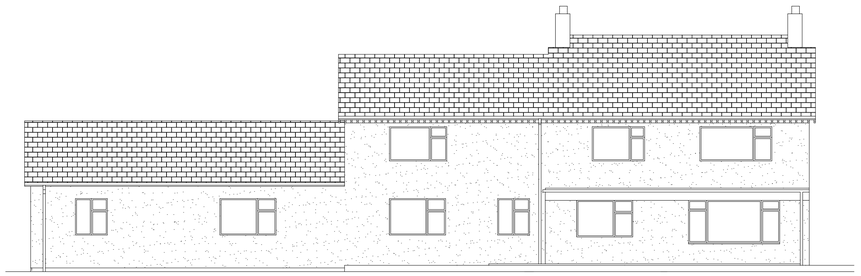
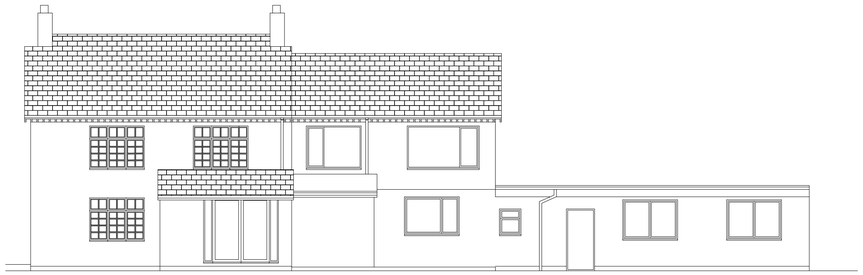


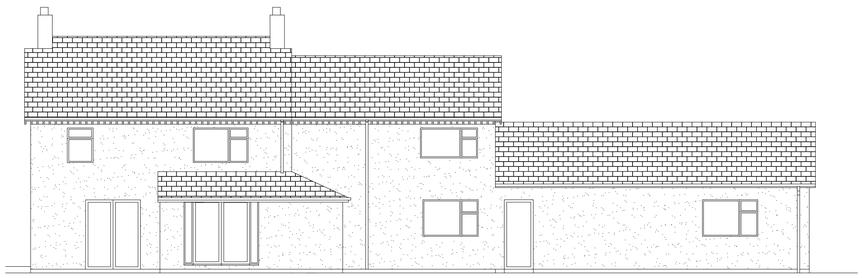
EXISTING FRONT ELEVATION



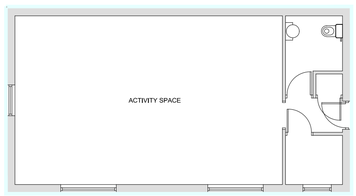
PROPOSED FRONT ELEVATION



EXISTING REAR ELEVATION



PROPOSED REAR ELEVATION

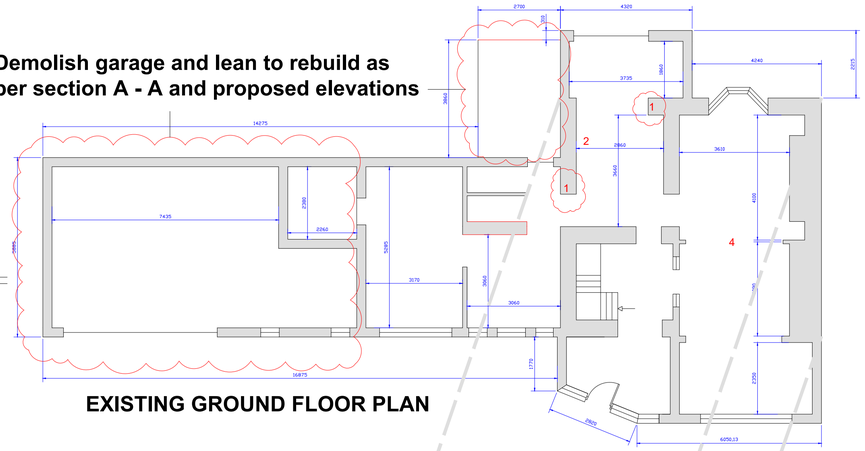



EXISTING GAMES ROOM PLAN

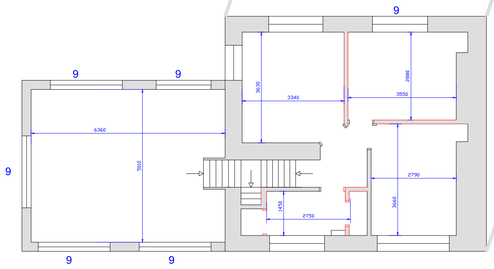



PROPOSED NEW ANNEX

**Demolish garage and lean to rebuild as per section A - A and proposed elevations**



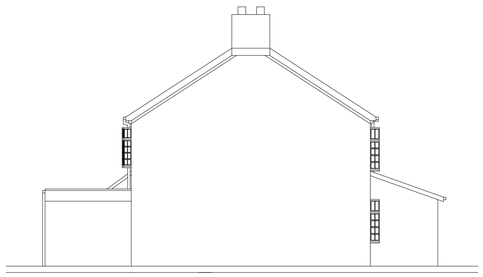

EXISTING GROUND FLOOR PLAN




EXISTING FIRST FLOOR PLAN



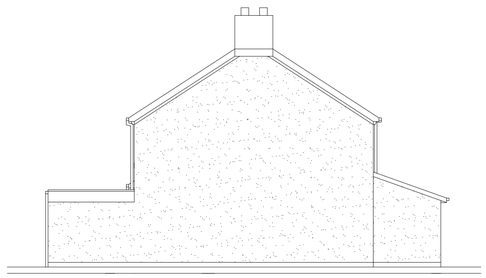
EXISTING SIDE ELEVATION



EXISTING SIDE ELEVATION



PROPOSED SIDE ELEVATION

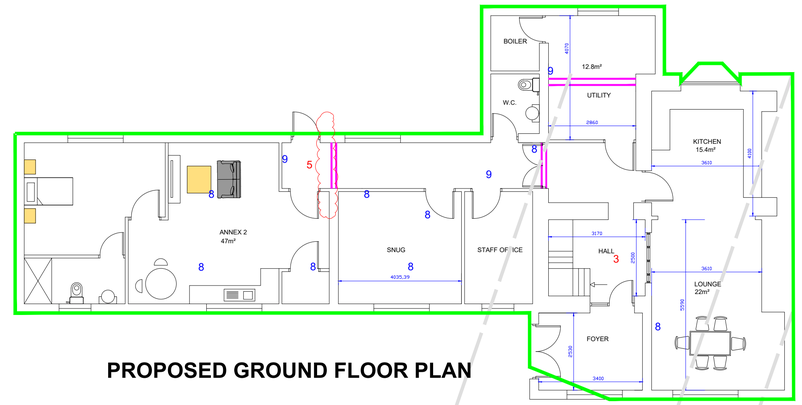


PROPOSED SIDE ELEVATION

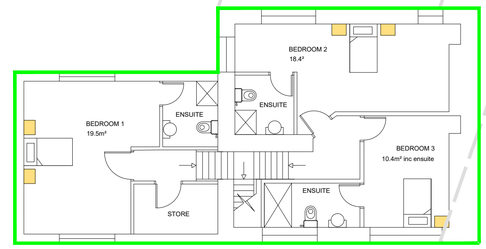
General Notes:

*Demolish side extension and attached garage and rebuild as new (see section A - A)*
*Remove and replace all internal and external doors and windows.*
*Remove all existing skirtings, frames and architraves and replace.*
*Remove all fixtures and fittings.*
*Remove all finishes.*
*New fascias and gutters throughout.*
*Demolish front lean to roof cover and pillars.*
*Remove all external render - carry out repairs to substrate & install steel mesh.*
*Install gulleys to all rainwater locations and connect into existing drainage system, or directly into soakaway min 5m from property.*
*All Structural work as designed and specified on drawings.*
*All electrical work as design and specification by M & E engineers.*
*Refurbish games room throughout.*
*All for new sprinkler system in house and annex. (See quotation by FSR Electrical Ref : 20231807 01)*

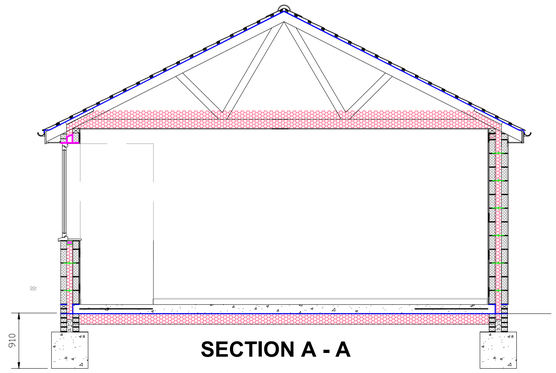
1) Remove section of walling along with doors, frames, architraves and hatches, refer to structural engineers drawings and specifcation
2) Remove all kitchen fittings and worktops, remove window.
3) Block up opening with new timber wall
4) Remove sliding door and partition glazing to lounge area
5) Demolish wall to first floor bedroom
6) Demolish precast concrete shed in the rear garden.
7) Demolish summer house
8) Full rewire throughout property
9) Block up window opening and reduce window sizes.
10) Build up 100mm blockwalls and with 12.5mm plaster and skim to both sides.
11) New beam and column as structural engineers design and specification
12) Extend car park area by 44m² (see location plan)



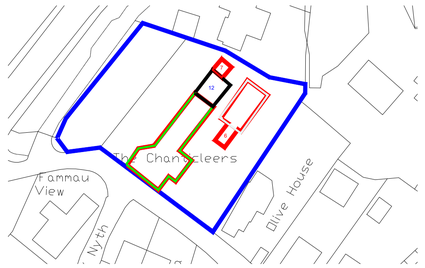

PROPOSED GROUND FLOOR PLAN




PROPOSED FIRST FLOOR PLAN




SECTION A - A




LOCATION PLAN

WREXHAM COUNTY BOROUGH COUNCIL.
JULIE M FRANCIS
PRIF SWYDDOG TAI
CHIEF HOUSING OFFICER
RUTHIN ROAD Wrexham, LL13 7TU
FFORDD RHUTHUN, WRECSAM LL13 7TU

Project: THE CHANTICLEERS, STRYT MAELOR, WREXHAM, CLWYD, LL11 5YA

Detail: PROPOSED SCHEME 1

| Drawn/Checked: | Date: | AutoCad File Ref: | |
|---|---|---|---|
| MAF | JULY 23 | | |
| Scale: 1:100 @ 1:50 | Project No: | Dwg No: 1 | Rev: |