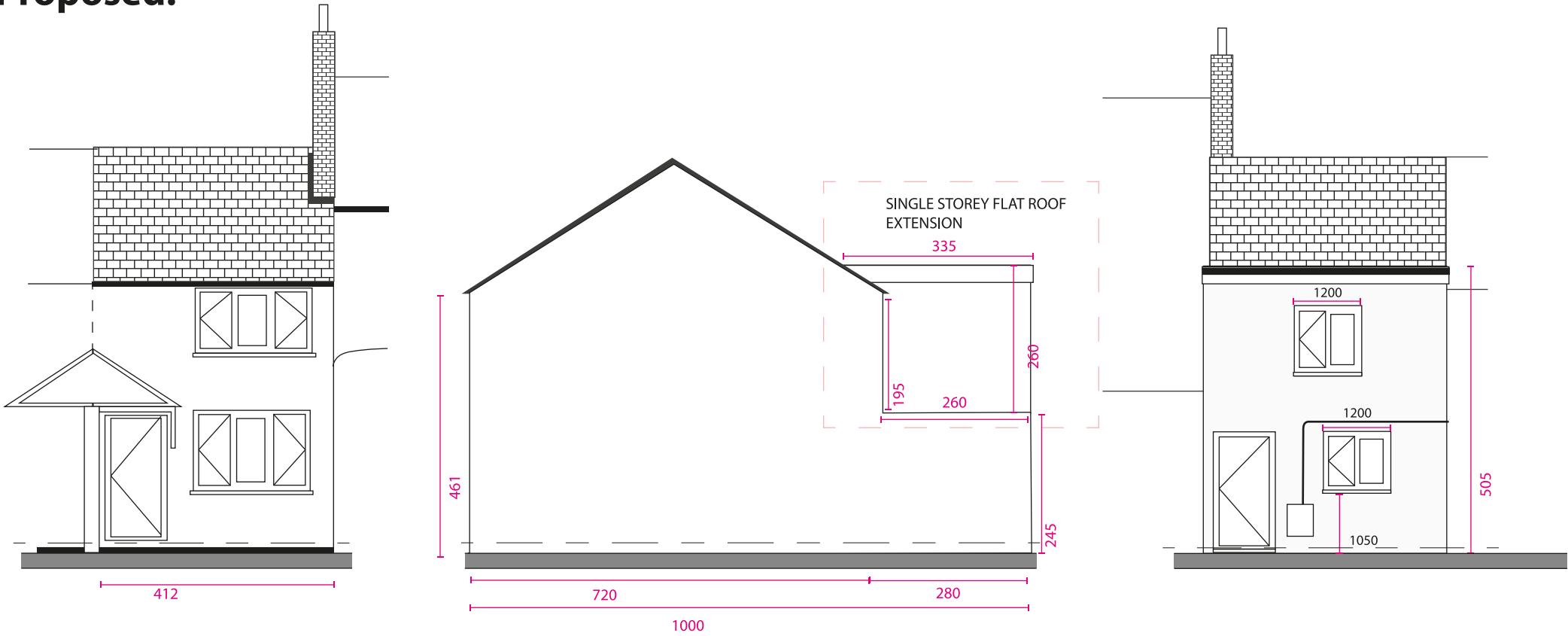
SCALE 1 : 100



NOTES:

- 1. Uses existing ground floor walls and footings.
- 2. Footing inspected and approved for use by Steven Cox Wrexham Building Control 25/08/22
- 3. Matches dimensions of existing rear extensions on all other properties in the terrace.
- 4. Bathroom relocated to first floor.
- 5. No changes to existing utiliies/waste

Proposed:



FRONT

SIDE

REAR

Property Details:

Address: 5 Llyndir View, Chester Road,  
Lavister, LL12 0DW

Applicant Details:

Name: Mr Robert Bruce  
Address: Kingsley House, Chester Road,  
Lavister, LL12 0DN  
Tel: 01244 570909  
Mob: 07967 194520  
email: robbuce66@gmail.com  
Date: 9th September 2022

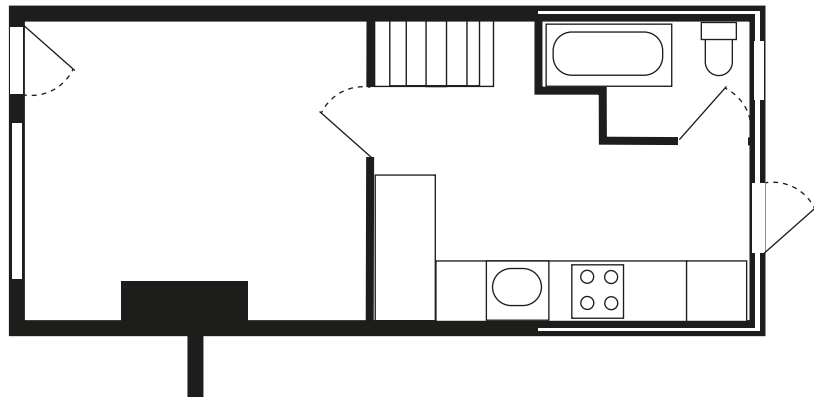
5 LLYNDIR VIEW FIRST FLOOR EXTENTION SHEET 2 of 4:

PLAN & LOCATION

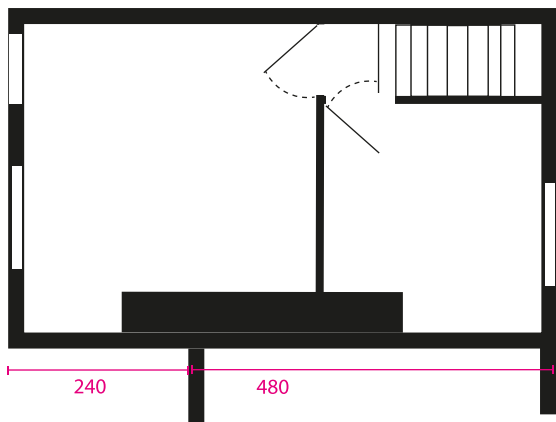
Current:

SCALE 1 : 100

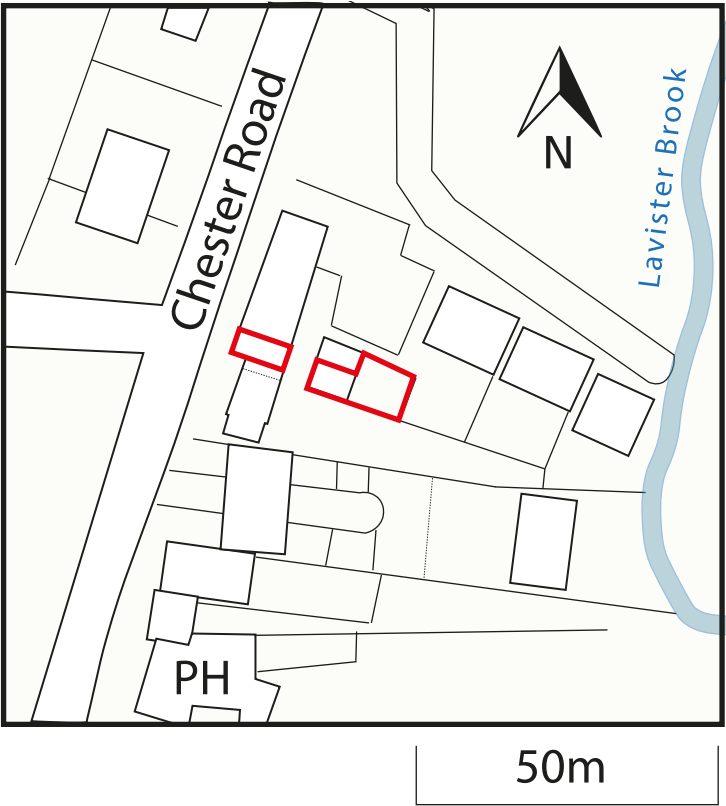
GROUND FLOOR



FIRST FLOOR

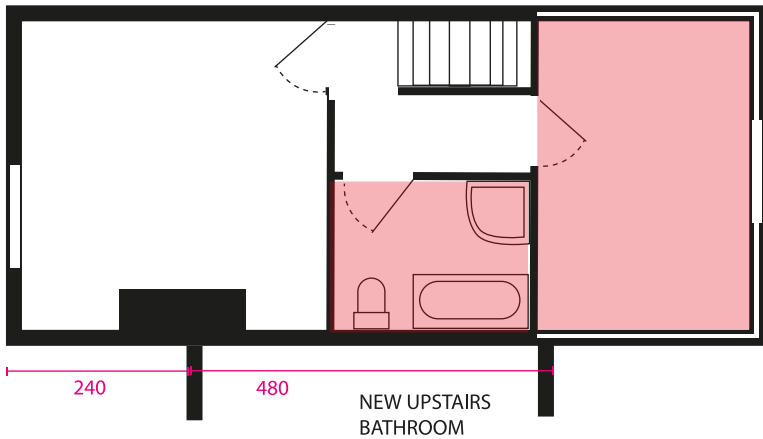
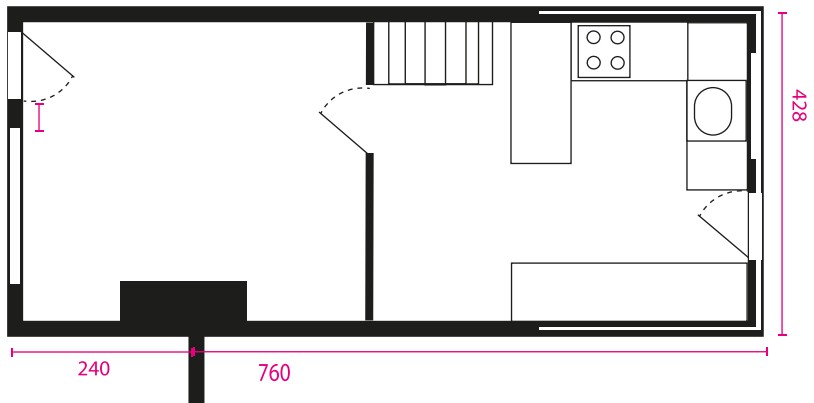


1:1250



Proposed:

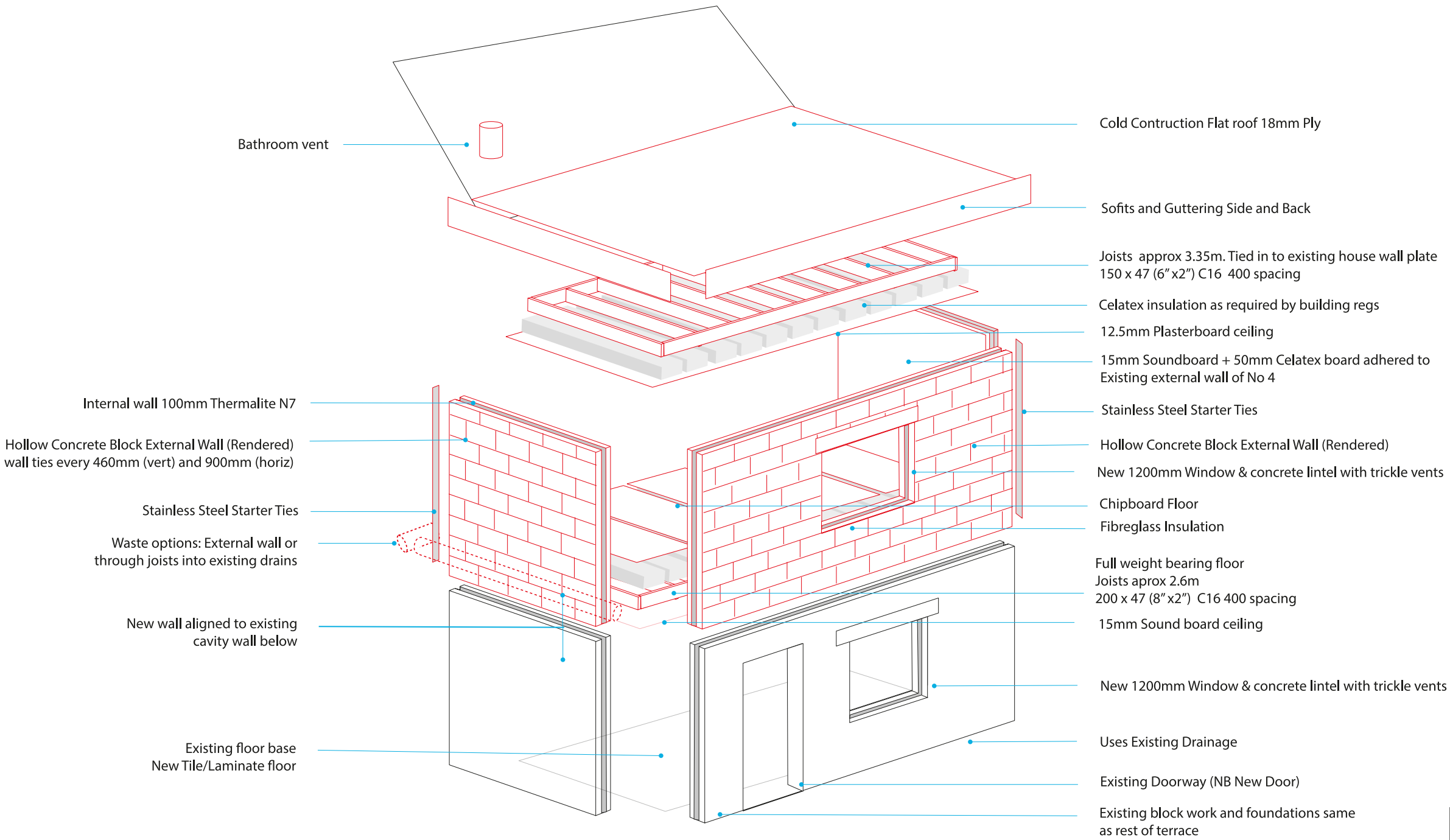
SCALE 1 : 100



New rooms

| Property Details:  |                                                     |
|--------------------|-----------------------------------------------------|
| Address:           | 5 Llyndir View, Chester Road,<br>Lavister, LL12 0DW |
| Applicant Details: |                                                     |
| Name:              | Mr Robert Bruce                                     |
| Address:           | Kingsley House, Chester Road,<br>Lavister, LL12 0DN |
| Tel:               | 01244 570909                                        |
| Mob:               | 07967 194520                                        |
| email:             | robbruce66@gmail.com                                |
| Date:              | 9th September 2022                                  |

5 LLYNDIR VIEW FIRST FLOOR EXTENTION SHEET 3 of 4: CONSTRUCTION AND MATERIALS



WALLS

First floor walls will be constructed of hollow concrete block externally with Thermalite inner wall to match construction and cavity of existing ground floor.  
Existing Cavity wall of adjoining property to be covered with 50mm Celatex and 15mm Soundboard  
New walls fixed with Stainless steel starter ties and joined by wall ties at 460/900 spacing  
Internal wall to use of 25mm insulated plaster board if required depending on width of cavity.  
External finish to be render to match existing

LINTELS

Concrete Lintels to be used above both windows with minimum end bearing of 150mm.

WINDOWS

To be double glazed UPVC matching existing style and neighbouring properties. To have safety opening and trickle vents providing 4000mm background ventilation per room.

ROOF

Cold construction flat roof to match height of neighbouring property. Joists tied in to existing roof wall plate. 400 mm joist spacing

WASTE & DRAINAGE

All wastes and drainage will be connected to current existing daignage to rear of propery

VENTILATION

Bathroom will have fan vented to roof  
New windows (2) to have trickle vents

Property Details:

Address: 5 Llyndir View, Chester Road,  
Lavister, LL12 0DW

Applicant Details:

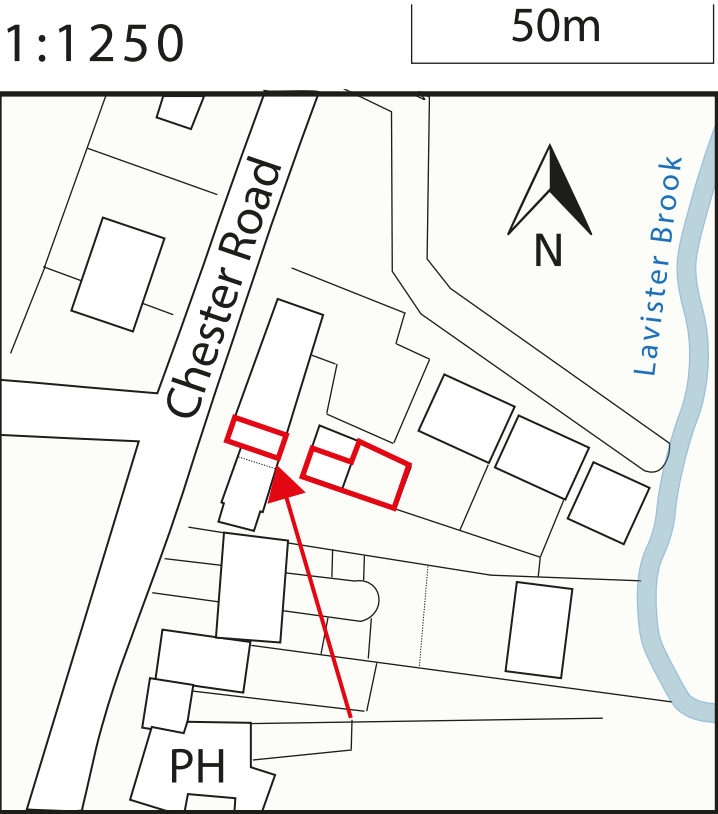
Name: Mr Robert Bruce  
Address: Kingsley House, Chester Road,  
Lavister, LL12 0DN  
Tel: 01244 570909  
Mob: 07967 194520  
email: robbruce66@gmail.com  
Date: 9th September 2022

5 LLYNDIR VIEW FIRST FLOOR EXTENTION SHEET 4 of 4: NOTES AND EXISTING PROPERTIES

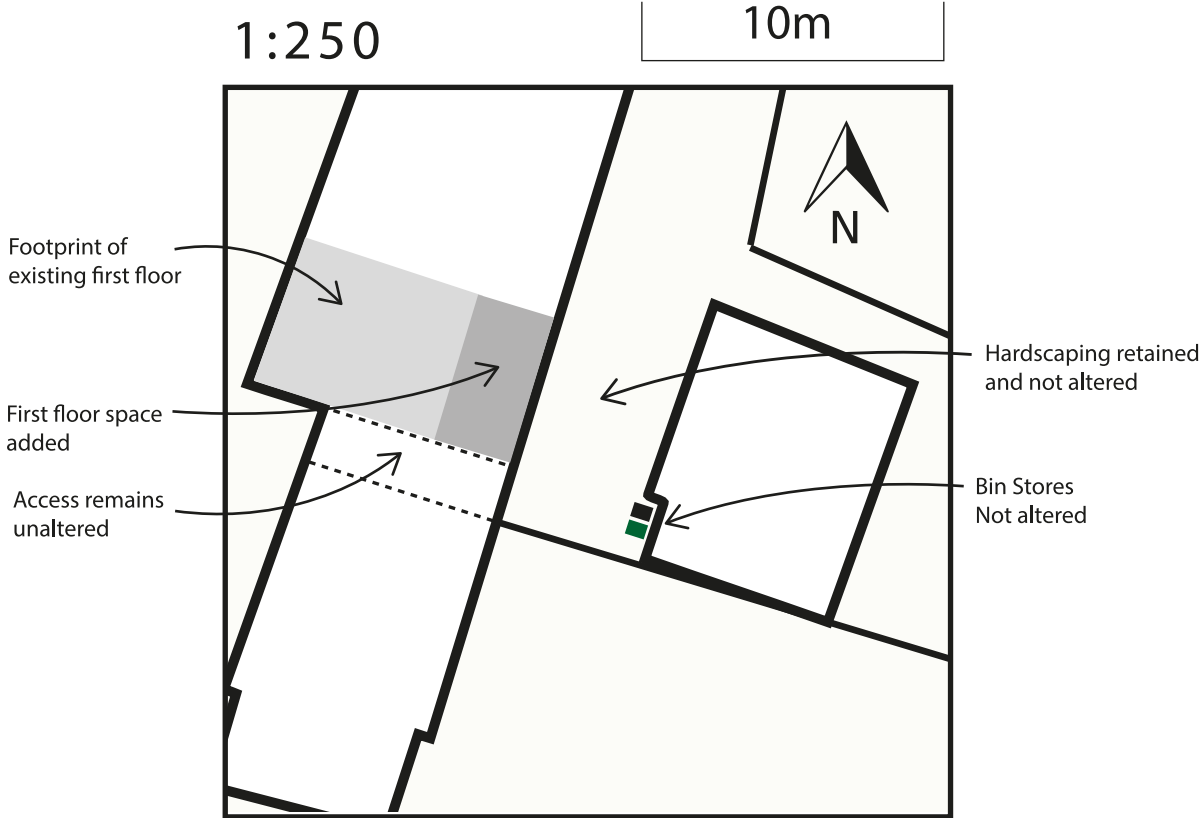
Current:



Proposed:



View shown:



Summary:

Property is an End Terrace and partially linked on first floor to Kingsley house.

All properties in the terrace have rear extensions added in 1970's. No 5 is the only one to have a single story extension.

Permission is requested to extend rear of No5 to match the other 4 properties.

Extension uses the same construction and foundations as the other 4 properties and would have a flat roof extension following the existing boundaries.

Neighbouring Properties:

Plans have been discussed with owners of linked property (No 4 Llyndir View) who have no objections.

We own the other linked property - Kingsley house

**Access**

The development has good direct access to Chester road and will not require any obstructions to road or footpaths.

Access to rear of the other properties will not be affected during any work as its pedestrian access only.

| Property Details:  |                                                     |
|--------------------|-----------------------------------------------------|
| Address:           | 5 Llyndir View, Chester Road,<br>Lavister, LL12 0DW |
| Applicant Details: |                                                     |
| Name:              | Mr Robert Bruce                                     |
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