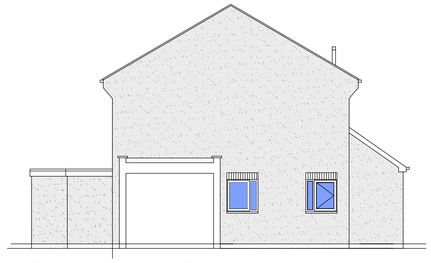
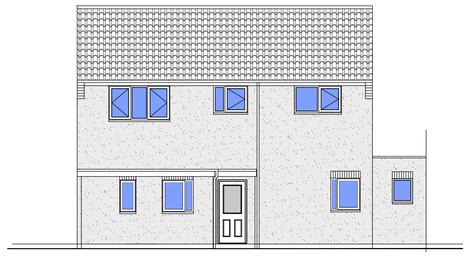


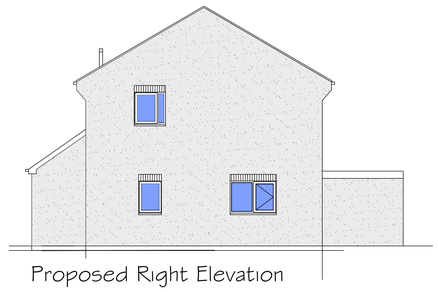

Proposed Front Elevation



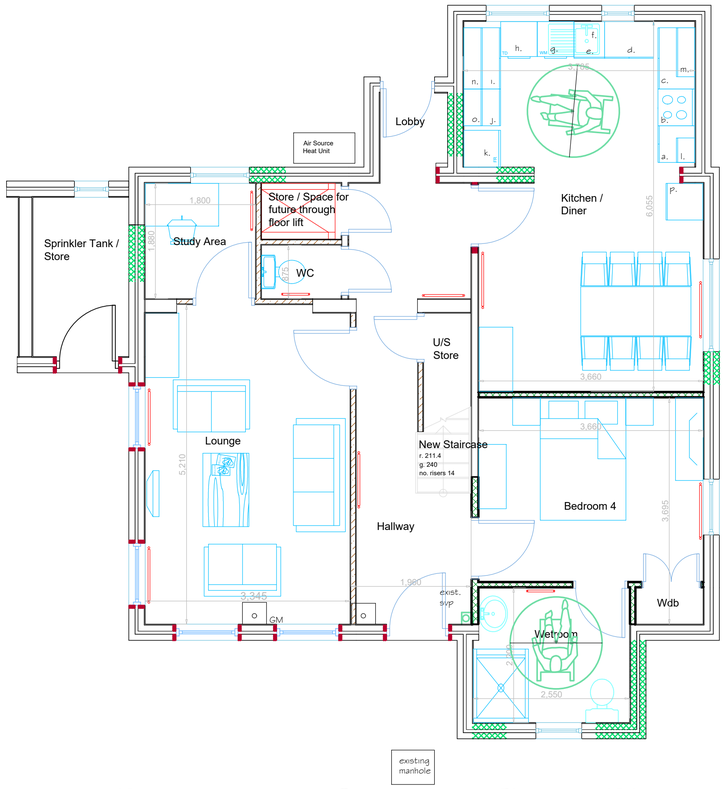
Proposed Left Elevation



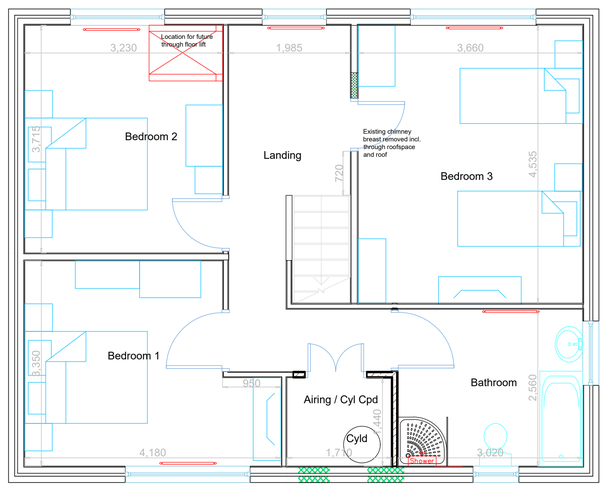
Proposed Rear Elevation



Proposed Right Elevation




Proposed Ground Floor Plan




Proposed First Floor Plan

room key ($m^2$)

| | |
|---|---|
| gf | |
| lounge | 17.20 |
| kitchen/diner | 22.10 |
| hallway / lobby | 12.45 |
| study area | 3.38 |
| bedroom 4 | 11.75 |
| wetroom | 5.61 |
| ceiling height gen. | 2.76m |
| | |
| ff | |
| bedroom 1 | 12.20 |
| bedroom 2 | 12.00 |
| bedroom 3 | 16.60 |
| bathroom | 7.70 |
| landing | 9.93 |
| ceiling height gen. | 2.36m |

KITCHEN SCHEDULE:

| | | |
|---|---|---|
| a. | 600 x 600 | base unit (0.20$m^3$) |
| b. | 600 | cooker space |
| c. | 1000 x 600 | corner base unit (0.34$m^3$) |
| d. | 800 x 600 | base unit (0.27$m^3$) |
| e. | 500 x 600 | sink base unit (0.17$m^3$) |
| 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 (0.34$m^3$) |
| 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 (0.14$m^3$) |
| o. | 600 x 300 | wall unit (0.08$m^3$) |
| p. | 600 x 600 | broom cupboard (0.55$m^3$) |

Total cupboard storage space 2.4$m^3$

Notes:

- Property to be re-roofed with concrete tile to closely match existing.
- Main roof to receive inulation quilt to achieve min 0.13W/$m^2$K.
- External walls to receive EWI to achieve min 0.18W/$m^2$K 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/$m^2$K.
- 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.

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