

Andrew & Jen Proctor  
 35 Llyswen Road  
 Cardiff  
 CF23 6NH



**Extension**

22nd February, 2021

Dimensions in MM Scale: 1:100 Size: A3

Contractor to set out and take site dimensions

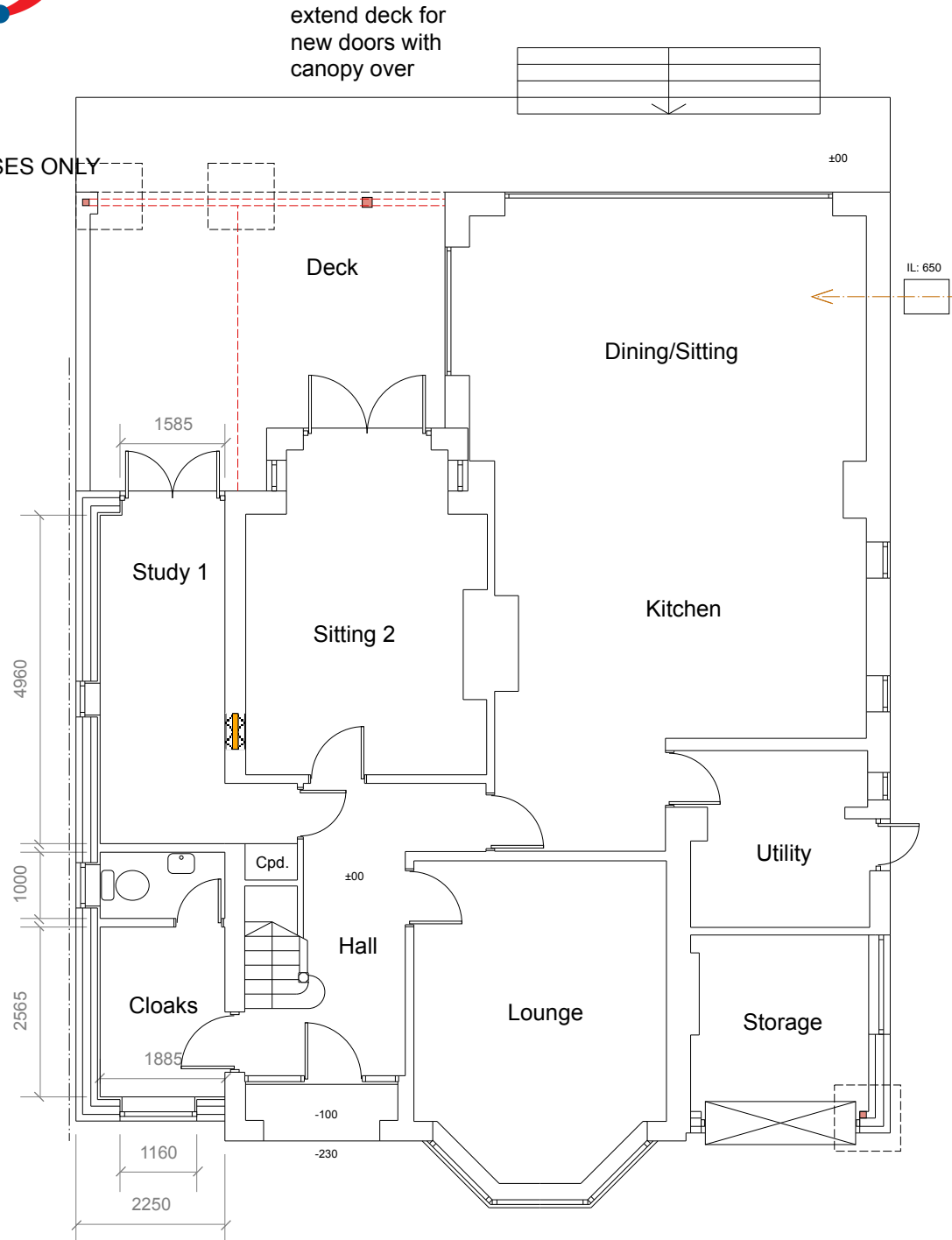
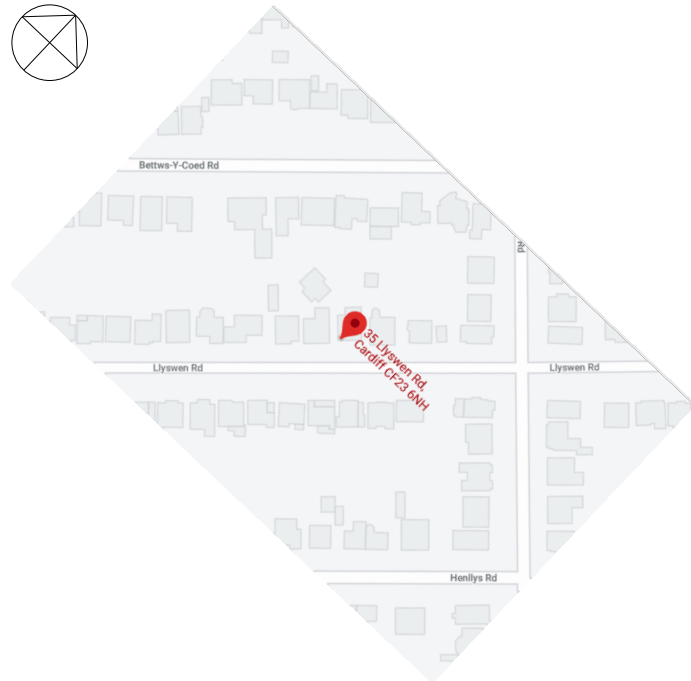
SCALE FROM THIS DRAWING FOR PLANNING PURPOSES ONLY

Drawings: Laurence Clarke

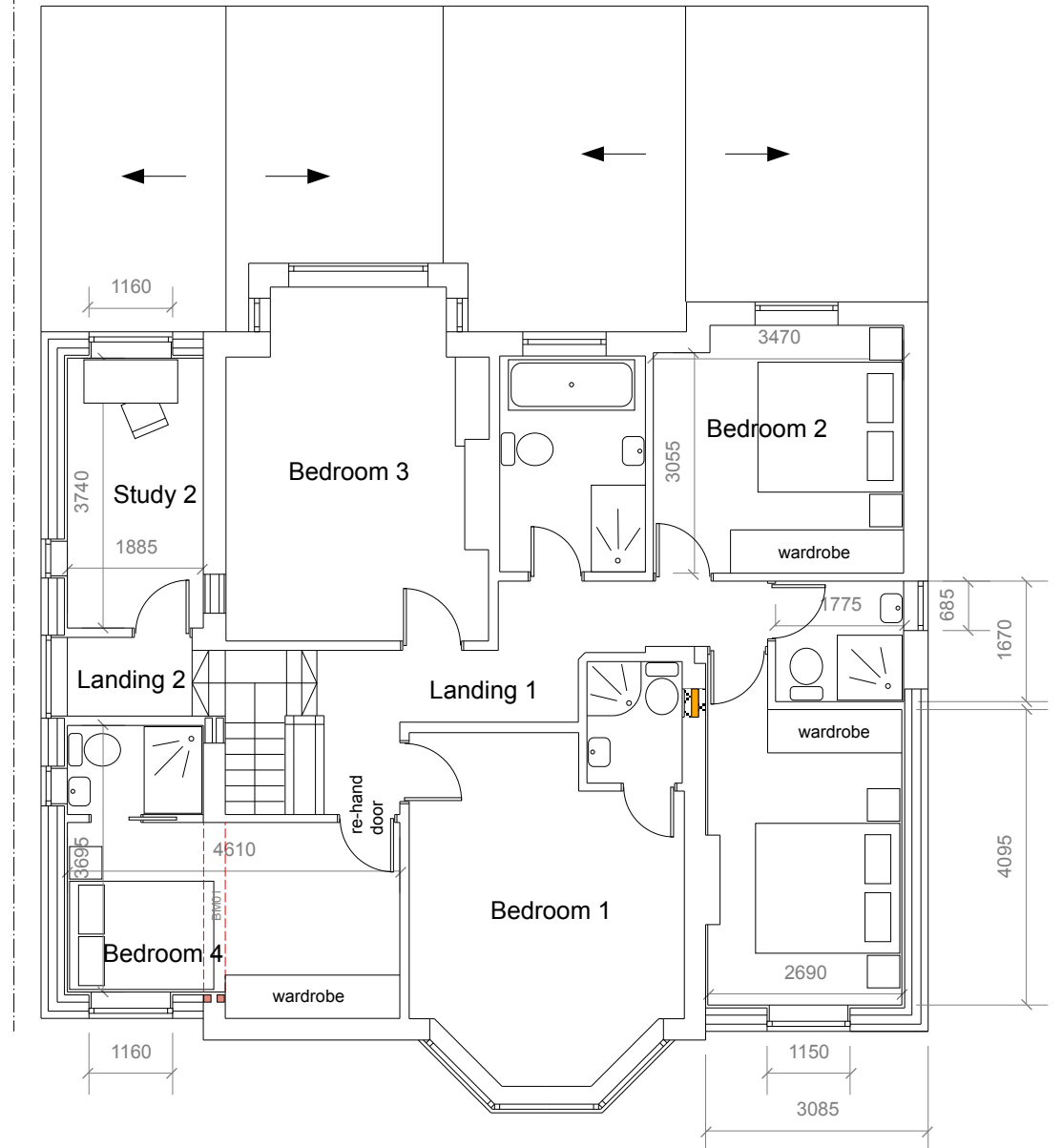
Tel: 02920 564 057

Mob: 07970 86 22 81

info@plan-itdesigner.co.uk



Ground Floor



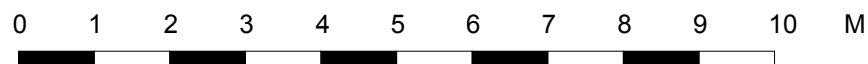
First Floor

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

Demolish/take down Garage & excavate for foundations & drainage location & ownership of assets to be determined prior to commencement & conc. pads for windposts to new Garage corner & canopy Partition & re-plumb for WC & FF bathroom as indicated  
 Install new structural scheme for support to new, extended roof - direction of floor joists /rafters tbc by inspection  
 Move/re-route SVP if required for new connection to existing drainage



Plans (proposed)  
 Dwg. No: PDLR3521-47

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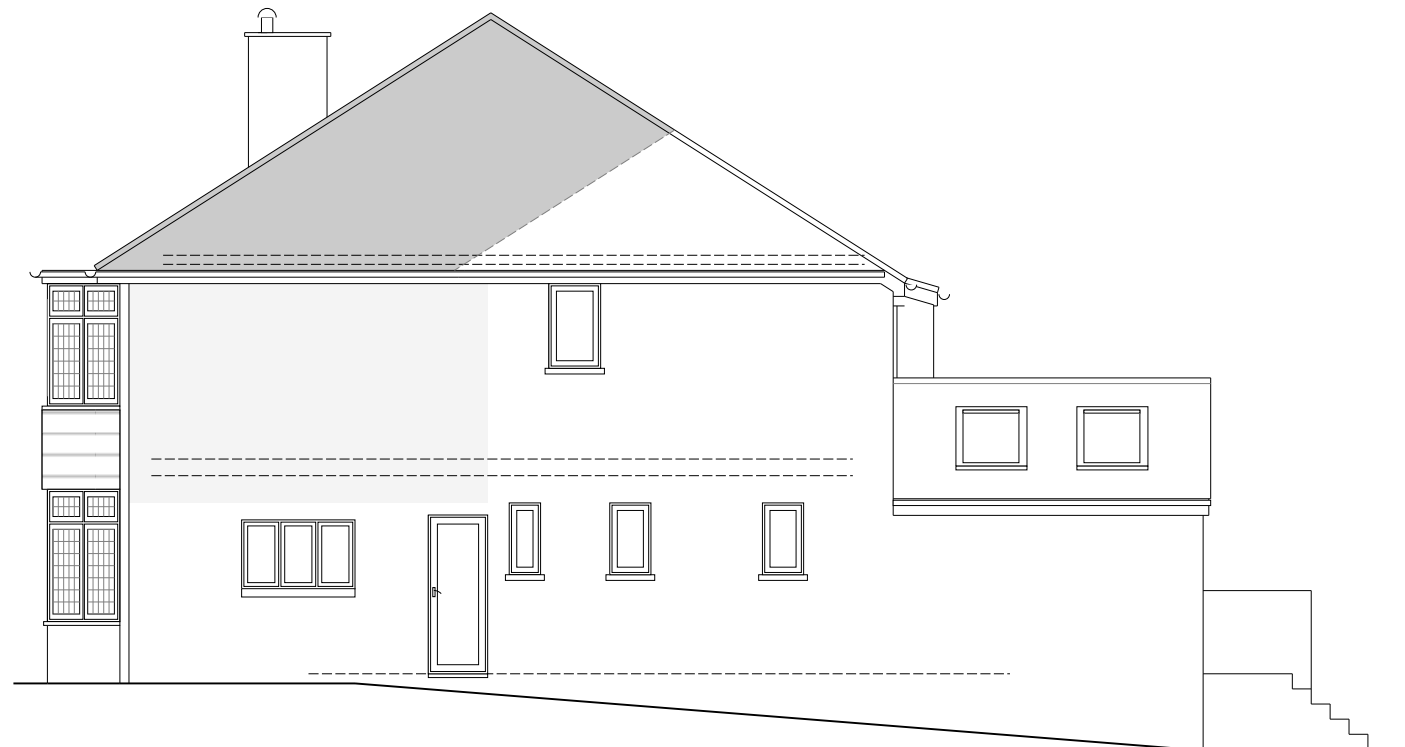
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South East (front)



North 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:**

Slate/tile to match/complement existing  
Roof pitches as indicated  
Permavent 'Easy Slate' or interlocking slates to shallow pitches if required  
Flat roof membrane (Fatrofol/Sarnifil, or similar) to canopy  
Extend main roof as indicated over extended FF

**Windows & Doors:**

Min 'A' rated UPVC/Aluminium double/triple glazed to match/complement existing - tbc with client

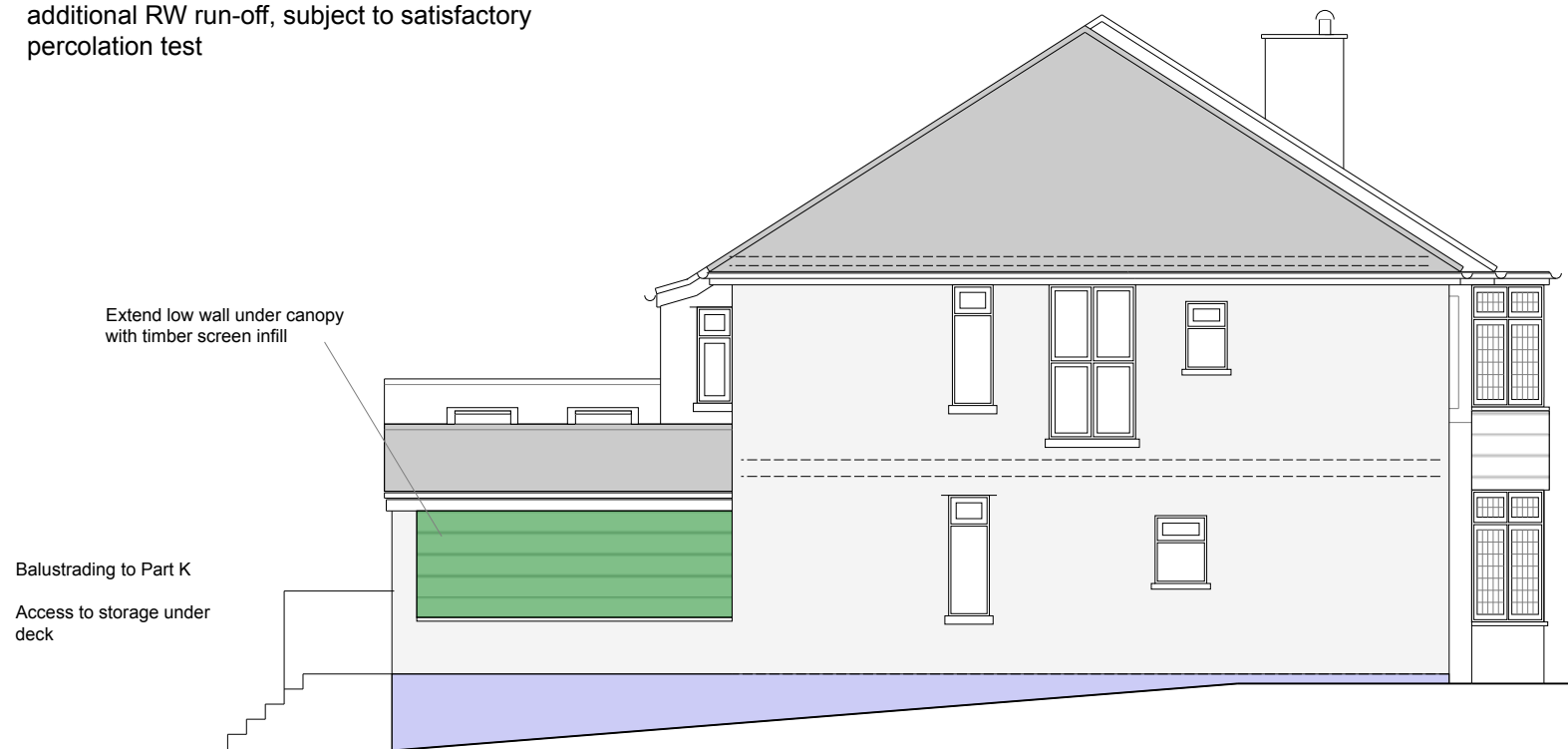
**Fascias, soffits & RW goods:**

White/black UPVC/aluminium  
Soakaway to be excavated in garden for additional RW run-off, subject to satisfactory percolation test

Re-use obscure glazed landing window for Landing 2  
All SW facing windows to be obscure glazed



North West (rear)



South West (side)