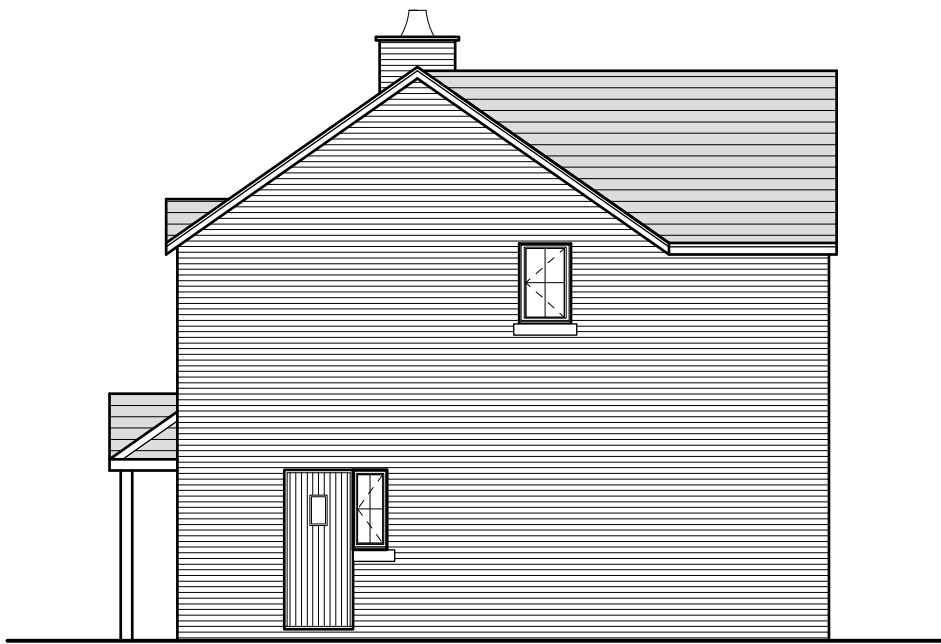


Allow gaps in wall-plate/roof verges with 50mm x 30mm deep access points.
Form with plastic pipe which are to be removed following pointing of verge/
prior to fitting fascia boards.
Also allow for 20mm mortar gap to 1 number ridge tile to allow for high level
access to potential bat roosts. As per Tyrer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



Front Elevation 1:100



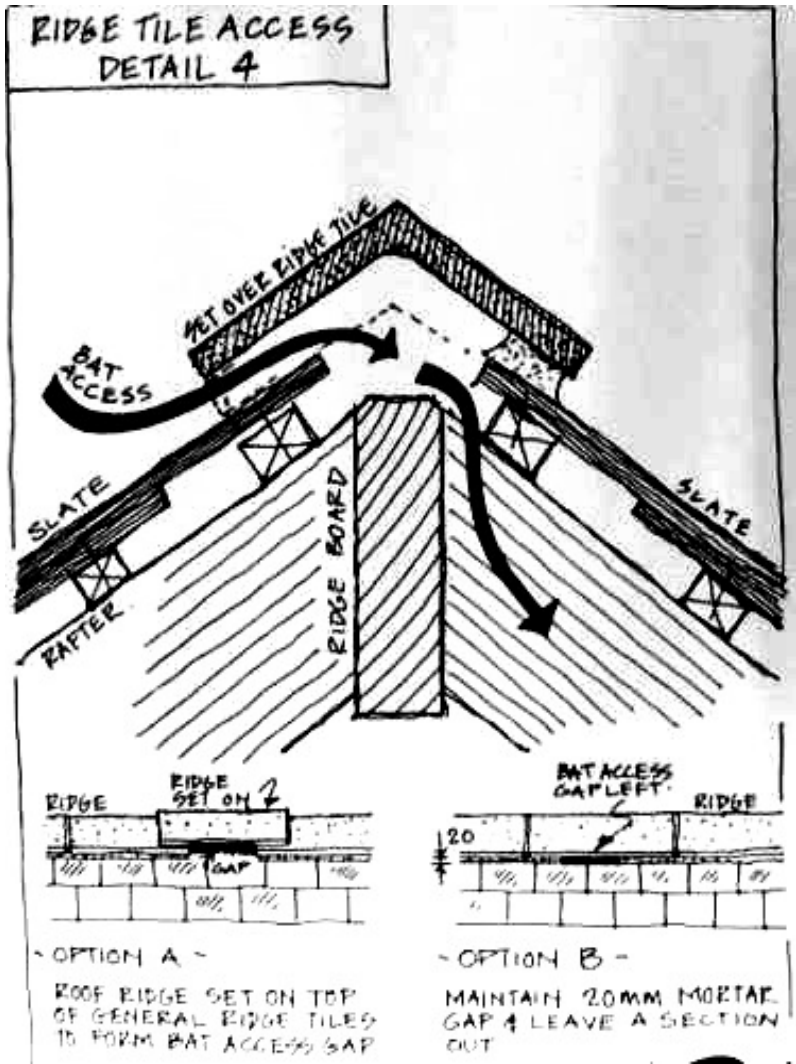
Side Elevation 1:100



Rear Elevation 1:100



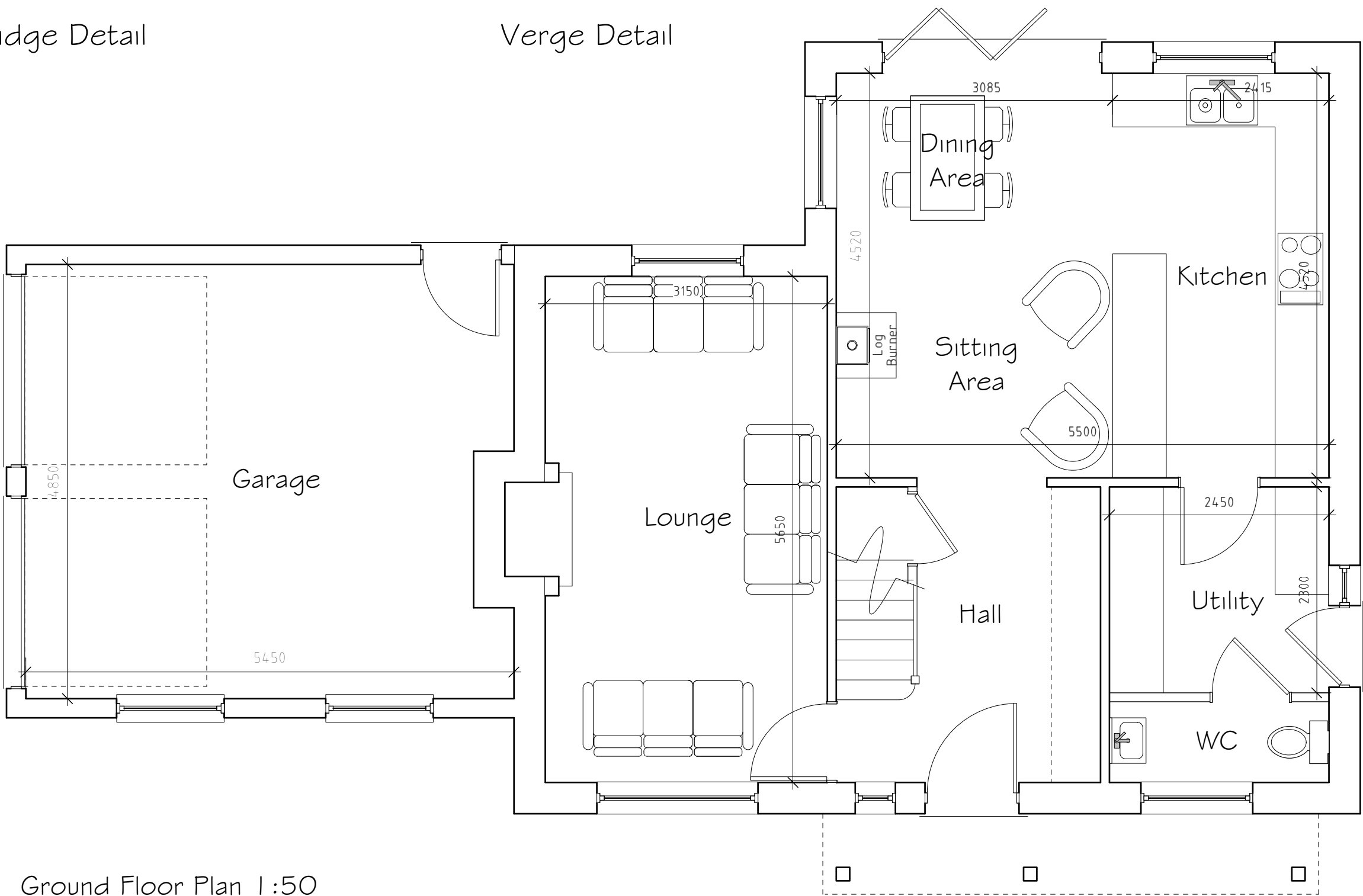
Side Elevation 1:100



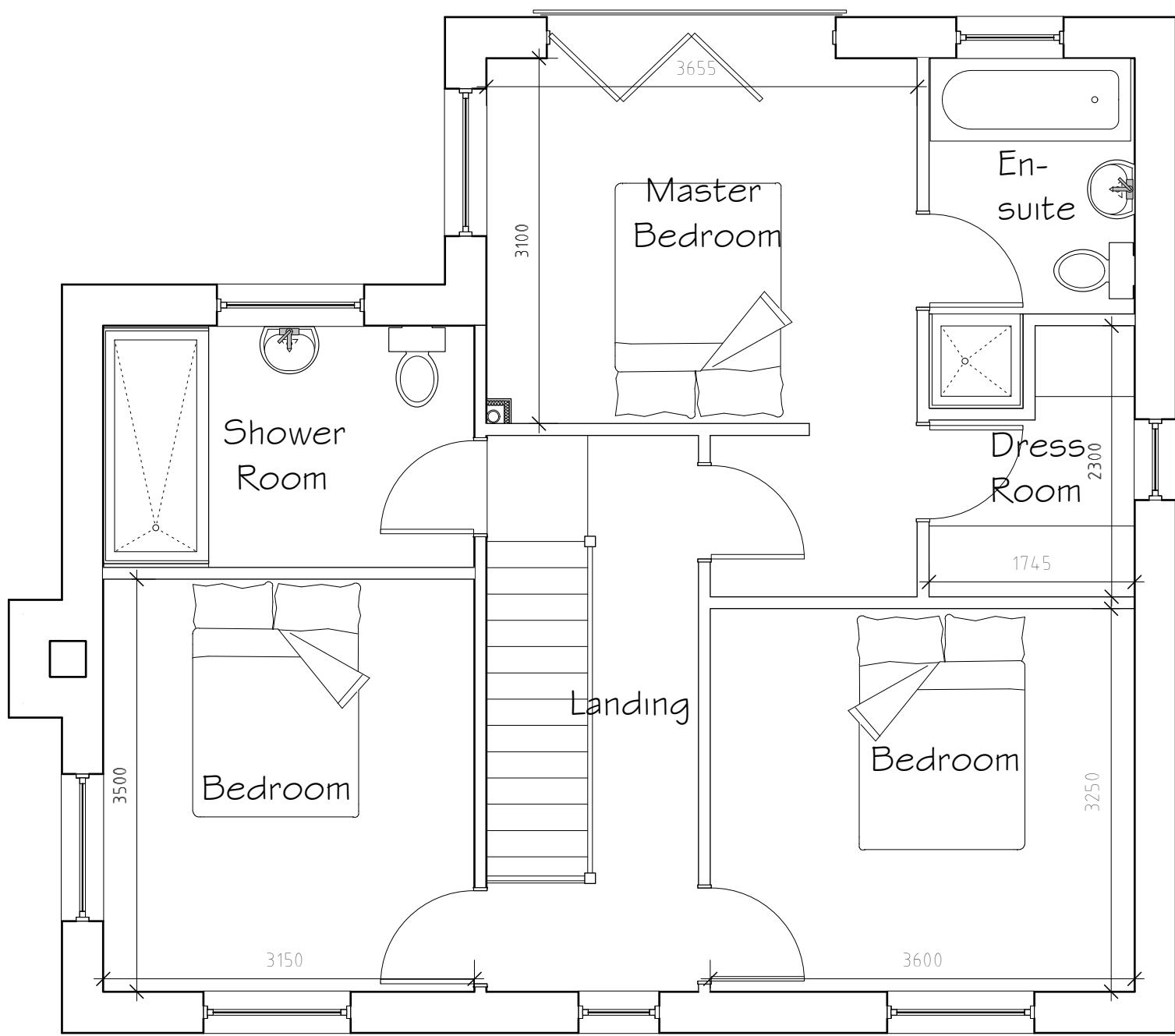
Ridge Detail



Verge Detail



Ground Floor Plan 1:50



First Floor Plan 1:50

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.

Rev	Date	Detail	Initial
E	09/24	Bat access details	SIH
D	03/24	Design Changes	D.J.E.
C	02/24	Design Changes	SIH
B	09/23	Design Changes	SIH
A	08/23	Design Changes	E.M.J.

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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