



Front Elevation 1:100



Side Elevation 1:100



Rear Elevation 1:100



Side Elevation 1:100

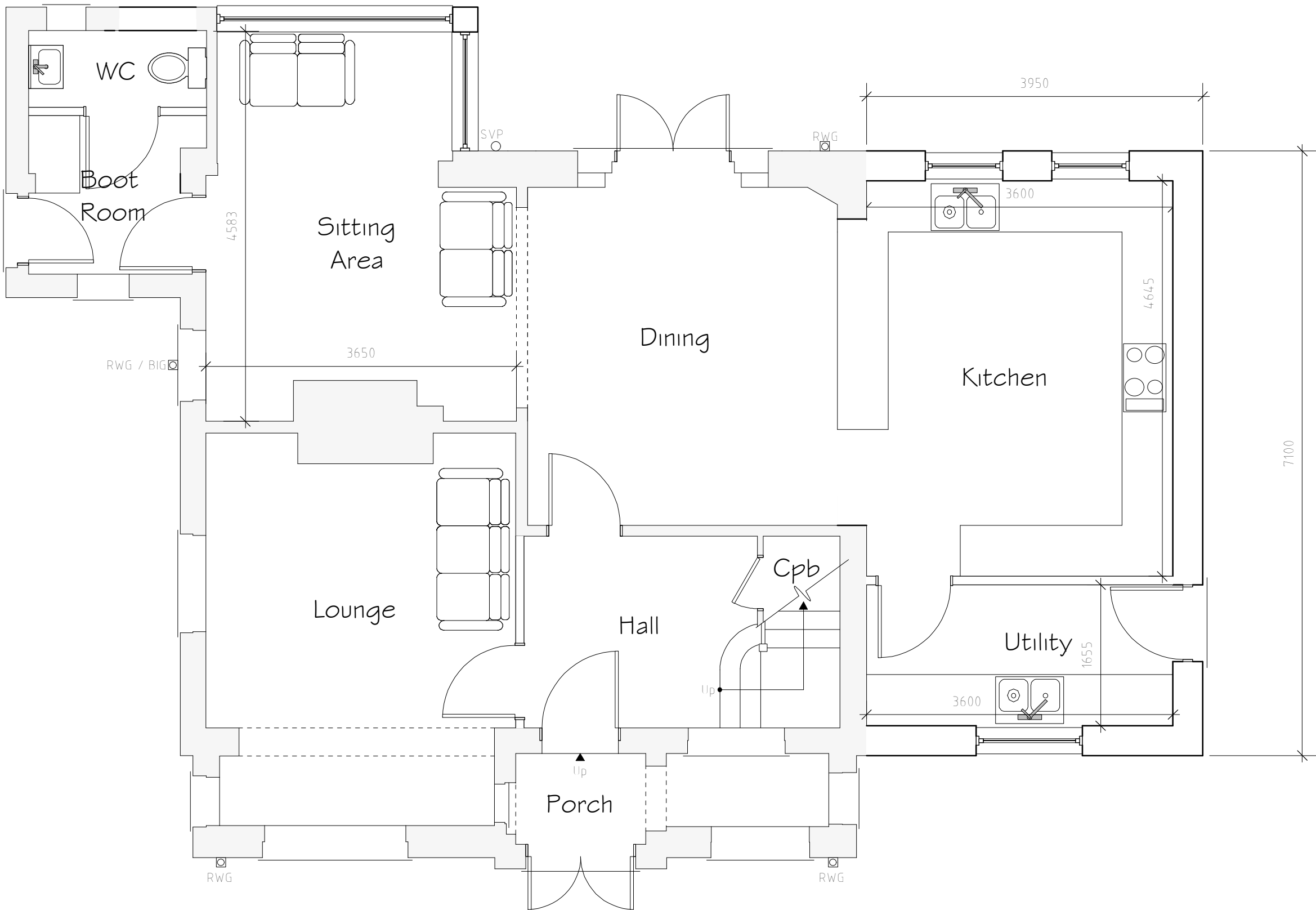
External Facing Materials
External walls are to comprise facing brick to Local Authority approval laid stretcher bond in a natural toned mortar. Brickwork to be pointed to give a weather struck finish.

Roofing Materials
Roof coverings are to comprise small clay tiles to match existing as closely as possible to Local Authority approval.

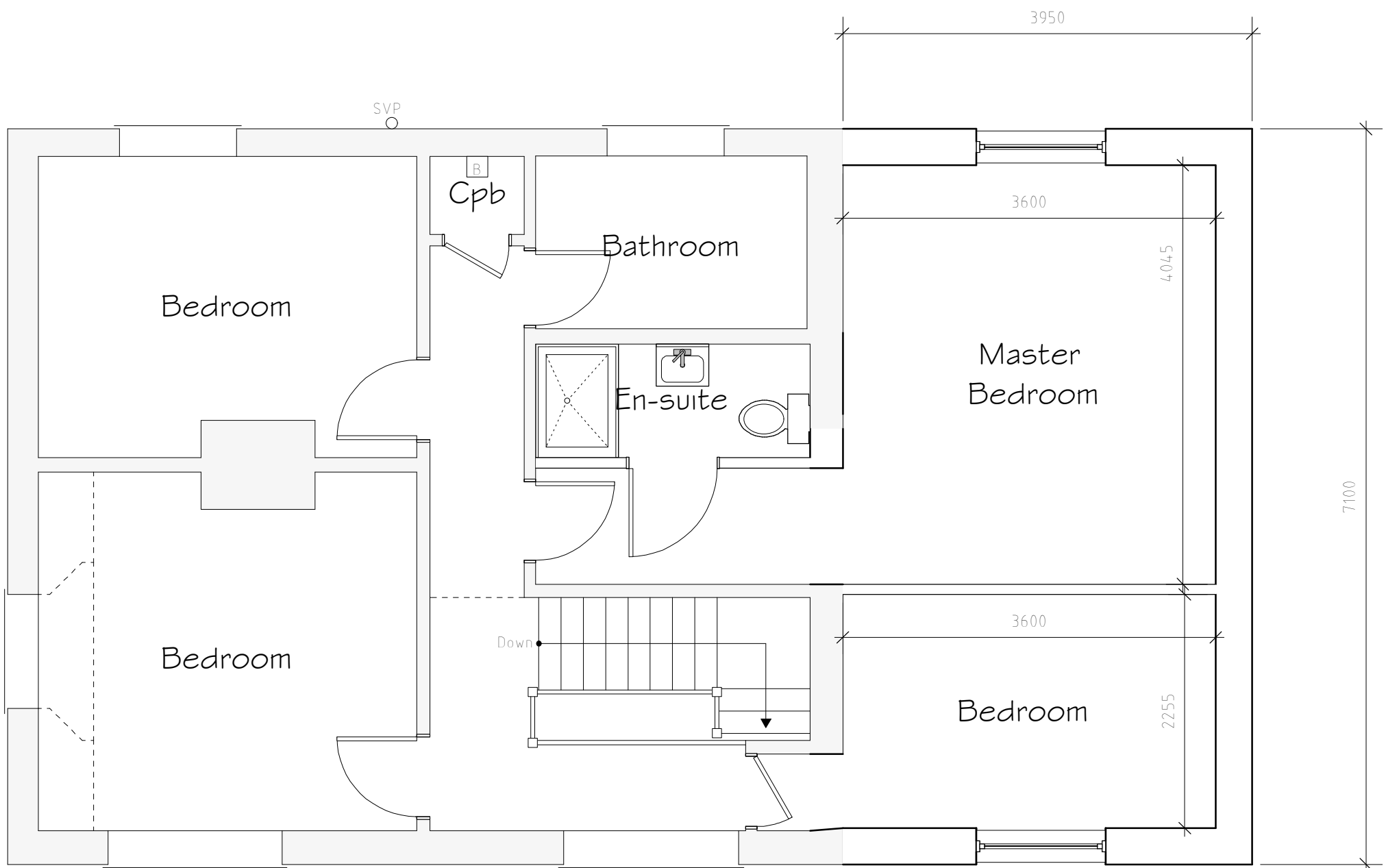
All windows are to comprise sealed double glazed units set in white uPVC frames. En-suite and bathroom windows are to be fitted with obscured glass.

All fascias and soffits are to comprise white uPVC to match windows.

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



Ground Floor Plan 1:50



First Floor Plan 1:50

Rev	Date	Detail	Initial

Project:
Proposed Alterations to,
Tegfan, Smithy Lane,
Wrexham,
LL14 4EW

Title: Planning	Scale: (A1) 1:50 & 1:100
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Drawn By: S Hatherall	Date: Jan 2024
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Drawing No: C152/003	Sheet: 1 of 1
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architectural services

LABC partner
Office 3K4,
Redwither Business Tower,
Wrexham. LL13 9XT
Tel: 01978 356500
www.blueprintarchitectural.com
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