

Gareth & Sarah Bills  
 65 Pen Y Dre  
 Cardiff  
 CF14 6EJ



**Extension & Re-Model**

10th November, 2020

Dimensions in MM Scale: 1:100 Size: A3

Contractor to set out and take site dimensions

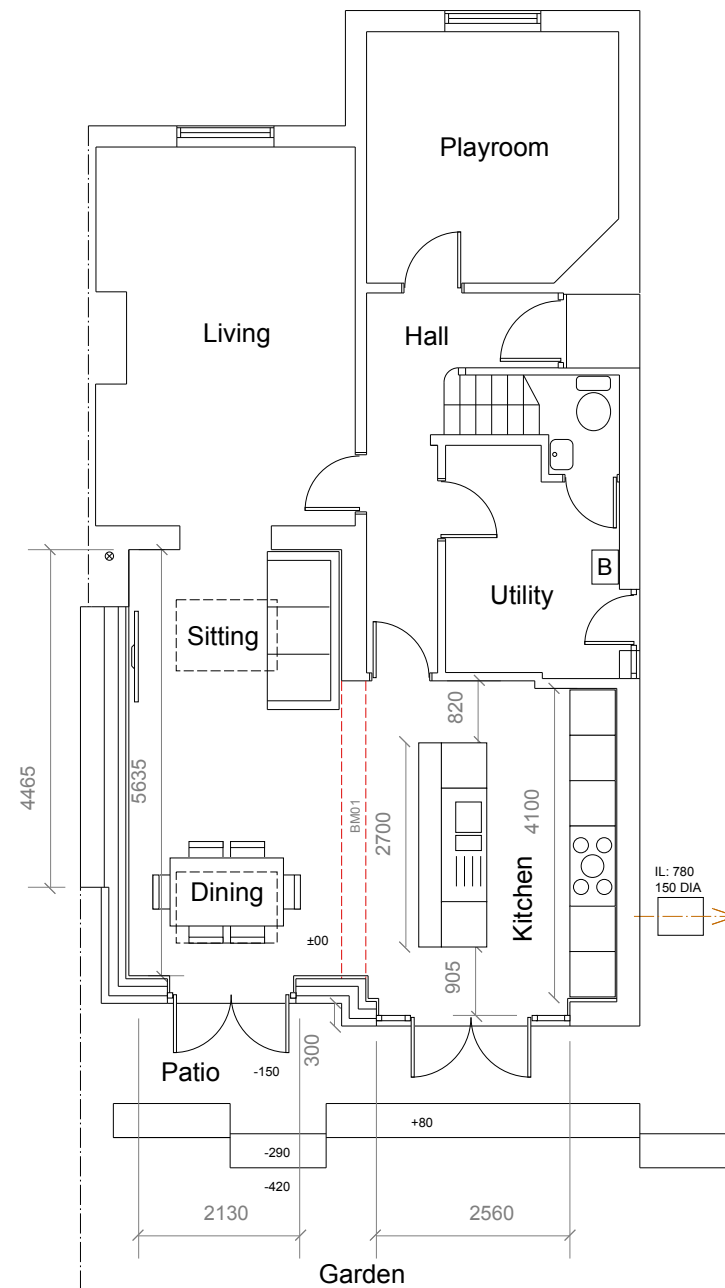
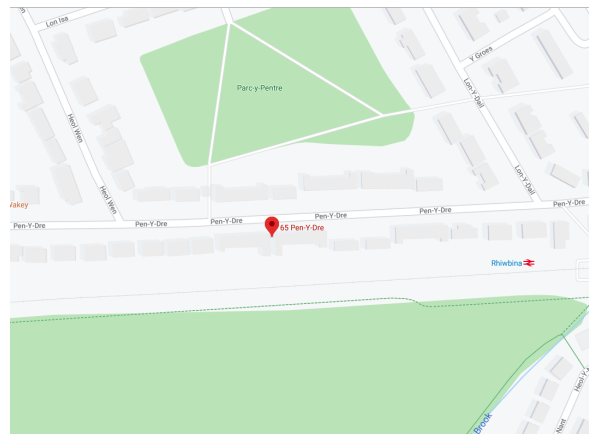
SCALE FROM THIS DRAWING FOR PLANNING PURPOSES ONLY

Drawings: Laurence Clarke

Tel: 02920 564 057

Mob: 07970 86 22 81

info@plan-itdesigner.co.uk



Remove Conservatory roof  
 excavate for foundations & drainage  
 including new floor with protection to  
 drain in accordance with Part H, location &  
 ownership of assets to be determined  
 prior to commencement & removal of  
 one number manhole with agreement of  
 Welsh Water under terms of Building  
 Over Sewer Agreement, tba

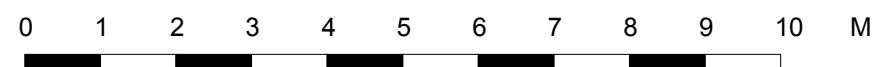
Install BM01 for support to FF wall/floor -  
 direction of floor joists tbc by inspection

Ground Floor

*Structural Specifications to be confirmed with Structural Engineer*

Build Over Sewer Agreement tba if necessary  
 following confirmation sewer/drain locations

Party Wall Notices to be served where necessary  
 in line with statutory guidelines & timescales



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North (front)



East (side)

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**Walls:**

Concrete cavity block work, with min 125 cavity, 75 PIR & standard internal leaf so that walls achieve compliance with Part L  
Rough cast/smooth render to masonry

**Roofs:**

Slates to match existing & to follow gauge & coursing of existing in compliance with Rhiwbina Garden Village Conservation Area guidance

Roof pitches as indicated

**Windows & Doors:**

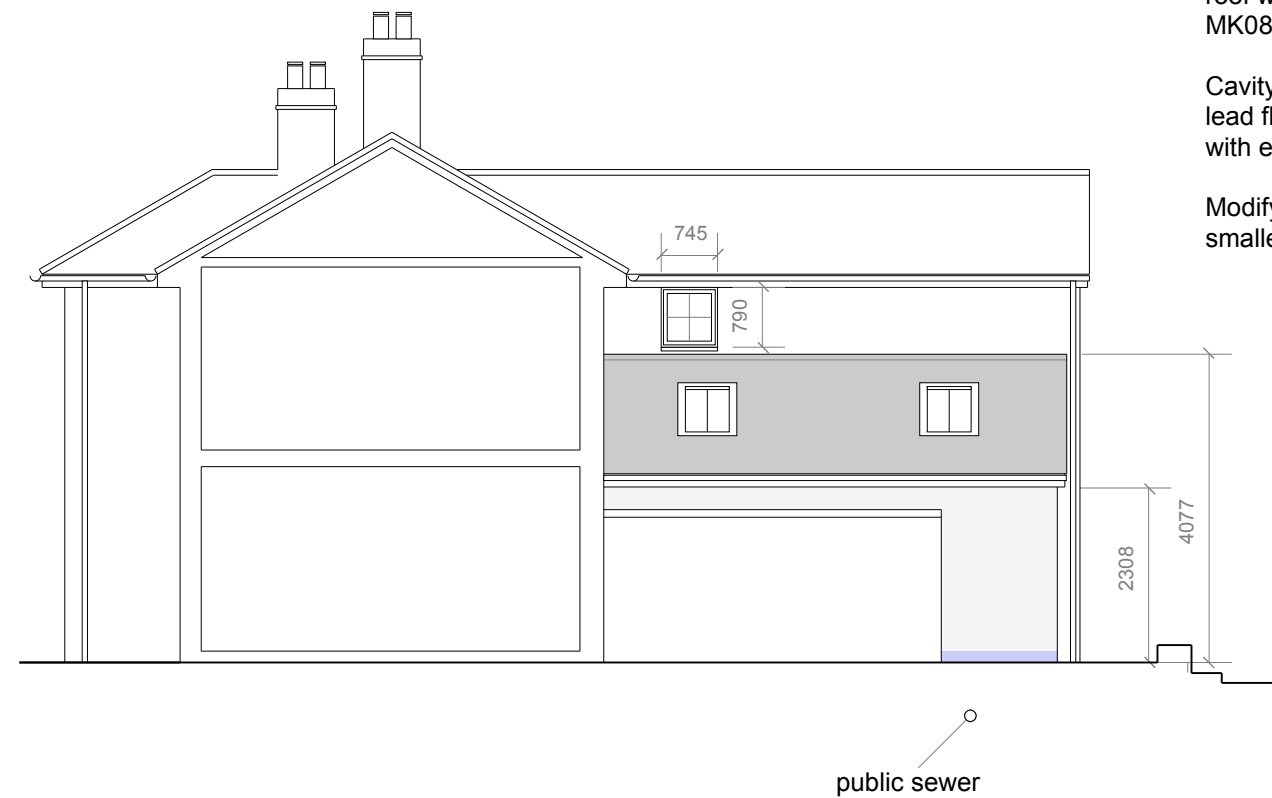
Min 'A' rated timber/engineered timber double glazed to match/complement existing - tbc with client

Fascias, soffits & RW goods:

To match existing details, as indicated  
Soakaway to be excavated in garden for additional RW run-off, subject to satisfactory percolation test



South (rear)



West (side/section)

Elevations/Section (proposed)  
Dwg. No: PDPD6520-120B

Conservation style  
roof window with  
recessed flashing kit  
to streamline roof  
window in line with  
roof slates

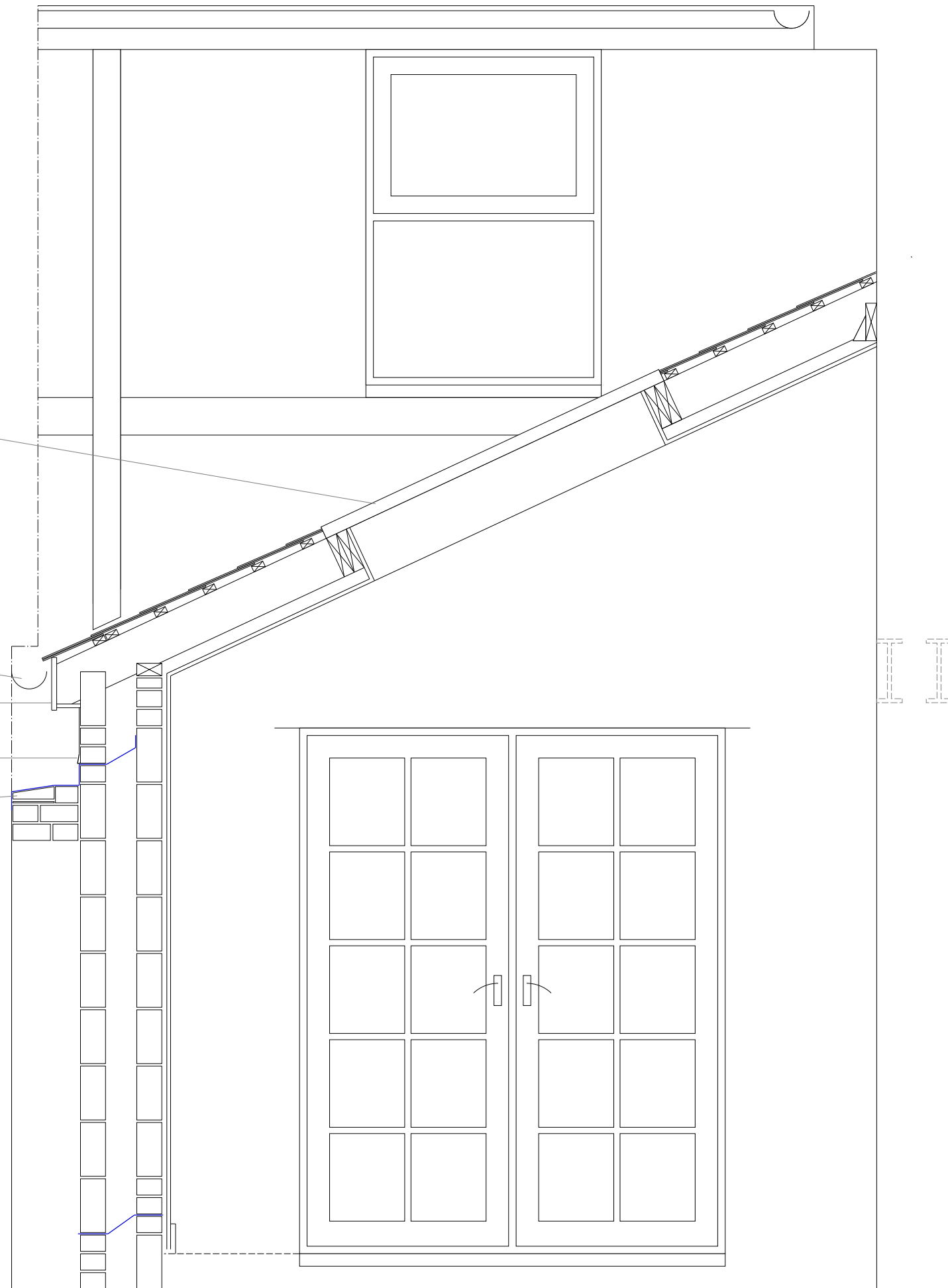
Metal gutter to match  
main roof

Fascia to match  
main roof

Render above to  
horizontal bell cast

165 W x 610 L  
coping stone with  
min. code 4 lead  
flashing & cavity  
trays to new wall

Wall & roof insulated  
to min. Part L  
insulation not shown



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