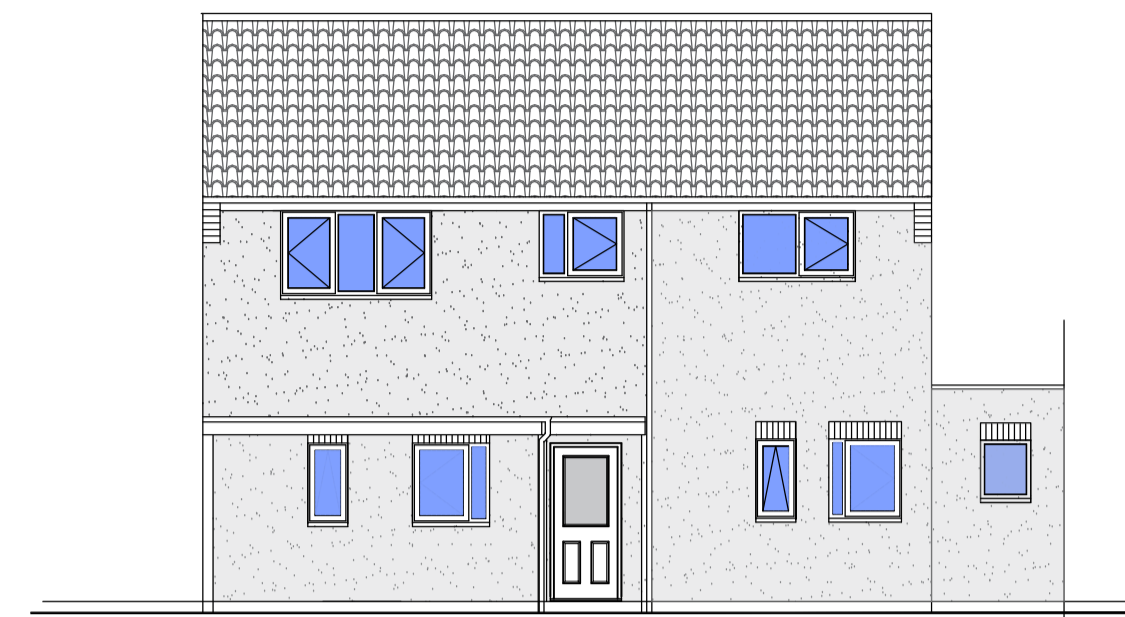




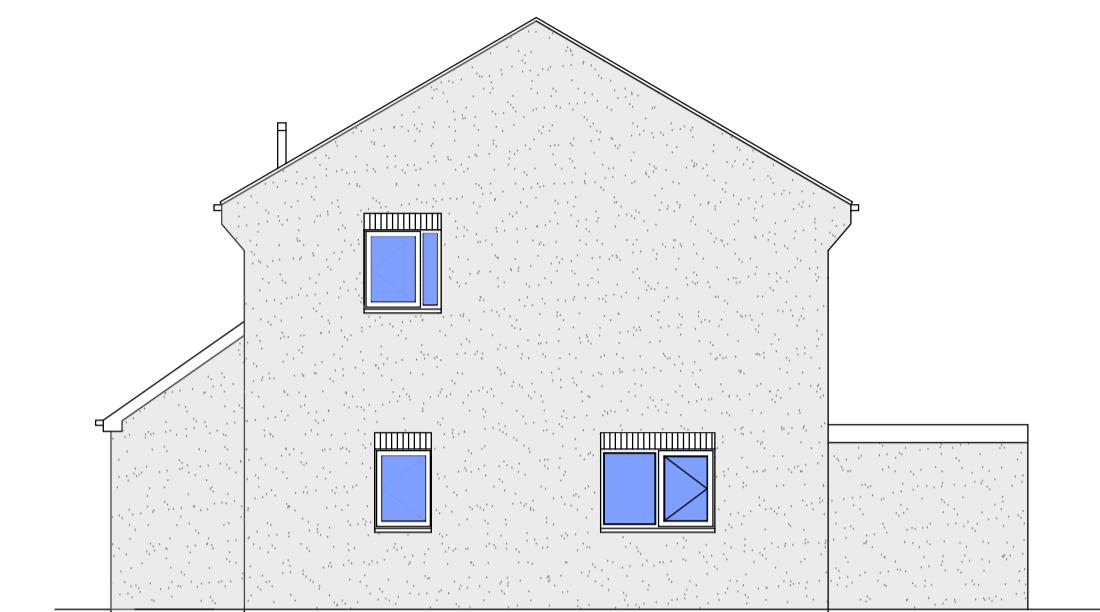
Proposed Front Elevation



Proposed Left Elevation



Proposed Rear Elevation

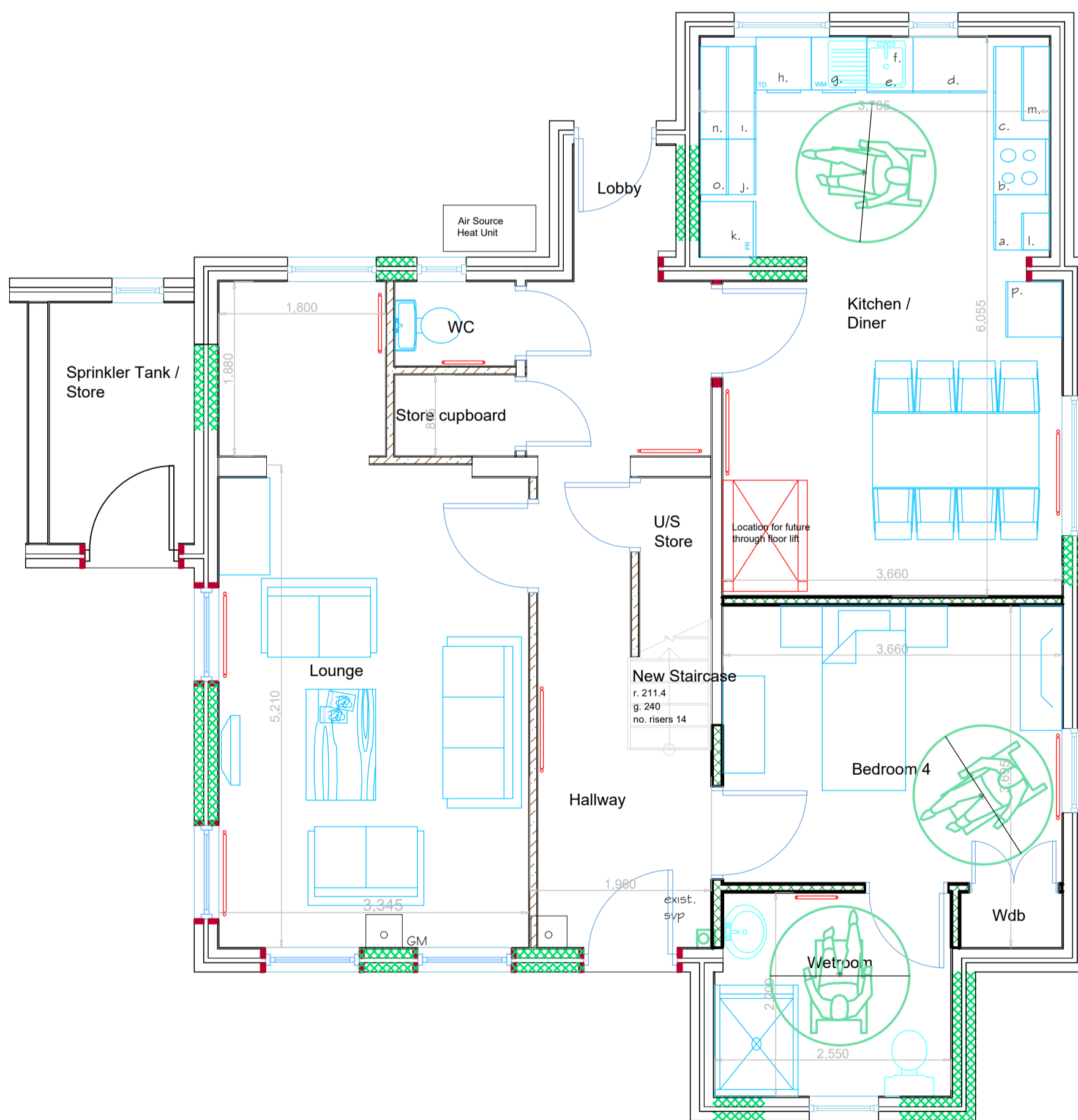


Proposed Right Elevation

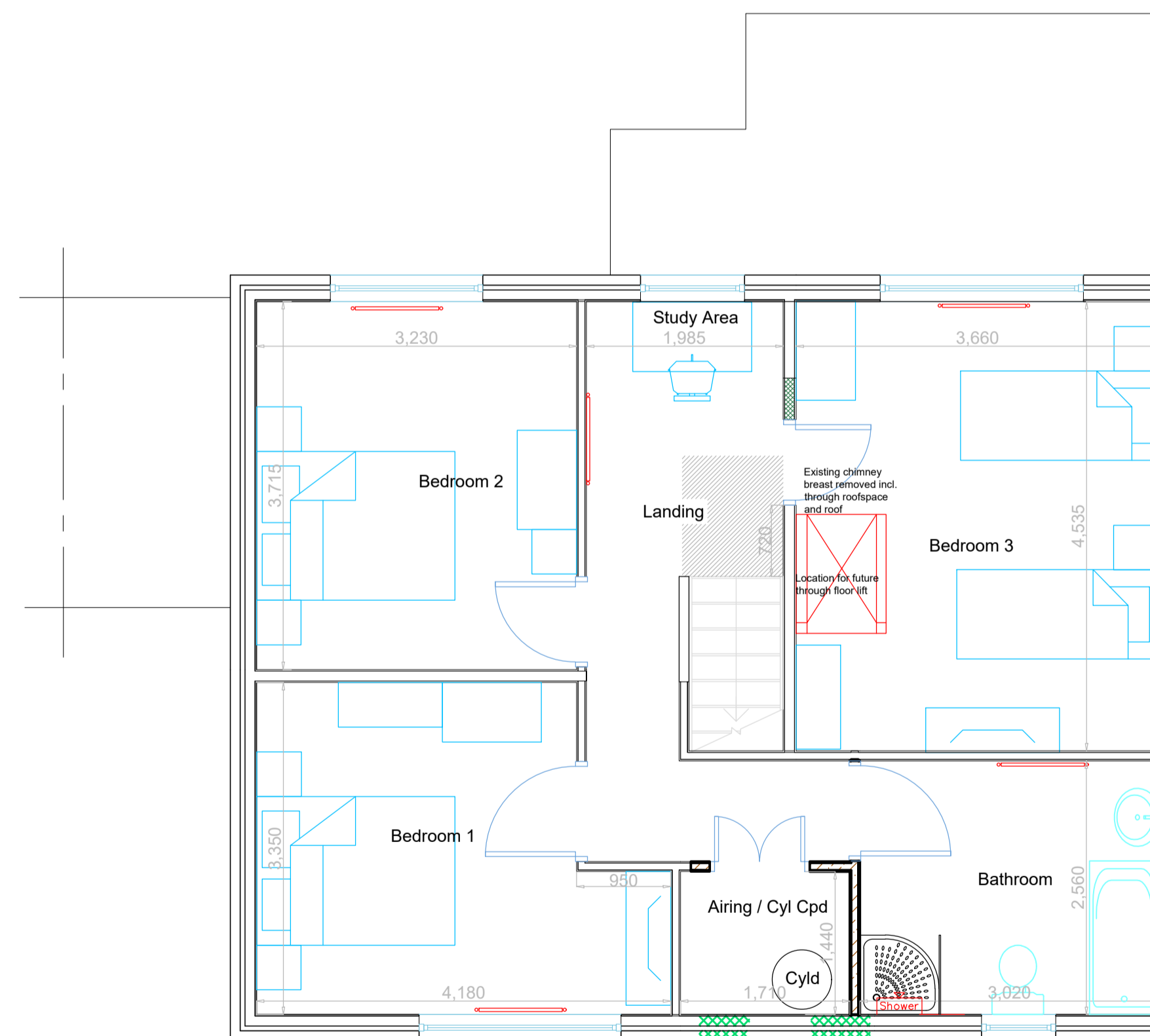


Scale Bar @ 1:100

room key (m ²)	
gf	
lounge	20.6
kitchen/diner	22.10
hallway / lobby	12.45
bedroom 4	11.75
wetroom	5.61
store cupboard	1.1
u/s store	1.3
ceiling height gen.	2.76m
ff	
bedroom 1	12.20
bedroom 2	12.00
bedroom 3	16.60
bathroom	7.70
landing/study area	9.93
airing cupboard	2.5
ceiling height gen.	2.36m



Proposed Ground Floor Plan



Proposed First Floor Plan

KITCHEN SCHEDULE:

a.	600 x 600	base unit (0.20m ³)
b.	600	cooker space
c.	1000 x 600	corner base unit (0.34m ³)
d.	800 x 600	base unit (0.27m ³)
e.	500 x 600	sink base unit (0.17m ³)
f.		stainless steel sink top
g.	600	washer space with worktop over
h.	600	tumble dryer space with worktop over
i.	1000 x 600	corner base unit (0.34m ³)
j.	600 x 600	drawer base unit (0.15 m ³)
k.	600	fridge space
l.	400 x 300	wall unit (0.05 m ³)
m.	800 x 300	wall unit (0.11 m ³)
n.	1000 x 300	wall unit (0.14m ³)
o.	600 x 300	wall unit (0.08m ³)
p.	600 x 600	broom cupboard (0.55m ³)

Total cupboard storage space 2.4m³

- Notes:**
- Property to be re-roofed with concrete tile to closely match existing.
 - Main roof to receive insulation quilt to achieve min 0.13W/m²K.
 - External walls to receive EWI to achieve min 0.18W/m²K and meet PAS 2035.
 - Detailing to EWI to be provided using brick slips.
 - Flat roofs to be recovered incorporating insulation to falls to achieve 0.13W/m²K.
 - Windows are to be replaced with triple glazed windows and be WER A++ rated.
 - All windows to habitable rooms are to be fire escape windows.
 - External doors to be GRP faced insulated composite doorsets.
 - All windows and doorsets to meet the requirements of Secure by Design and PAS 24.
 - New internal walls to Ground Floor to be blockwork where grab rails etc. may be fixed.
 - All other new internal walls to be in studwork.
 - Sound insulation to be provided in stud walls between bedrooms and bathrooms.
 - Heating and hot water to be provided by an Air Source Heat Pump system with assistance from solar & PV panels on the main roof.
 - The property is to have a whole house ventilation system with heat recovery installed.



Scale Bar @ 1:50

WREXHAM COUNTY BOROUGH COUNCIL
 Property Investment,
 Housing and Economy,
 Ruthin Road,
 Wrexham,
 LL13 7TU
 Tel: (01978) 315300

Project:
Gwersyllt Estate Office

Detail:
PROPOSED PLANS & ELEVATIONS

Drawn By: AWB/GW	Date: Dec 22	Checked By:
Scale: 1:50, 1:100 @ A1	Project No: HBS 1167	Dwg No: A2-02
		Rev: