Allow gaps in wall-plate/roof verges with 50mm x 30mm deep access points. Form with plastic pipe which are to be removed following pointing of verge/ prior to fitting facias boards.
Also allow for 20mm mortar gap to 1 number ridge tile to allow for high level access to potential bat roosts. As per Tyrer Ecology Bat and Bird surveys.



Front Elevation 1:100



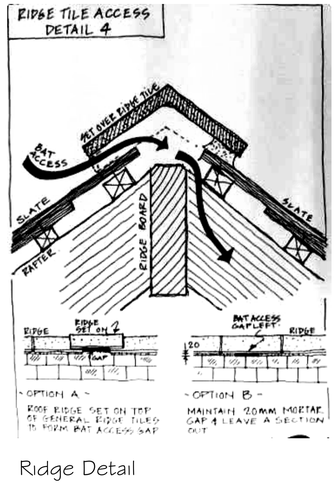
Side Elevation 1:100



Rear Elevation 1:100



Side Elevation 1:100



Ridge Detail



Verge Detail

External lighting points, lights to be Forum Leto GI110 Down Wall Light with PIR Black IP65 or similar ensuring lights only provide downlighting to property toprotect and mitigate against disturbance to bats. Picture below for illustration purposes only.



External Facing Materials
External walls are to comprise facing brick to Local Authority approval laid stretcher bond in a natural toned mortar. Brickwork to be pointed to give a weather struck finish.

Roofing Materials
Roof coverings are to be reclaimed second hand slates together with salvaged items from the existing structure which is to be demolished to Local Authority approval.

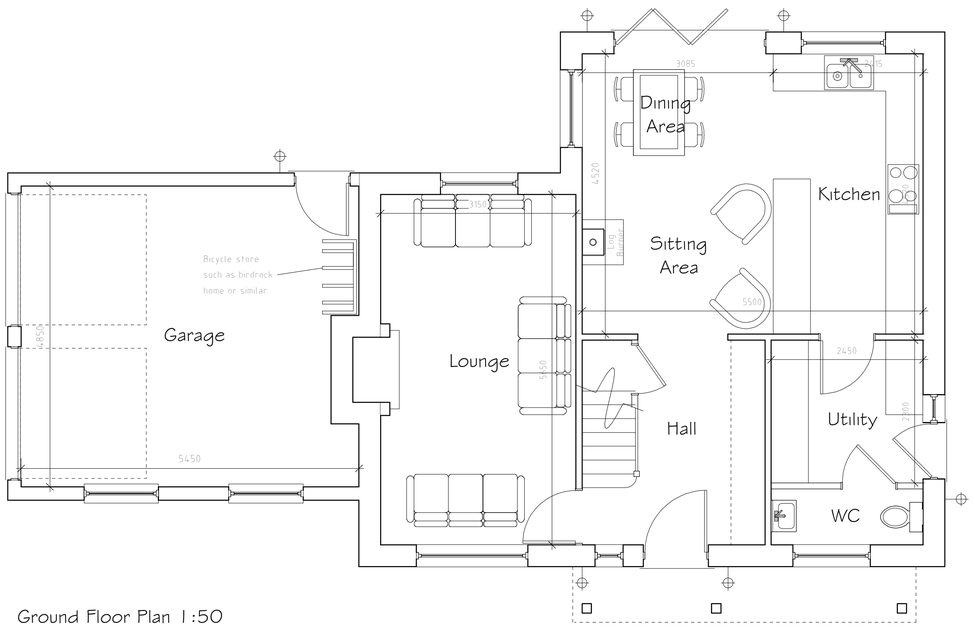
All windows are to comprise sealed double glazed units set in white uPVC frames. En-suite and bathroom windows are to be fitted with obscured glass.

All fascias and soffits are to comprise good quality softwood decorated black.

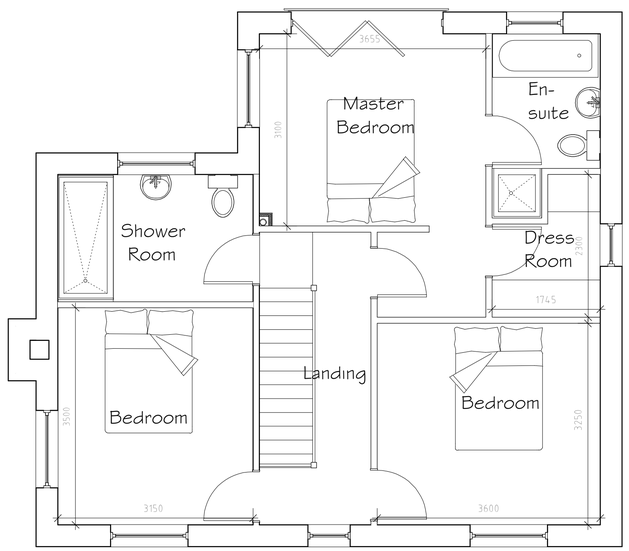
Rainwater to be collected in 100mm diameter half round uPVC guttering and 65mm diameter uPVC downpipes, to discharge to soakaways located in garden.



Bicycle storage to be provided within gaarge. Image for illustration purposes only.



Ground Floor Plan 1:50



First Floor Plan 1:50

Rev	Date	Detail	Initial
F	11/24	Cycle store and external lights	DJE
E	09/24	Bat access details	SIH
D	03/24	Design Changes	DJE
C	02/24	Design Changes	SIH
B	09/23	Design Changes	SIH
A	08/23	Design Changes	EMJ

Project:
Proposed replacement dwelling
at Hillside, Erbistock,
Wrexham, LL13 0DL

Title: Planning

Scale: (A1) 1:50 & 1:100

Drawn By: S Hatherall

Date: May 2023

Drawing No: W200/002

Sheet: 1 of 1

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