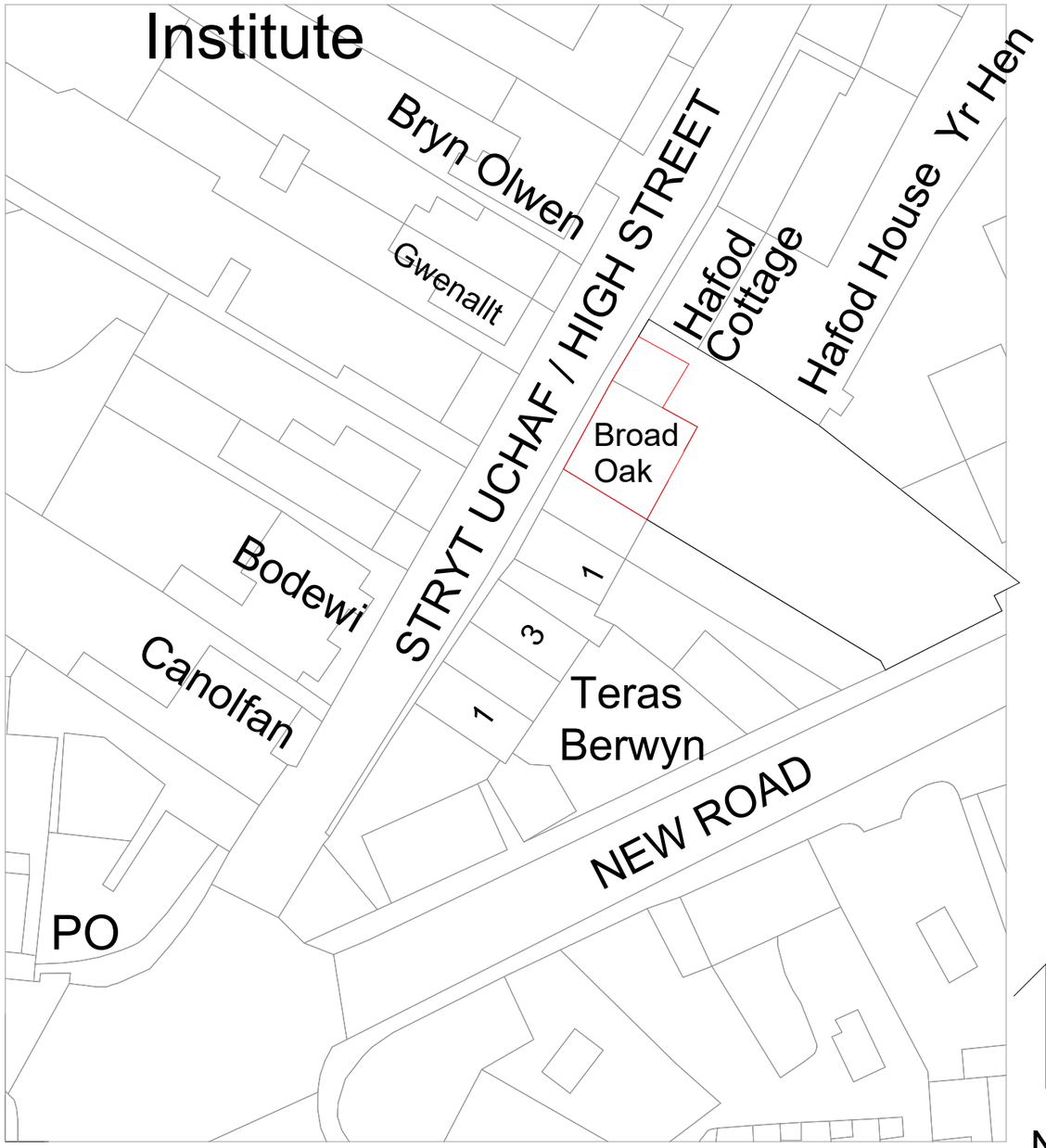


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Development

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

N

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:

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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

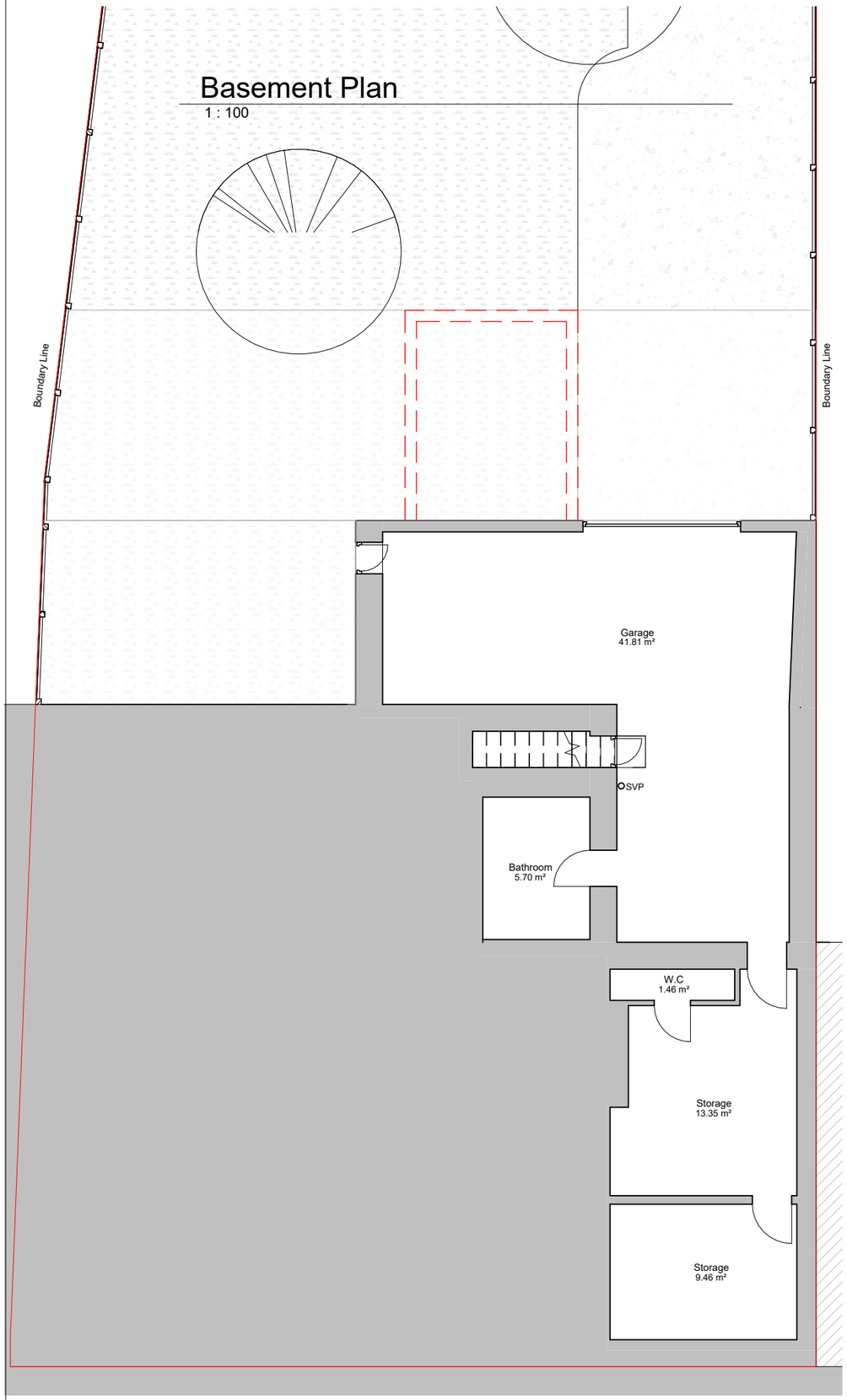
DRAWING TITLE: SITE PLAN_ LOCATION MAP

DRAWN BY:	FH	**CHECKED BY:**	LG
DATE:	11.07.2025	**Rev:** R02	**Rev. DATE:** 25.06.2026
SCALE@A3:	1:500	**DRAWING No:**	HS-R02-PR-101

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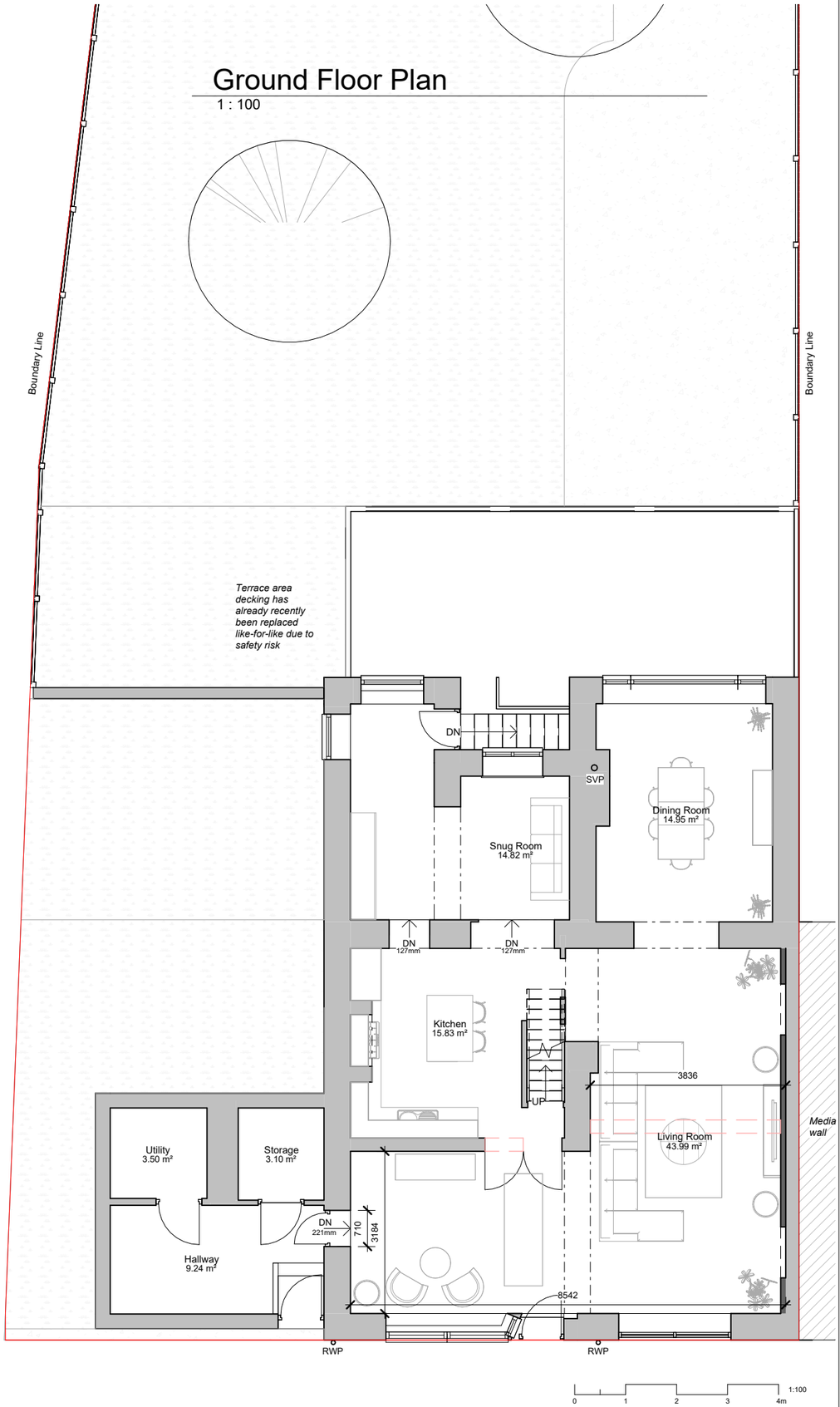
Basement Plan

1 : 100



Ground Floor Plan

1 : 100



PROGRAMME:

Existing GIA (excluding conservatory): 266.479 m ²

KEY:

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MH	Manhole		Existing beam
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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

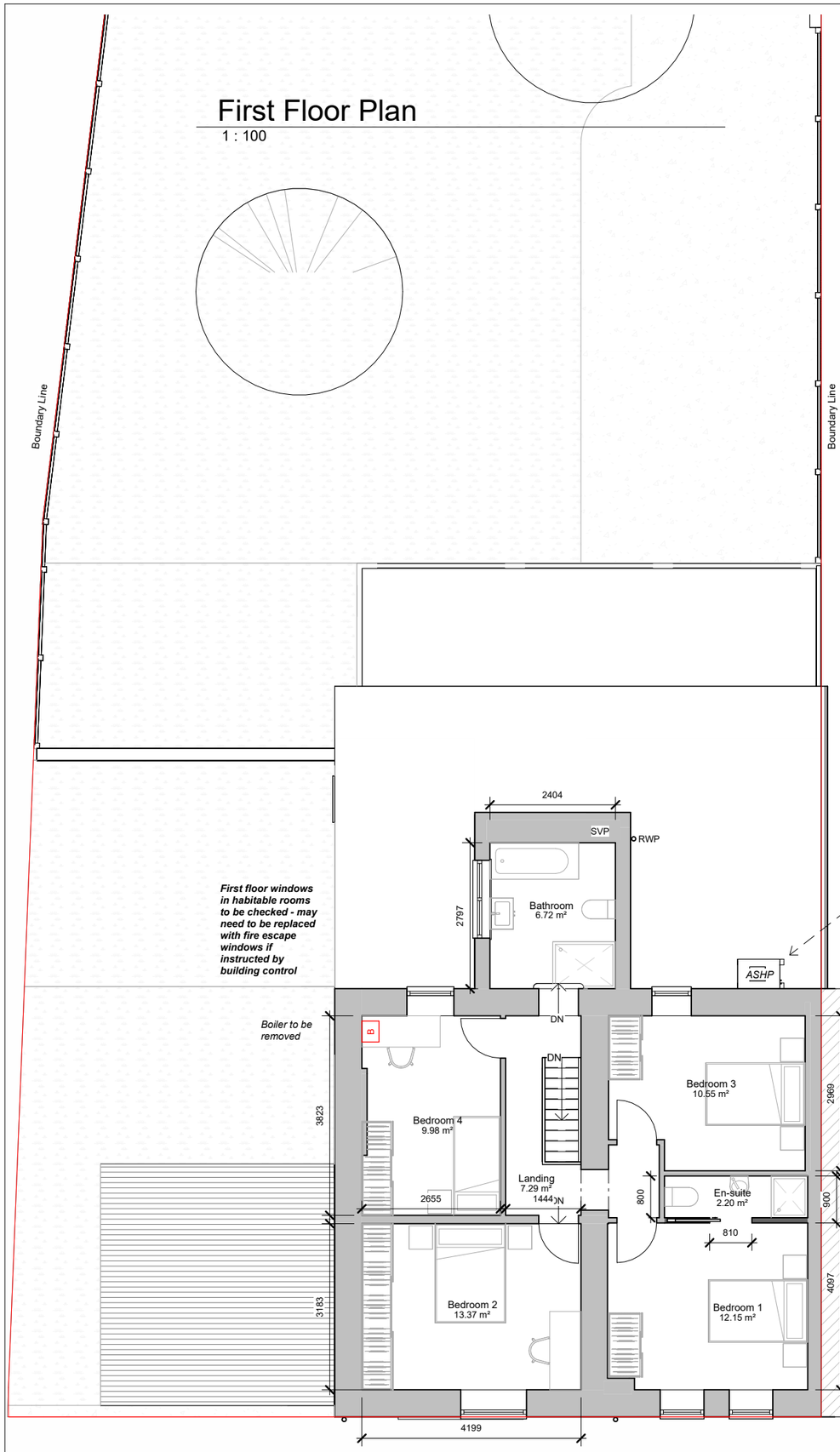
DRAWING TITLE: PROPOSED FLOOR PLANS

DRAWN BY:	FH	**CHECKED BY:**	LG
DATE:	11.07.2025	**Rev:** R02	**Rev. DATE:** 25.06.2026
SCALE@A3:	1:100	**DRAWING No:**	HS-R02-PR-102

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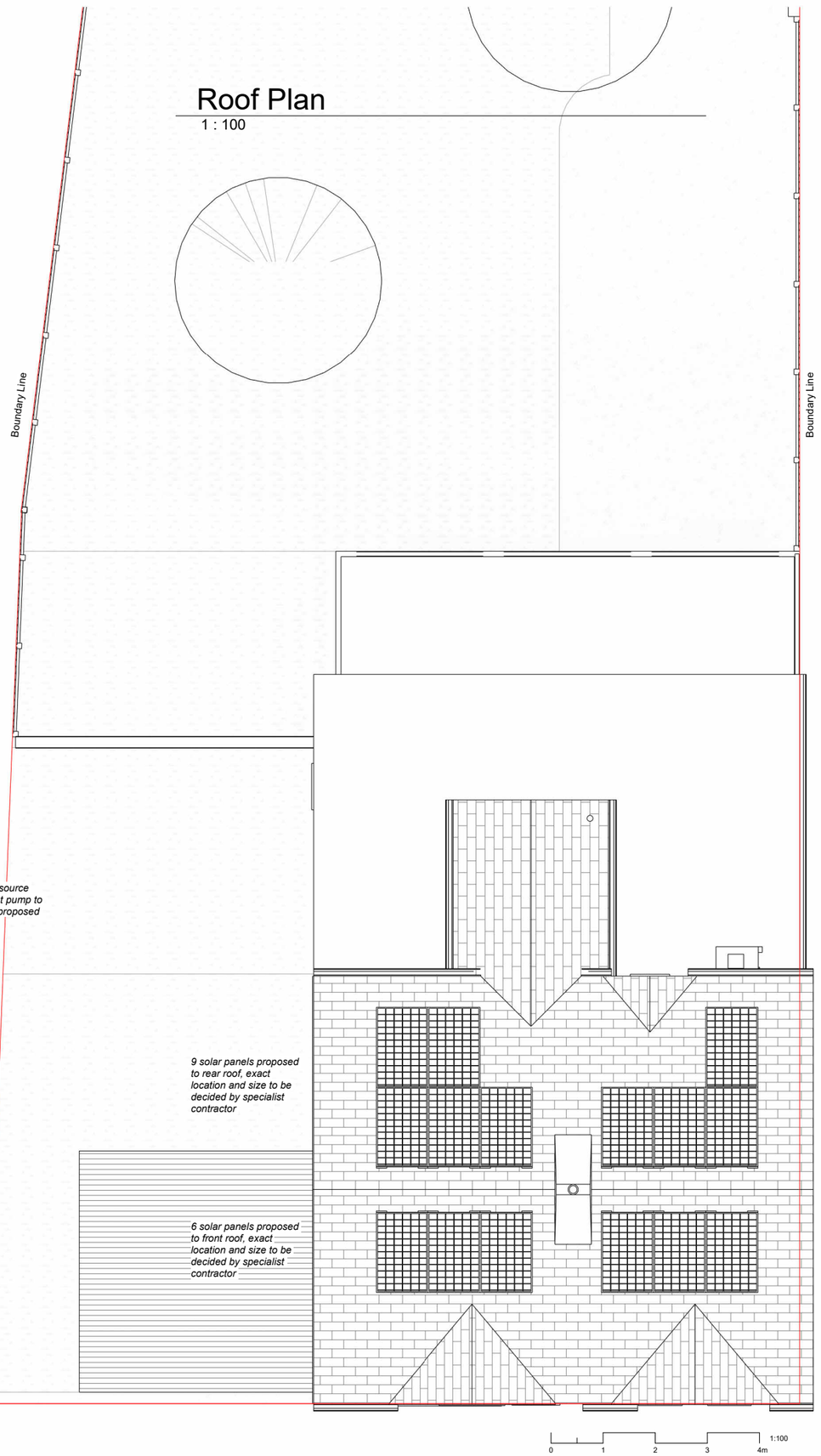
First Floor Plan

1 : 100



Roof Plan

1 : 100



PROGRAMME:

KEY:

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	Existing walls	**SVP**	Soil Vent Pipe
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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

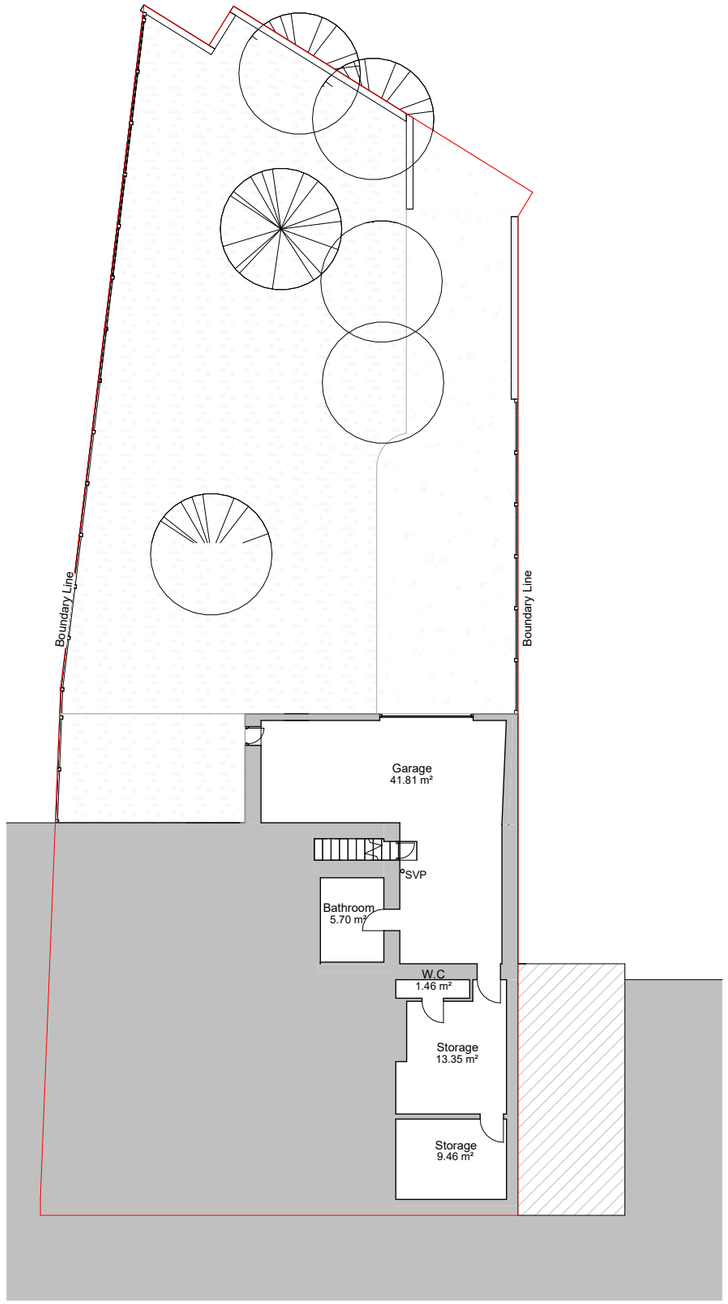
DRAWING TITLE: PROPOSED FLOOR PLANS

DRAWN BY:	FH	**CHECKED BY:**	LG
DATE:	11.07.2025	**Rev:** R02	**Rev. DATE:** 25.06.2026
SCALE@A3:	1:100	**DRAWING No:**	HS-R02-PR-103

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Full Site Plan

1 : 200



PROGRAMME:

KEY:

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EXTENSION PLANS

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

CLIENT: Ian Reilly

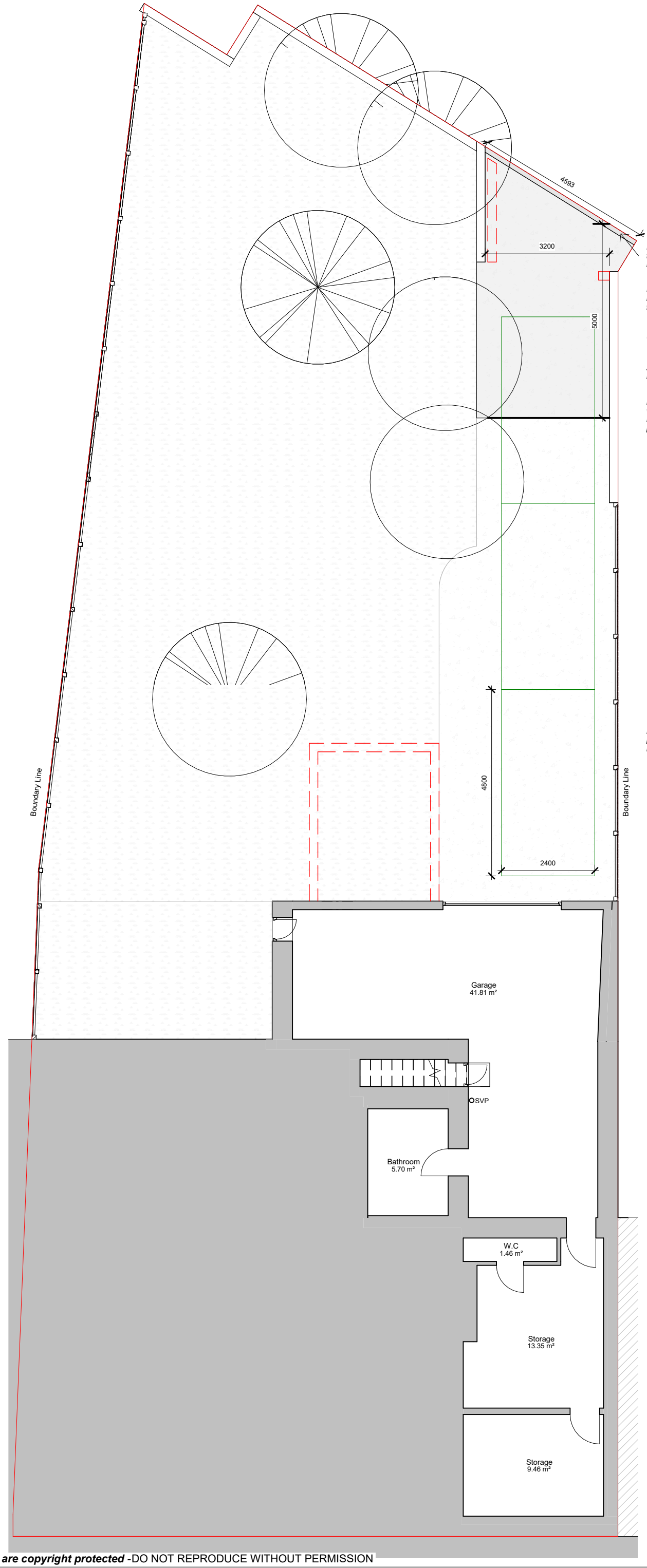
PROJECT: Proposed Plans

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

DRAWING TITLE: PROPOSED FULL SITE PLAN

DRAWN BY:	FH	**CHECKED BY:**	LG
DATE:	11.07.2025	**Rev:** R02	**Rev. DATE:** 25.06.2026
SCALE@A3:	1:100	**DRAWING No:**	HS-R02-PR-104

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Installation of an Aco drain or similar to intercept any private surface water run-off on entry to driveway

Hard paving with hard bound materials within a minimum of 5m from the boundary

Gates removed to improve access

Access widened to a minimum of 3.2m

Lowering / cutting back of any vegetation to improve visibility to road / pedestrian footpath where possible.

Trees to be retained

Existing three car parking spaces to be retained on site

PROGRAMME:

KEY:

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13. All doors to a habitable room along a fire escape route must be FD30, existing doors that don't meet this requirement will need replacing.

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 PARKING PLAN

DRAWN BY:	FH	**CHECKED BY:**	LG
DATE:	11.07.2025	**Rev:** R02	**Rev. DATE:** 25.06.2026
SCALE@A3:	1:100	**DRAWING No:**	HS-R02-PR-105

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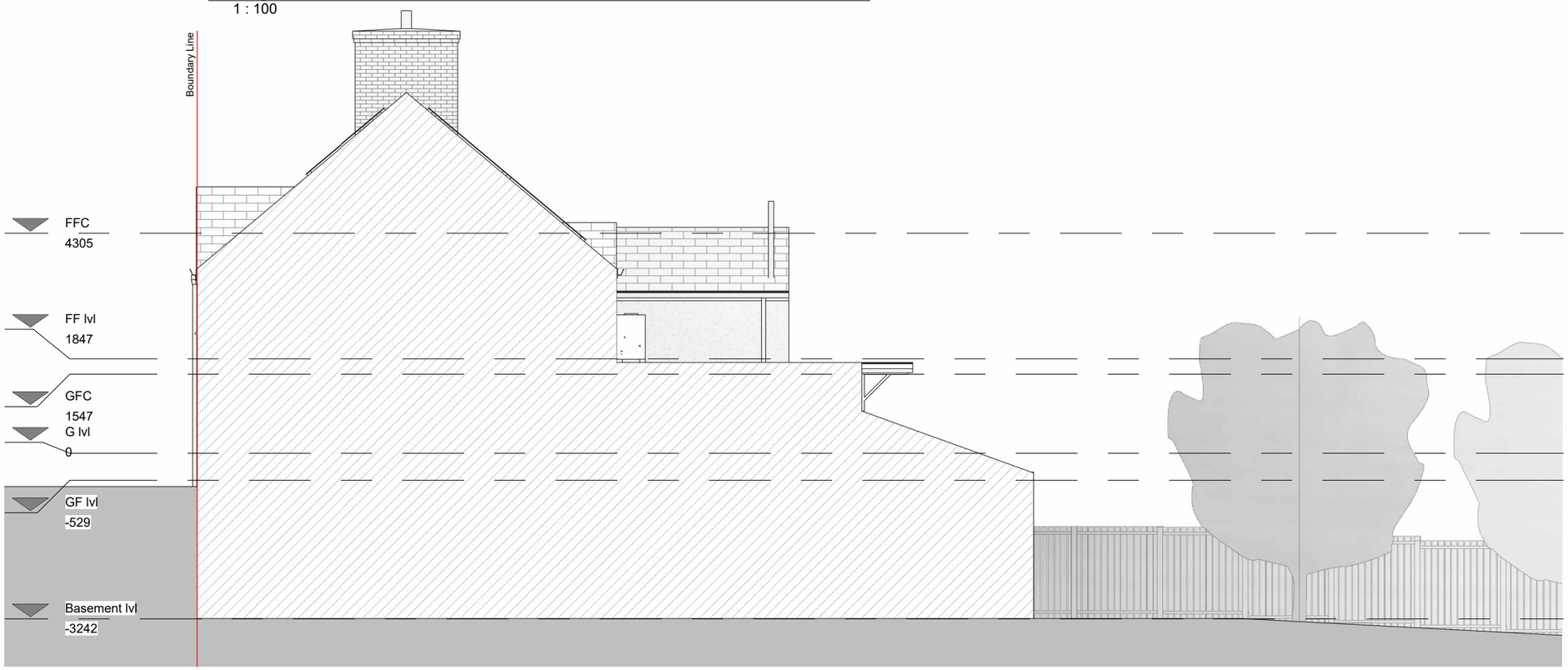
Rear Elevation

1 : 100



Right Elevation

1 : 100



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1:100
0 1 2 3 4m

PROGRAMME:

KEY:

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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 ELEVATIONS

DRAWN BY:	FH	**CHECKED BY:**	LG
DATE:	11.07.2025	**Rev:** R02	**Rev. DATE:** 25.06.2026
SCALE@A3:	1:100	**DRAWING No:**	HS-R02-PR-106

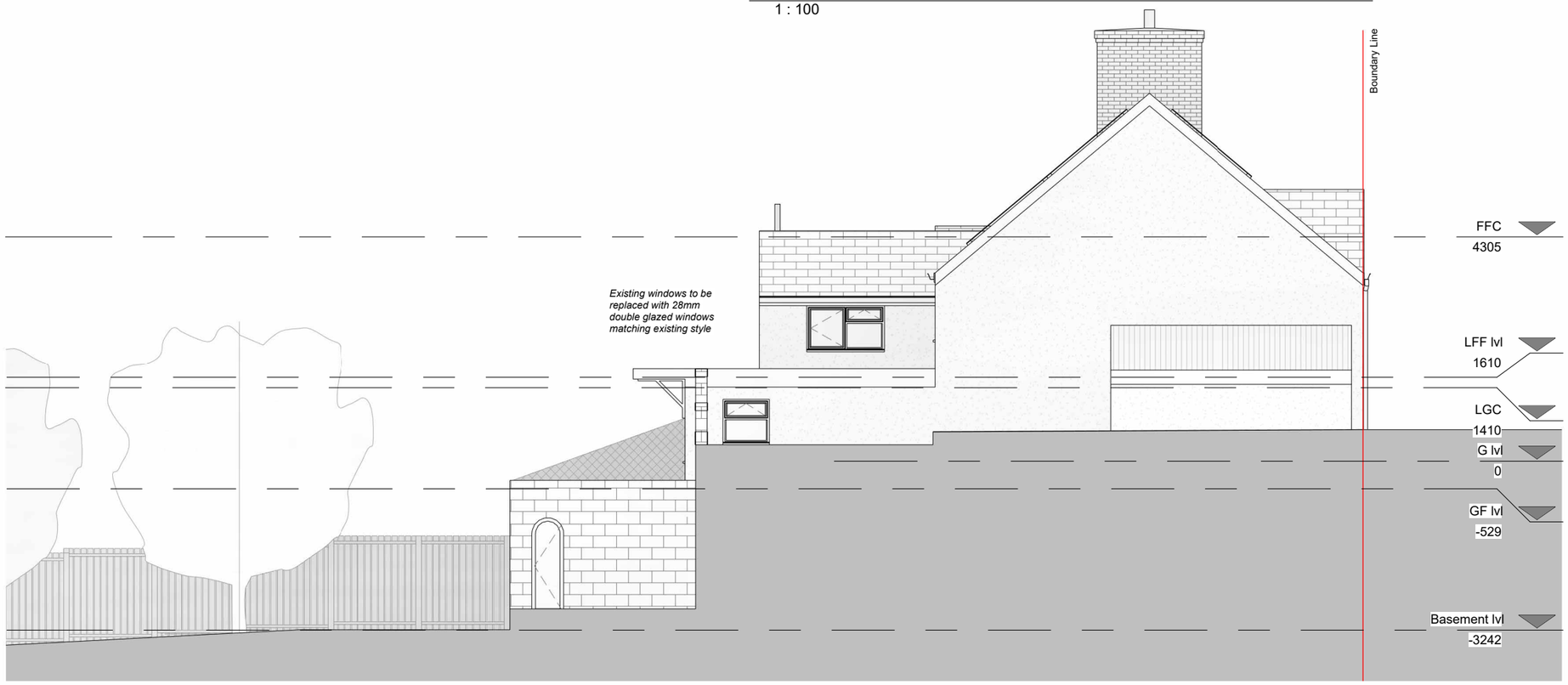
Front Elevation

1 : 100



Left Elevation

1 : 100



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PROGRAMME:

KEY:

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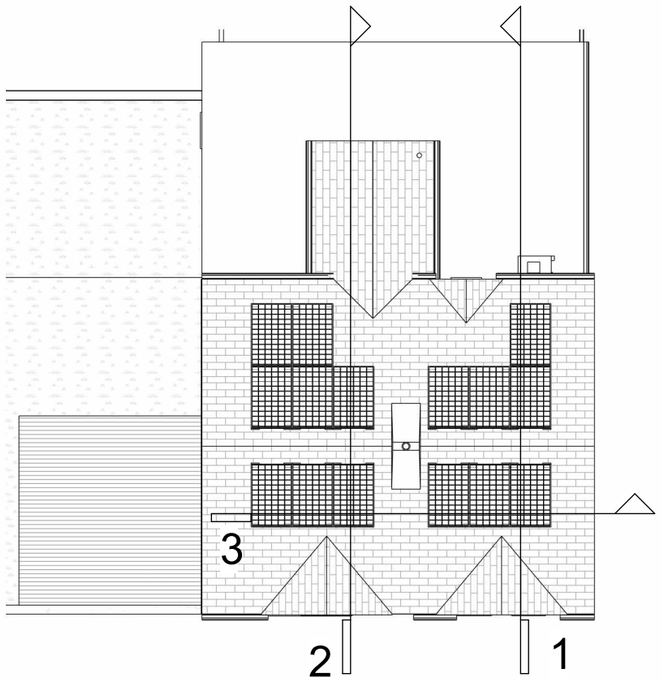
DRAWING TITLE: PROPOSED ELEVATIONS

DRAWN BY:	FH	**CHECKED BY:**	LG
DATE:	11.07.2025	**Rev:** R02	**Rev. DATE:** 25.06.2026
SCALE@A3:	1:100	**DRAWING No:**	HS-R02-PR-107

Section 1

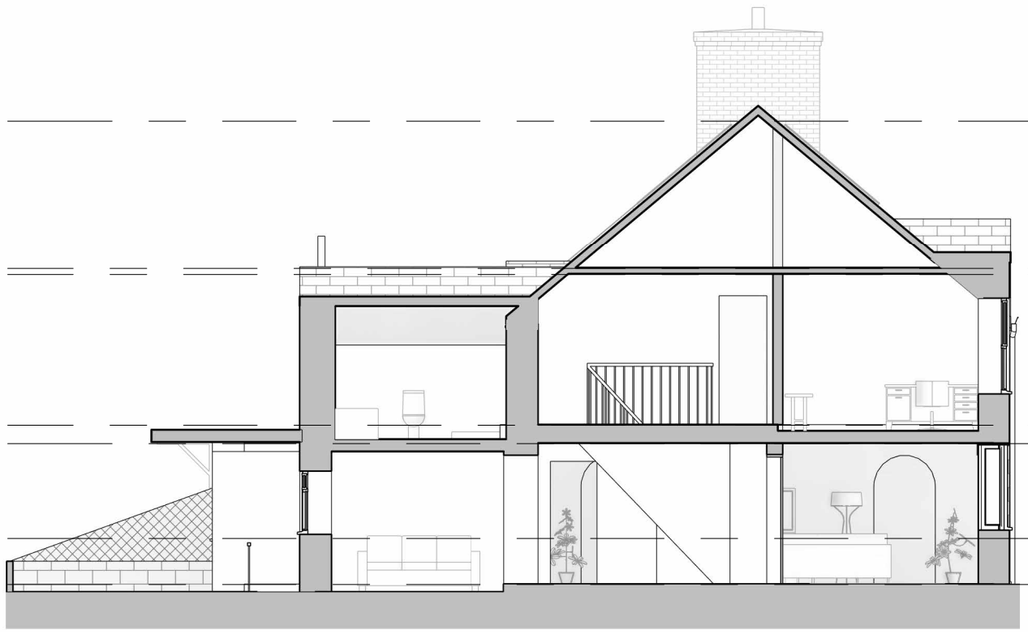
1 : 100





Section 2

1 : 100



Section 3

1 : 100



1:100
0 1 2 3 4m

PROGRAMME:

KEY:

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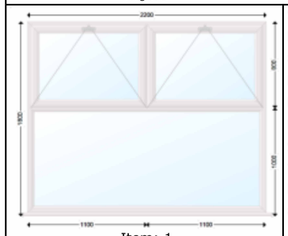
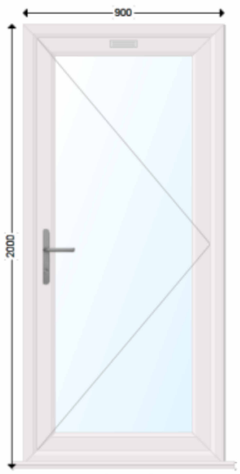
PROJECT ADDRESS: Broad Oak High Street, Glyn Ceiriog, Llangollen, LL20 7EH

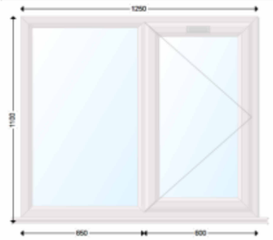
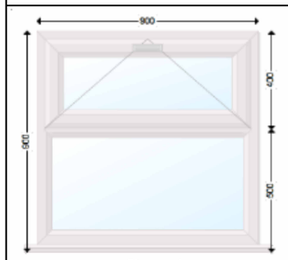
DRAWING TITLE: PROPOSED SECTIONS

DRAWN BY:	FH	**CHECKED BY:**	LG
DATE:	11.07.2025	**Rev:** R02	**Rev. DATE:** 25.06.2026
SCALE@A3:	1:100	**DRAWING No:**	HS-R02-PR-108

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Job Ref: Mr Ian Reilly

Diagram	Properties		Notes
 Item: 1 Viewed From: Outside C3CC Qty:1 Lounge 2200w X 1800h Transom Drop: 800 Mullion Width: 1100	Suite	Eurocell Casement	
	Frame Colour	White	
	Outerframe	Large 75mm	
	Reinforcing	Standard	
	Handle	Handle White	
	Hinge	Standard Hinge	
	Sash Claws	Yes	
	Glazing	28mm Double Glazed	
	Bead Type	Sculptured	
	Glass Unit Makeup	Planitherm Total+	
	Glass Pattern	Clear*	
	Glass Toughened	**Toughened 2 Sides - Bottom Only (6mm)**	
	Bottom Unit	Glazed	
	Slot Vent	Trickle Vent	
	Slot Vent Location	In Top Sashes	
	Ancillaries Required	No	
	Drainage	Concealed	
	External Cill	150mm	
	Fitting Charge	Window Fitting	
	Product Guarantee	Yes	
 Item: 2 Viewed From: Outside R1R Qty:1 Front door 900w X 2100h	Suite	Eurocell Casement	
	Frame Colour	White	
	Outer Frame	Large 75mm	
	Threshold	Low PVC 60mm	
	Handle	Lever/Lever Chrome	
	Hinge	Flag Hinges Chrome	
	Cylinder	3* Thumbturn Cylinder	
	Door Opening	Open In	
	Glazing	28mm Double Glazed	
	Bead	Sculptured	
	Glass Unit Makeup	28mm Toughened Planitherm Total+	
	Resi Panel Supplier	Glazed	
	Door Glass / Panel	Clear*	
	Vent Options	Trickle Vent	
	Slot Vent Location	In Top Sashes	
	External Cill	150mm	
	Drainage	Concealed	
	Fitting Charge	Door Install	
	Product Guarantee	Yes	

 Item: 3 Viewed From: Outside C2BB Qty:1 Rear ground 1250w X 1100h Mullion Width: 600	Suite	Eurocell Casement	
	Frame Colour	White	
	Outerframe	Large 75mm	
	Reinforcing	Standard	
	Handle	Handle White	
	Hinge	Standard Hinge	
	Sash Claws	Yes	
	Glazing	28mm Double Glazed	
	Bead Type	Sculptured	
	Glass Unit Makeup	Planitherm Total+	
	Glass Pattern	Clear*	
	Slot Vent	Trickle Vent	
	Slot Vent Location	In Top Sashes	
	Ancillaries Required	No	
	Drainage	Concealed	
	External Cill	150mm	
	Fitting Charge	Window Fitting	
	Product Guarantee	Yes	
 Item: 4 Viewed From: Outside C2AA Qty:1 Rear ground 900w X 900h Transom Drop: 400	Suite	Eurocell Casement	
	Frame Colour	White	
	Outerframe	Large 75mm	
	Reinforcing	Standard	
	Handle	Handle White	
	Hinge	Standard Hinge	
	Sash Claws	Yes	
	Glazing	28mm Double Glazed	
	Bead Type	Sculptured	
	Glass Unit Makeup	Planitherm Total+	
	Glass Pattern	Clear*	
	Bottom Unit	Glazed	
	Slot Vent	Trickle Vent	
	Slot Vent Location	In Top Sashes	
	Ancillaries Required	No	
	Drainage	Concealed	
	External Cill	150mm	
	Fitting Charge	Window Fitting	
	Product Guarantee	Yes	

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1:100
0 1 2 3 4m

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:

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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

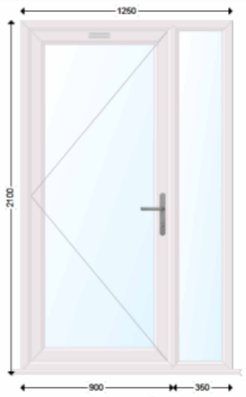
CLIENT: Ian Reilly

PROJECT: Proposed Plans

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

DRAWING TITLE: PROPOSED FENESTRATION

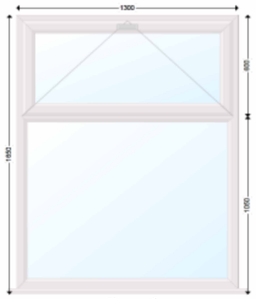
DRAWN BY:	FH	**CHECKED BY:**	LG
DATE:	11.07.2025	**Rev:** R02	**Rev. DATE:** 25.06.2026
SCALE@A3:	1:100	**DRAWING No:**	HS-R02-PR-109



Item: 5
Viewed From: Outside
R2CL
Qty:1
Kitchen rear
1250w X 2100h

Mullion Width: 900

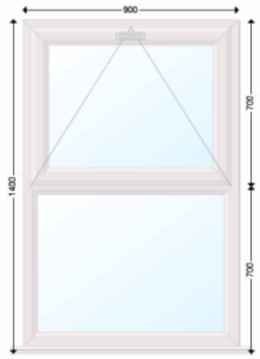
Suite	Eurocell Casement
Frame Colour	White
Outer Frame	Large 75mm
Threshold	Low PVC 60mm
Handle	Lever/Lever Chrome
Hinge	Flag Hinges Chrome
Cylinder	3* Thumbturn Cylinder
Door Opening	Open In
Glazing	28mm Double Glazed
Bead	Sculptured
Glass Unit Makeup	28mm Toughened Planitherm Total+
Resi Panel Supplier	Glazed
Door Glass / Panel	Clear*
Sidelite Glass	Clear*
Vent Options	Trickle Vent
Slot Vent Location	In Top Sashes
External Cill	150mm
Drainage	Concealed
Fitting Charge	Door Install
Product Guarantee	Yes



Item: 6
Viewed From: Outside
C2AA
Qty:1
Front upper
1300w X 1650h

Transom Drop: 600

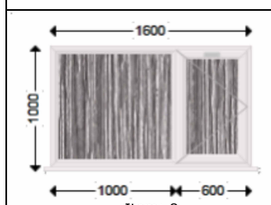
Suite	Eurocell Casement
Frame Colour	White
Outerframe	Large 75mm
Reinforcing	Standard
Handle	Handle White
Hinge	Standard Hinge
Sash Claws	Yes
Glazing	28mm Double Glazed
Bead Type	Sculptured
Glass Unit Makeup	Planitherm Total+
Glass Pattern	Clear*
Glass Toughened	**Toughened 2 Sides - Bottom Only (4mm)**
Bottom Unit	Glazed
Slot Vent	Trickle Vent
Slot Vent Location	In Top Sashes
Ancillaries Required	No
Drainage	Concealed
External Cill	150mm
Fitting Charge	Window Fitting
Product Guarantee	Yes



Item: 7
Viewed From: Outside
C2AA
Qty:1
Upper rear
900w X 1400h

Transom Drop: 700

Suite	Eurocell Casement
Frame Colour	White
Outerframe	Large 75mm
Reinforcing	Standard
Handle	Handle White
Hinge	Standard Hinge
Sash Claws	Yes
Glazing	28mm Double Glazed
Bead Type	Sculptured
Glass Unit Makeup	Planitherm Total+
Glass Pattern	Clear*
Glass Toughened	**Toughened 2 Sides - Bottom Only (4mm)**
Bottom Unit	Glazed
Slot Vent	Trickle Vent
Slot Vent Location	In Top Sashes
Ancillaries Required	No
Drainage	Concealed
External Cill	150mm
Fitting Charge	Window Fitting
Product Guarantee	Yes



Item: 8
Viewed From: Outside
C2BB
Qty:1
Upper rear
1600w X 1000h

Mullion Width: 600

Suite	Eurocell Casement
Frame Colour	White
Outerframe	Large 75mm
Reinforcing	Standard
Handle	Handle White
Hinge	Standard Hinge
Sash Claws	Yes
Glazing	28mm Double Glazed
Bead Type	Sculptured
Glass Unit Makeup	Planitherm Total+
Glass Pattern	**Cotswold**
Glass Toughened	**Toughened 2 Sides (4mm)**
Slot Vent	Trickle Vent
Slot Vent Location	In Top Sashes
Ancillaries Required	No
Drainage	Concealed
External Cill	150mm
Fitting Charge	Window Fitting
Product Guarantee	Yes

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1:100
0 1 2 3 4m

PROGRAMME:

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SCALE@A3:	1:100	**DRAWING No:**	HS-R02-PR-110