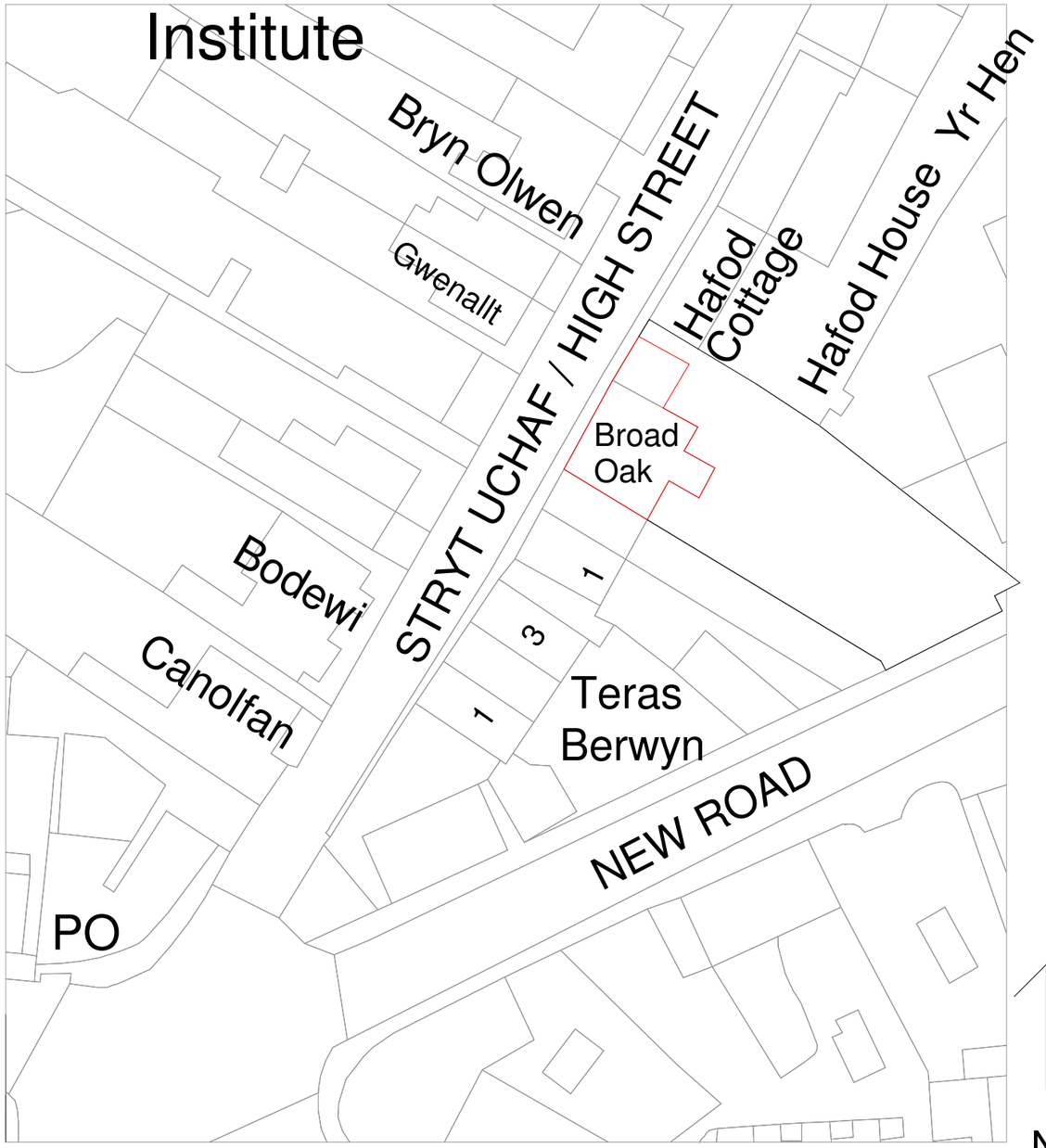


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Development

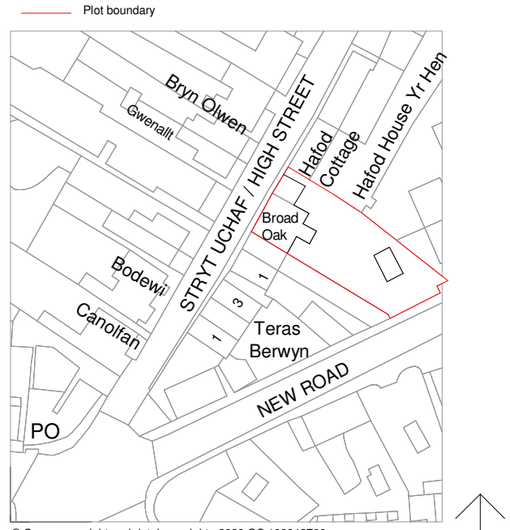
Property boundary

Site Plan

1 : 500

10 0 10 20 30 40 50

Metres



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10 0 10 20 30 40 50

Metres

Location map

1 : 1250

PROGRAMME:

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:

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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

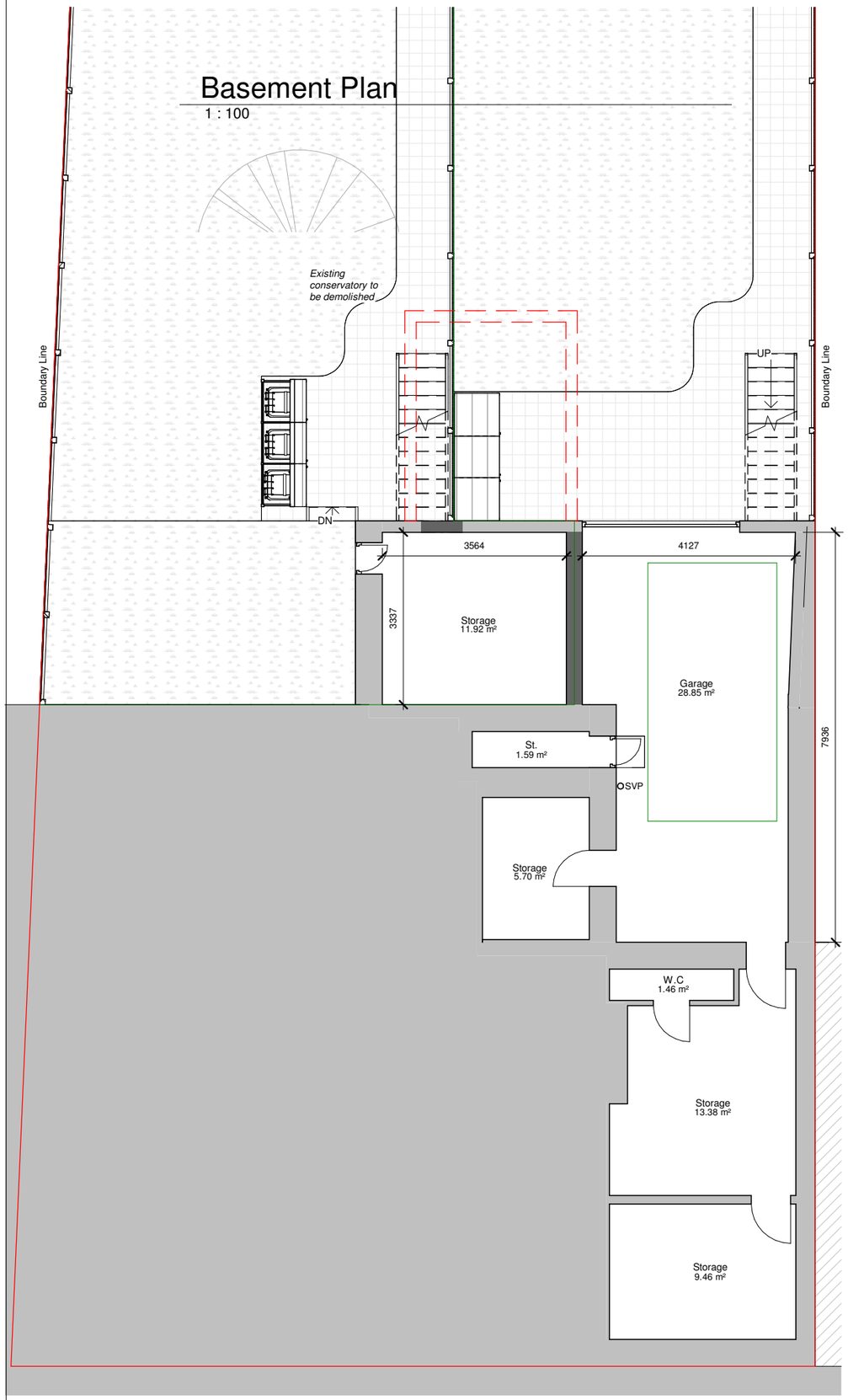
DRAWING TITLE: SITE PLAN_ LOCATION MAP

DRAWN BY:	FH	**CHECKED BY:**	LG
DATE:	11.07.2025	**Rev:** R01	**Rev. DATE:** 16.10.2025
SCALE@A3:	1:500	**DRAWING No:**	HS-R01-PR-101

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Basement Plan

1 : 100



Ground Floor Plan

1 : 100

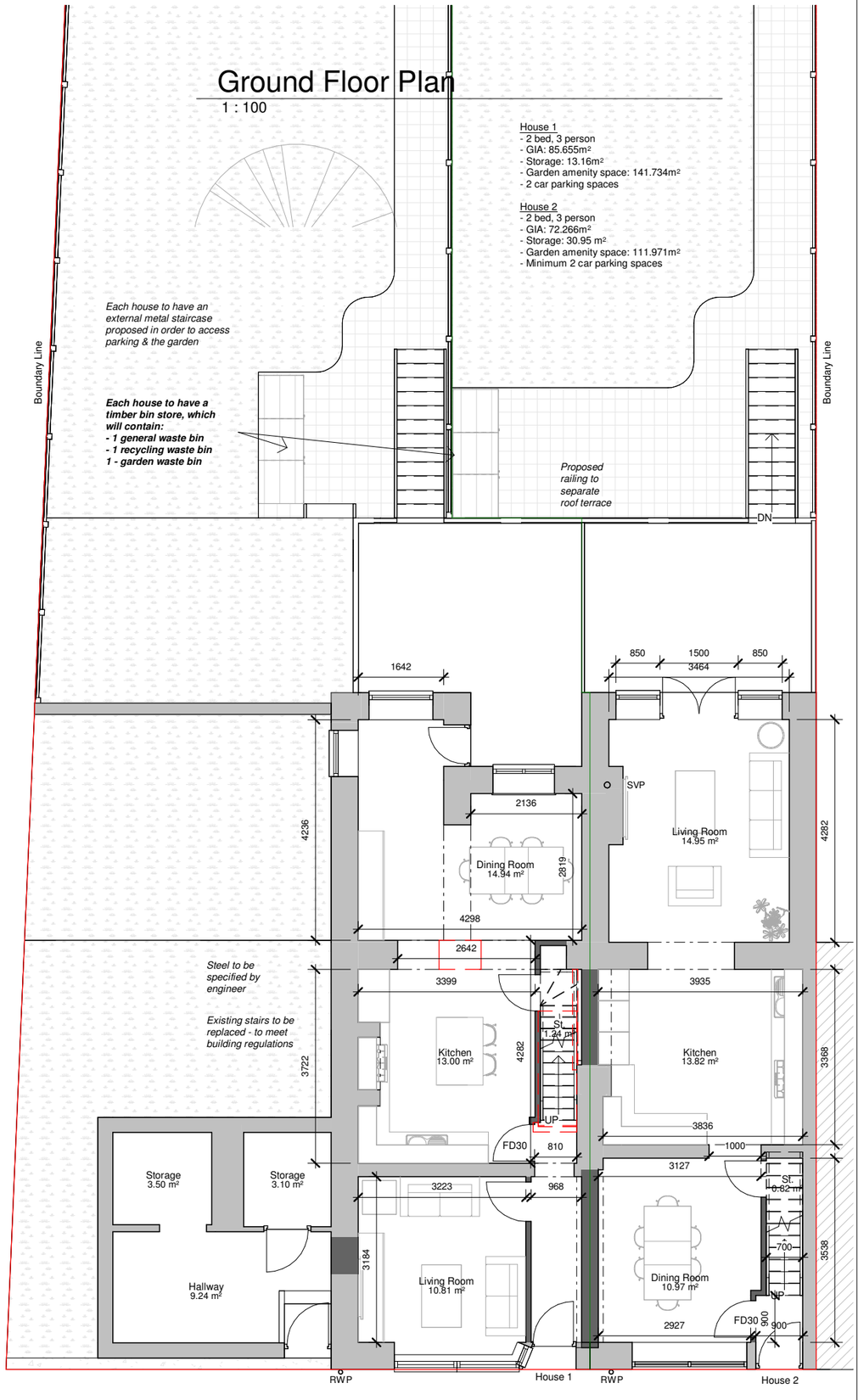
House 1
- 2 bed, 3 person
- GIA: 85.655m²
- Storage: 13.16m²
- Garden amenity space: 141.734m²
- 2 car parking spaces

House 2
- 2 bed, 3 person
- GIA: 72.266m²
- Storage: 30.95 m²
- Garden amenity space: 111.971m²
- Minimum 2 car parking spaces

Each house to have an external metal staircase proposed in order to access parking & the garden

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

Proposed railing to separate roof terrace



PROGRAMME:

Existing GIA (excluding conservatory): 266.479 m²

KEY:

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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

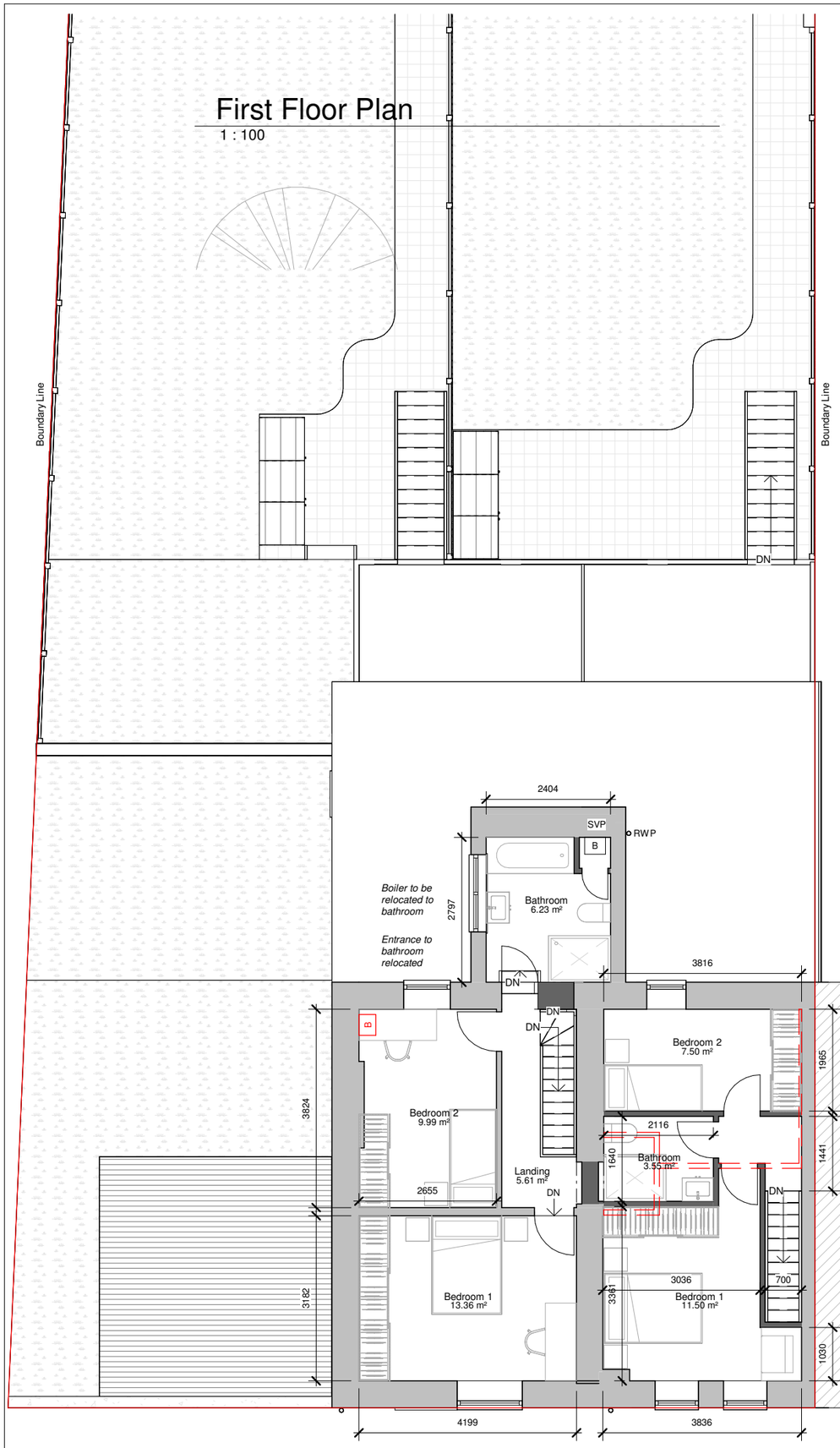
DRAWING TITLE: PROPOSED FLOOR PLANS

DRAWN BY:	FH	**CHECKED BY:**	LG
DATE:	11.07.2025	**Rev:** R01	**Rev. DATE:** 16.10.2025
SCALE@A3:	1:100	**DRAWING No:**	HS-R01-PR-102

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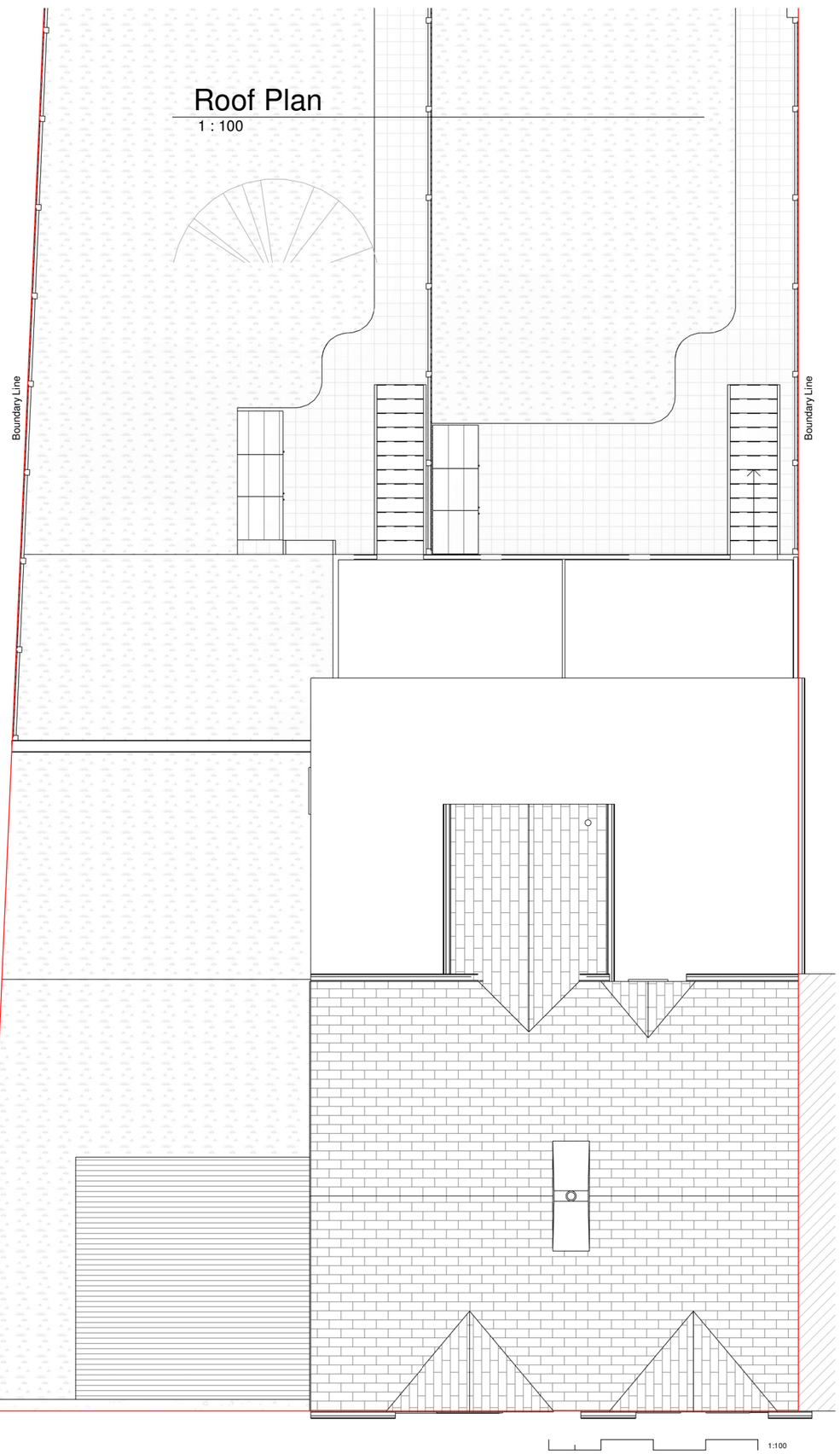
First Floor Plan

1 : 100



Roof Plan

1 : 100



PROGRAMME:

KEY:

	Neighbouring context	**RWP**	Rain Water Pipe
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	Proposed rooflight		Existing removed
MH	Manhole		Existing beam
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GM	Gas Meter		Ridge line

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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

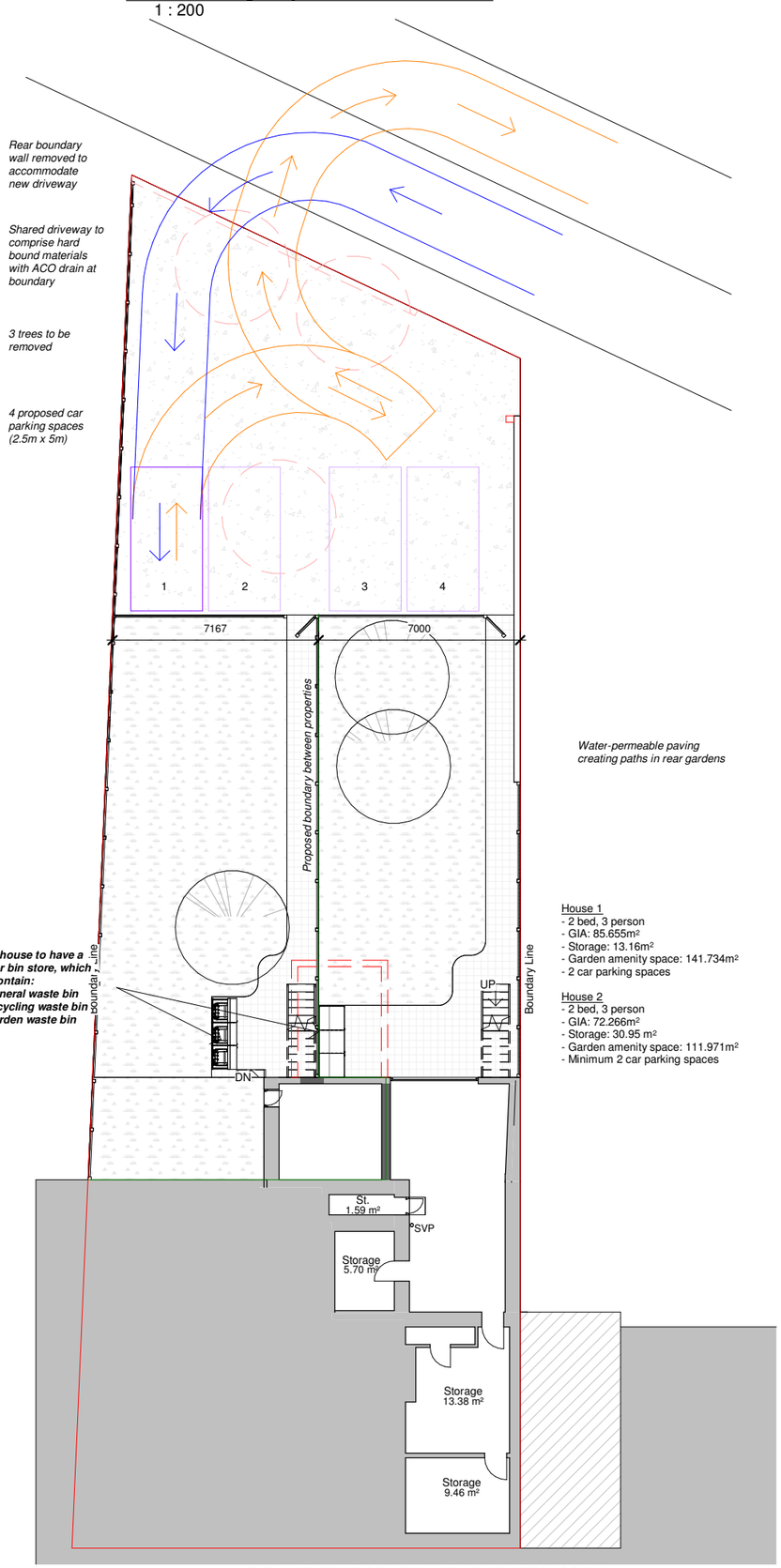
DRAWING TITLE: PROPOSED FLOOR PLANS

DRAWN BY:	FH	**CHECKED BY:**	LG
DATE:	11.07.2025	**Rev:** R01	**Rev. DATE:** 16.10.2025
SCALE@A3:	1:100	**DRAWING No:**	HS-R01-PR-103

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Parking Space 1

1 : 200

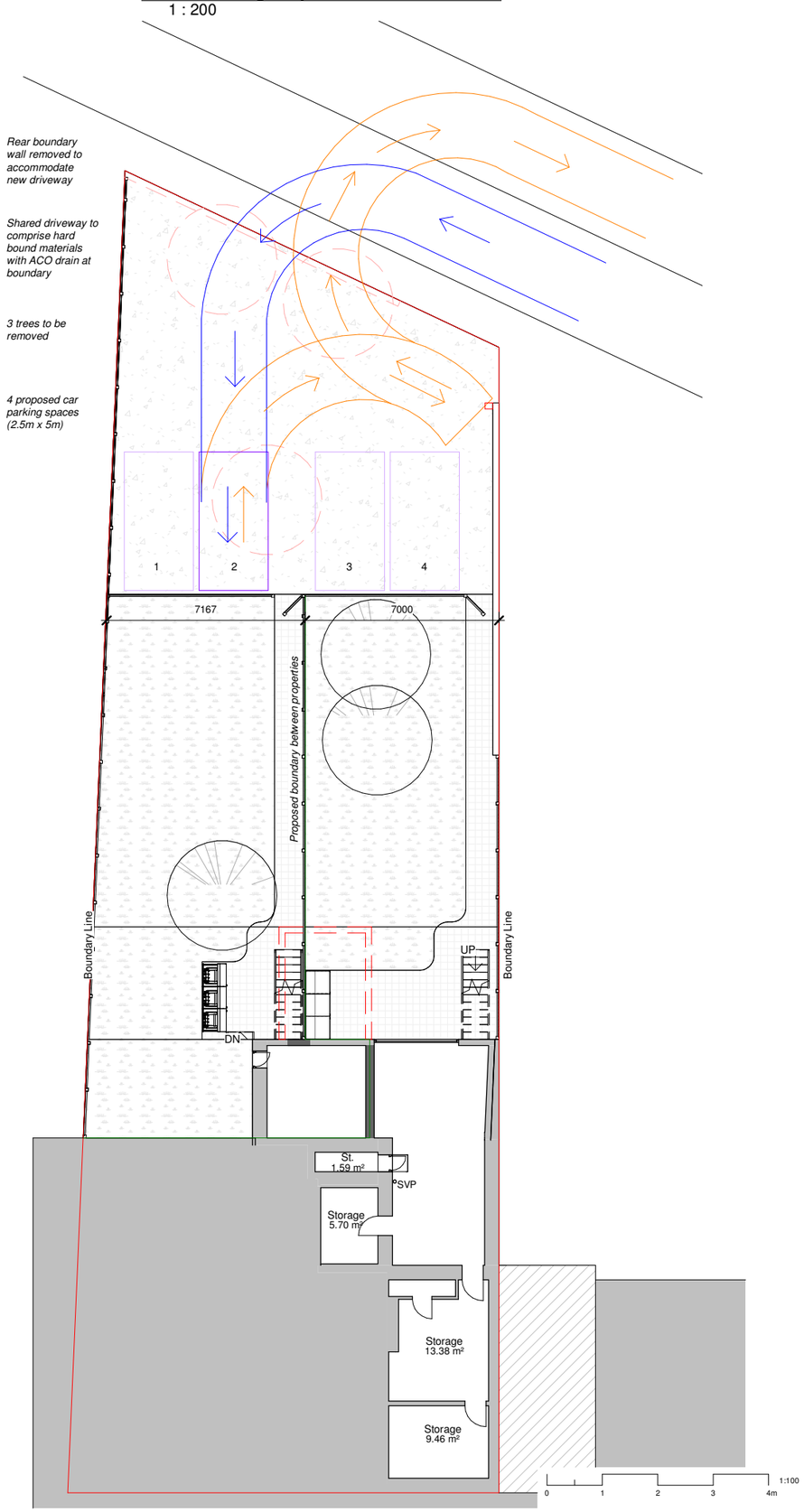


House 1
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- GIA: 85.655m²
- Storage: 13.16m²
- Garden amenity space: 141.734m²
- 2 car parking spaces

House 2
- 2 bed, 3 person
- GIA: 72.266m²
- Storage: 30.95 m²
- Garden amenity space: 111.971m²
- Minimum 2 car parking spaces

Parking Space 2

1 : 200



PROGRAMME:

- Car parking spaces (2.5m x 5m)
- Existing trees
- Proposed boundary between properties
- Car entering at car parking spot
- Car exiting car parking spot

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:

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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

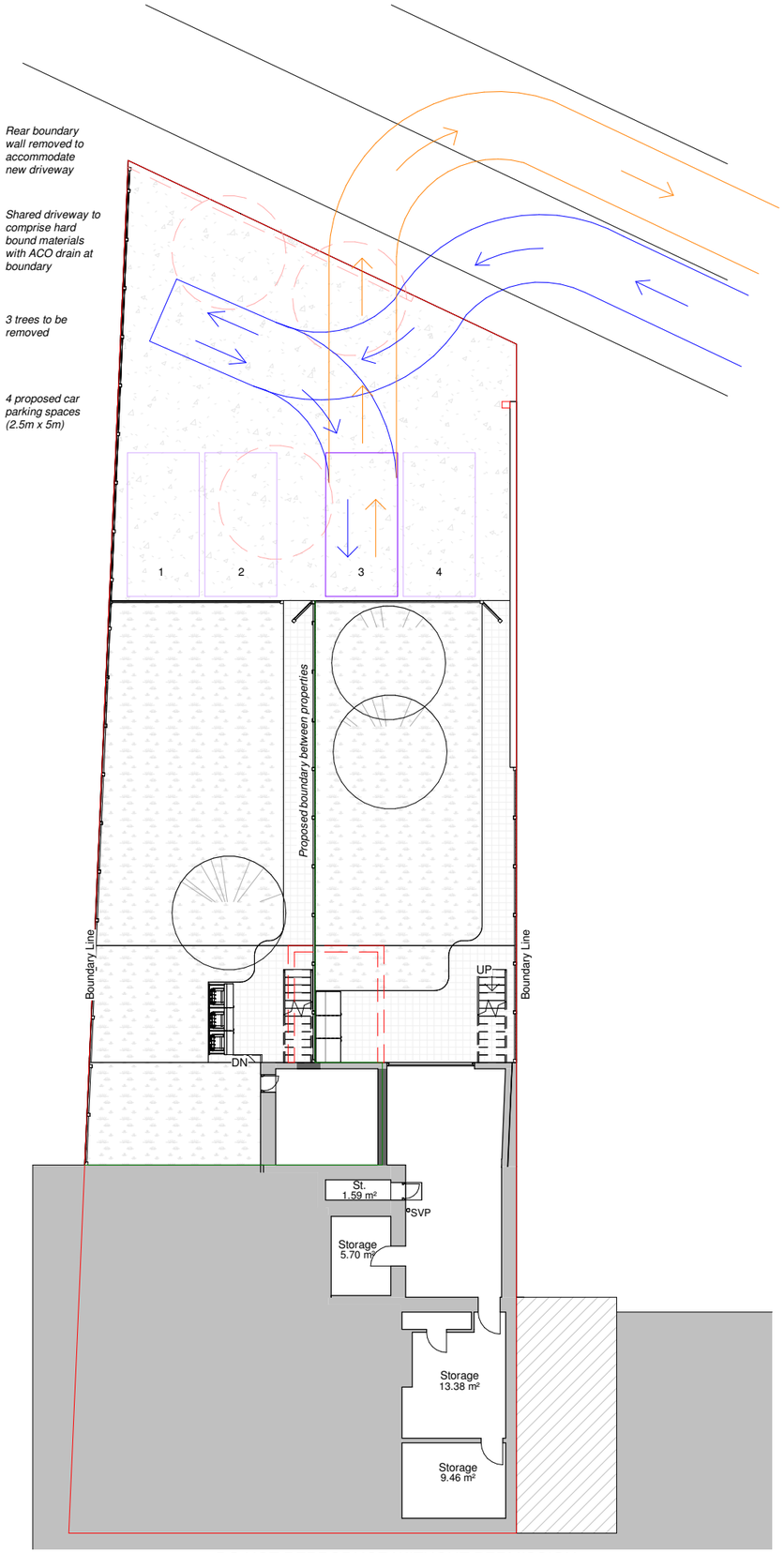
DRAWING TITLE: PROPOSED FULL SITE PLAN

DRAWN BY:	FH	**CHECKED BY:**	LG
DATE:	11.07.2025	**Rev:** R01	**Rev. DATE:** 16.10.2025
SCALE@A3:	1:100	**DRAWING No:**	HS-R01-PR-104

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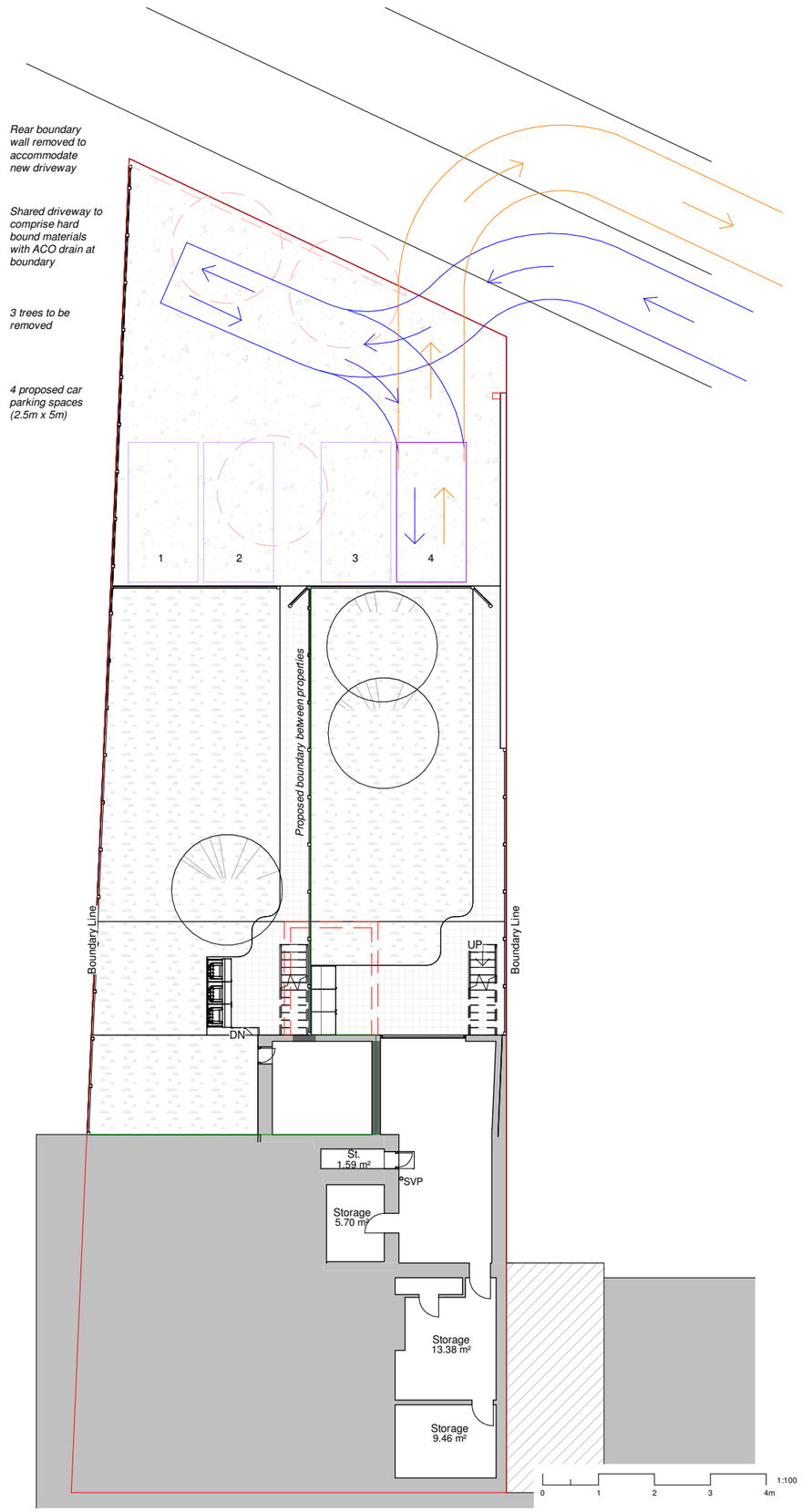
Parking Space 3

1 : 200



Parking Space 4

1 : 200



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PROGRAMME:

- Car parking spaces (2.5m x 5m)
- Existing trees
- Proposed boundary between properties
- Car entering at car parking spot
- Car exiting car parking spot

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:

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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:** R01	**Rev. DATE:** 16.10.2025
SCALE@A3:	1:100	**DRAWING No:**	HS-R01-PR-104.1

Rear Elevation

1 : 100



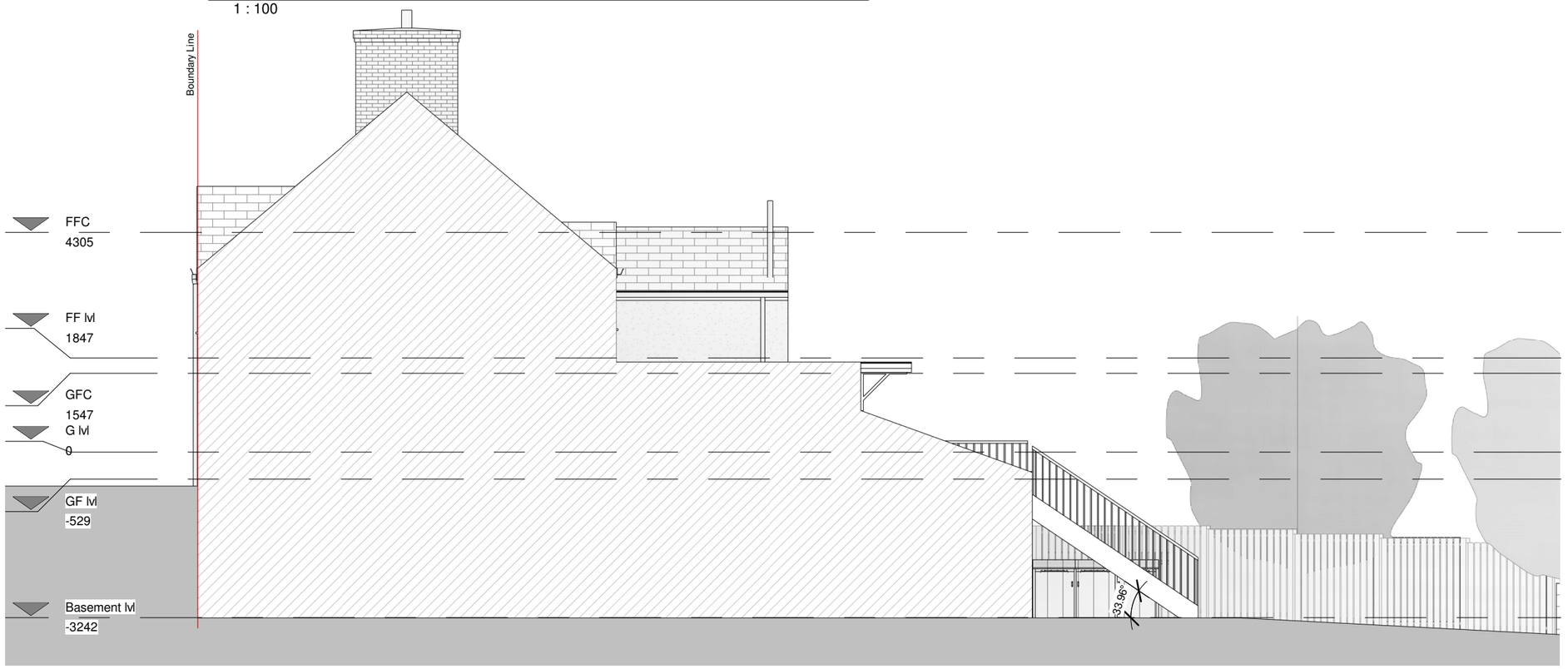
New french doors on each house to access rear terrace and garden

Proposed windows to match existing style

Proposed stairs added to rear terrace in order to access rear garden and drive

Right Elevation

1 : 100



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1:100
0 1 2 3 4m

PROGRAMME:

KEY:

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PROJECT: Proposed Plans

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DRAWING TITLE: PROPOSED ELEVATIONS

DRAWN BY:	FH	**CHECKED BY:**	LG
DATE:	11.07.2025	**Rev:** R01	**Rev. DATE:** 16.10.2025
SCALE@A3:	1:100	**DRAWING No:**	HS-R01-PR-105

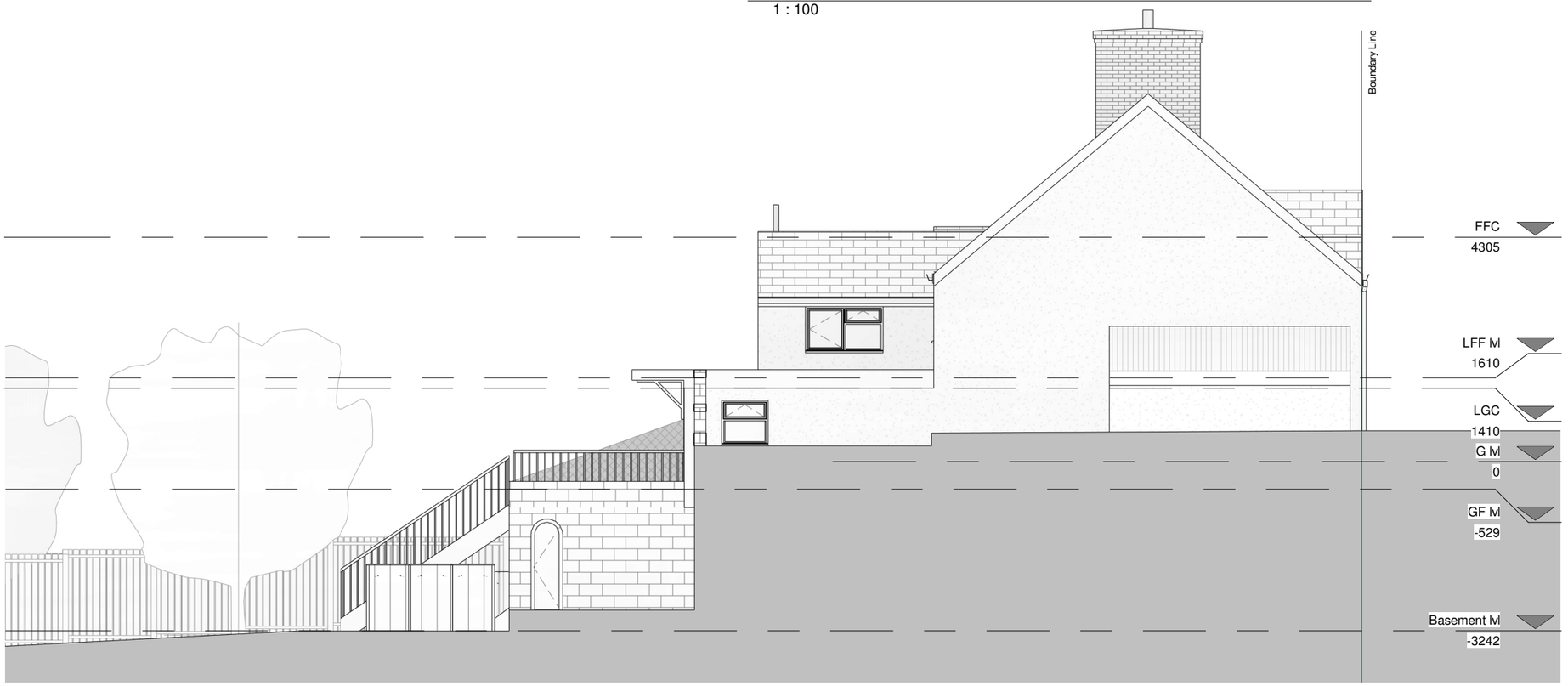
Front Elevation

1 : 100



Left Elevation

1 : 100



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PROGRAMME:

KEY:

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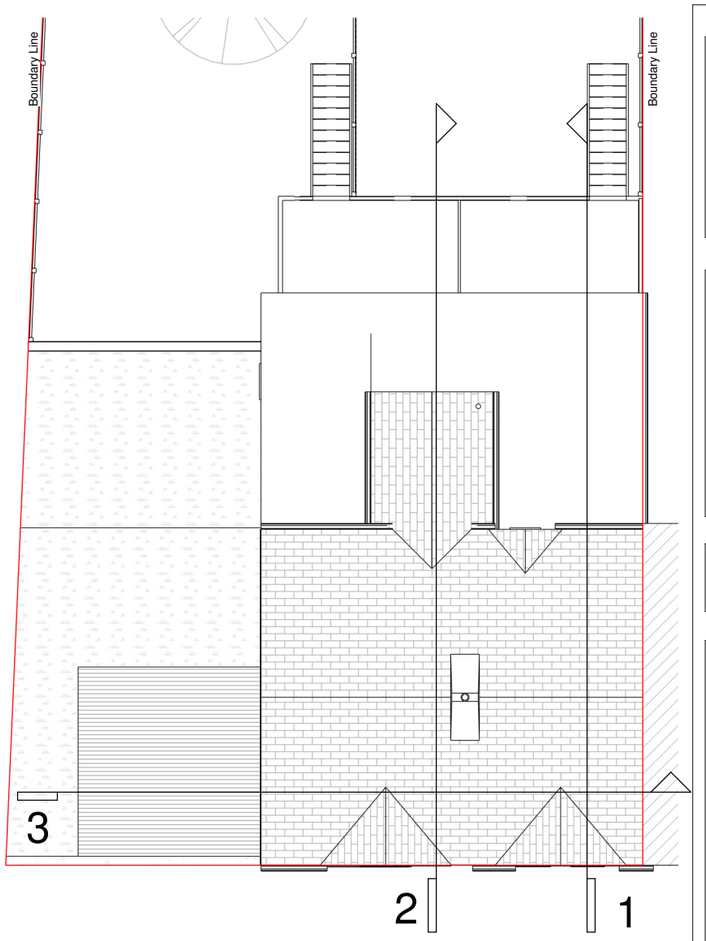
DRAWING TITLE: PROPOSED ELEVATIONS

DRAWN BY:	FH	**CHECKED BY:**	LG
DATE:	11.07.2025	**Rev:** R01	**Rev. DATE:** 16.10.2025
SCALE@A3:	1:100	**DRAWING No:**	HS-R01-PR-106

Section 1

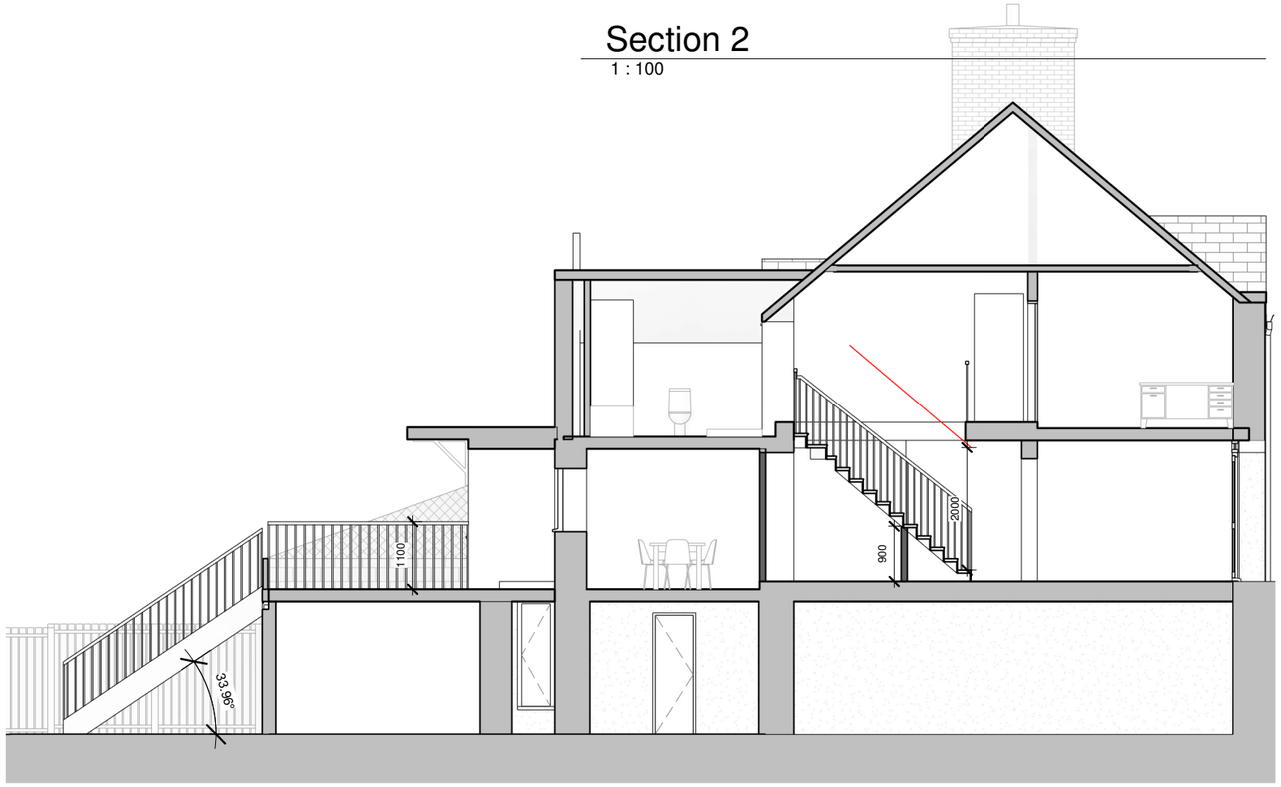
1 : 100





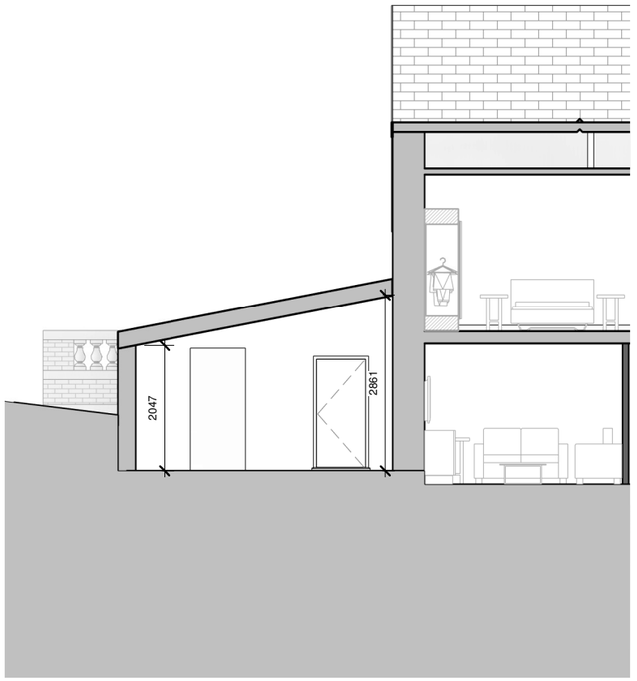
Section 2

1 : 100



Section 3

1 : 100



1:100
0 1 2 3 4m

PROGRAMME:

KEY:

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CLIENT: Ian Reilly

PROJECT: Proposed Plans

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

DRAWING TITLE: PROPOSED SECTIONS

DRAWN BY:	FH	**CHECKED BY:**	LG
DATE:	11.07.2025	**Rev:** R01	**Rev. DATE:** 16.10.2025
SCALE@A3:	1:100	**DRAWING No:**	HS-R01-PR-107

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