Full Site Plan

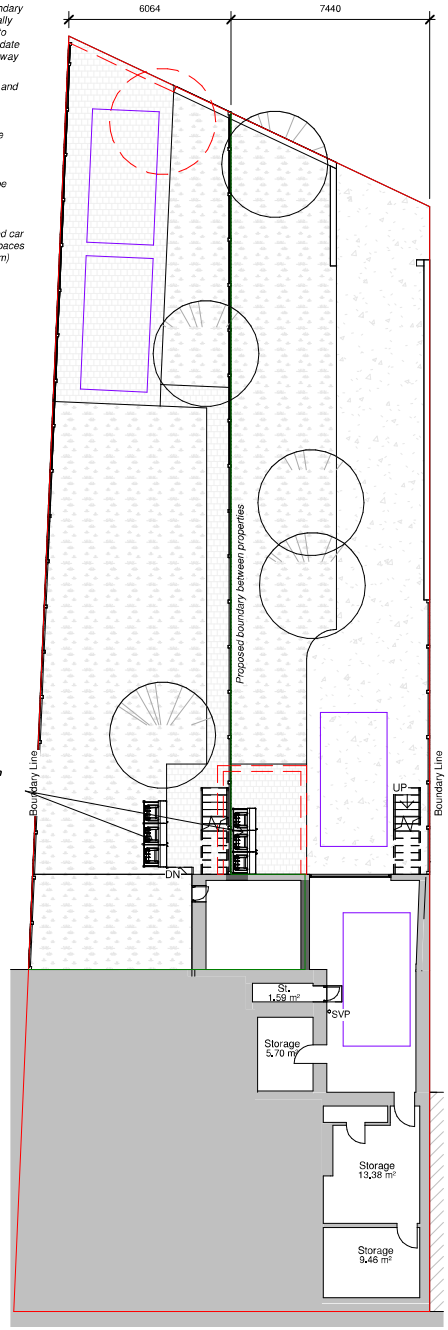
1 : 200

Rear boundary wall partially removed to accommodate new driveway

Driveway and paths to comprise water-permeable paving

1 tree to be removed

2 proposed car parking spaces (2.5m x 5m)



Each house to have a timber bin store, which will contain:
- 1 general waste bin
- 1 recycling waste bin
1 - garden waste bin

House 1
- **2 bed, 3 person**
- **GIA: 85.655m²**
- **Storage: 13.16m²**
- **Garden amenity space: 222.582m²**
- **2 car parking spaces**

House 2
- **2 bed, 3 person**
- **GIA: 72.266m²**
- **Storage: 30.95 m²**
- **Garden amenity space: 200.638m²**
- **Minimum 2 car parking spaces**

1:100
0 1 2 3 4m

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PROGRAMME:

- Car parking spaces (2.5m x 5m)
- Existing trees
- Proposed boundary between properties

KEY:

	Neighbouring context	**RWP**	Rain Water Pipe
	Existing walls	**SVP**	Soil Vent Pipe
	Proposed walls		Boundary line
	Proposed rooflight		Existing removed
MH	Manhole		Existing beam
B	Boiler		1.9 m head height
EM	Electric Meter		1.5 m head hieght
GM	Gas Meter		Ridge line

REVISION NOTES:

REV:	DATE:	DESCRIPTION:

GENERAL NOTES:

1. All Dimensions are in millimetres unless otherwise stated
2. All work to be carried out in accordance with current building regulations and all relevant british standards/codes of practice.
3. The Contractor is responsible for the correct setting out of the works on site, all dimensions to be checked prior to fabrication of materials and commencement of works.
4. This Drawing is to be read in conjunction with all relevant drawings and specifications
5. Exact SVP and Boiler position to be determined onsite by contractor
6. A 'macerator toilet' would be required for a certain designs if the toilet location is away from existing SVP
7. Steels imbedded into ceiling may be charged additionally by your contractor
8. All proposed materials are to be similar in appearance to that of the existing house, unless otherwise stated.
9. Skylights must not protrude past the roof slope by more than 150mm
10. Glazing which exceeds 25% of the added floor area will result in extra charges for S.A.P Calculations
11. Windows on a side elevation at first floor level or above must be obscured glazing and non openable below 1.7m
12. Load-bearing partitions and/or posts are shown in a rough position. The exact position is to be confirmed by a structural engineer prior to construction.

EXTENSION PLANS

Extension Plans. Ealing Cross, 85 Uxbridge Rd, London W5 5BW

CLIENT: Ian Reilly

PROJECT: Proposed Plans

PROJECT ADDRESS: Broad Oak High Street, Glyn Ceiriog, Llangollen, LL20 7EH

DRAWING TITLE: PROPOSED FULL SITE PLAN

DRAWN BY: FH | **CHECKED BY:** LG

DATE: 11.07.2025 | **Rev:** R00 | **Rev. DATE:**

SCALE@A3: 1:100 | **DRAWING No:** HS-R00-PR-104