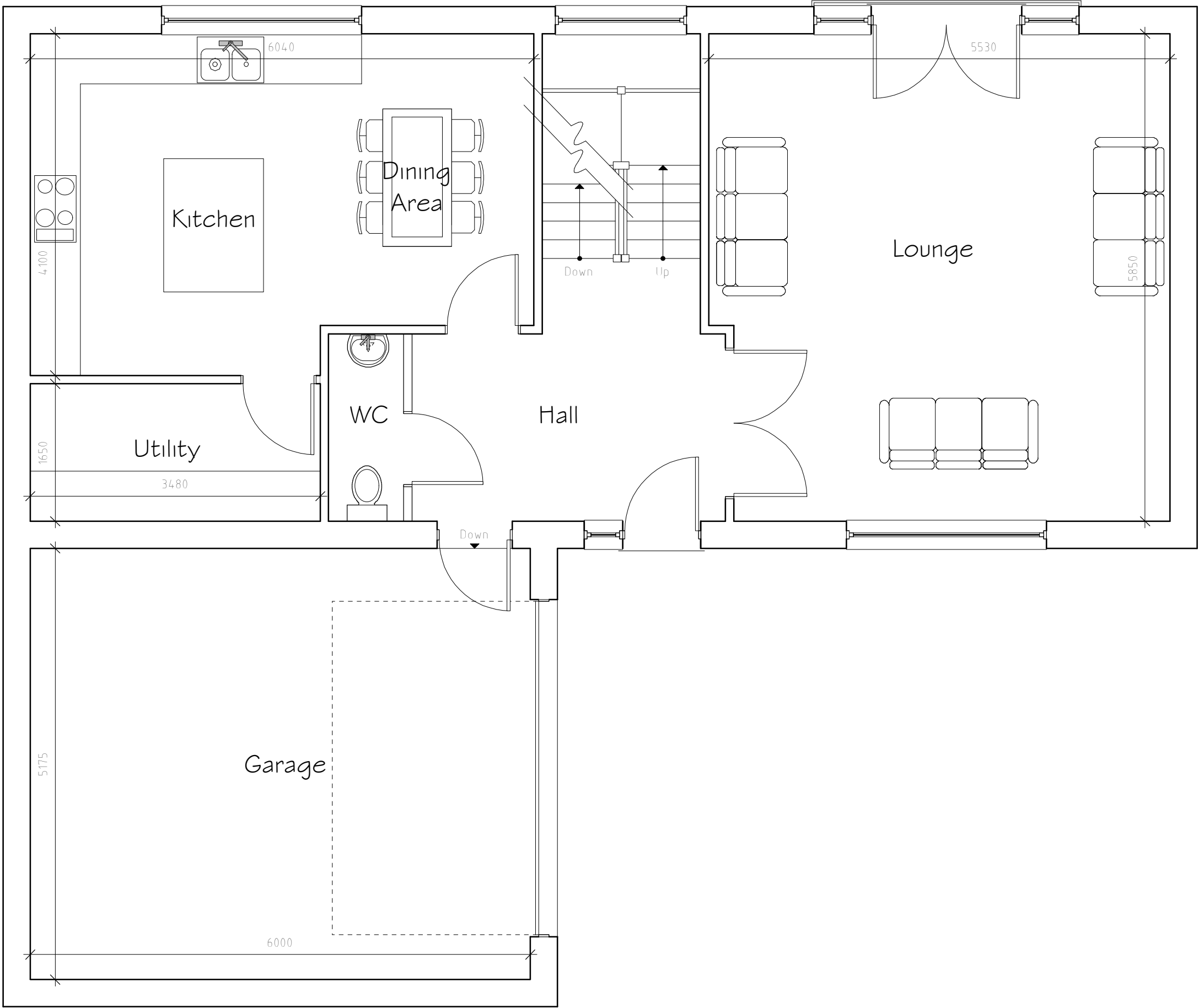
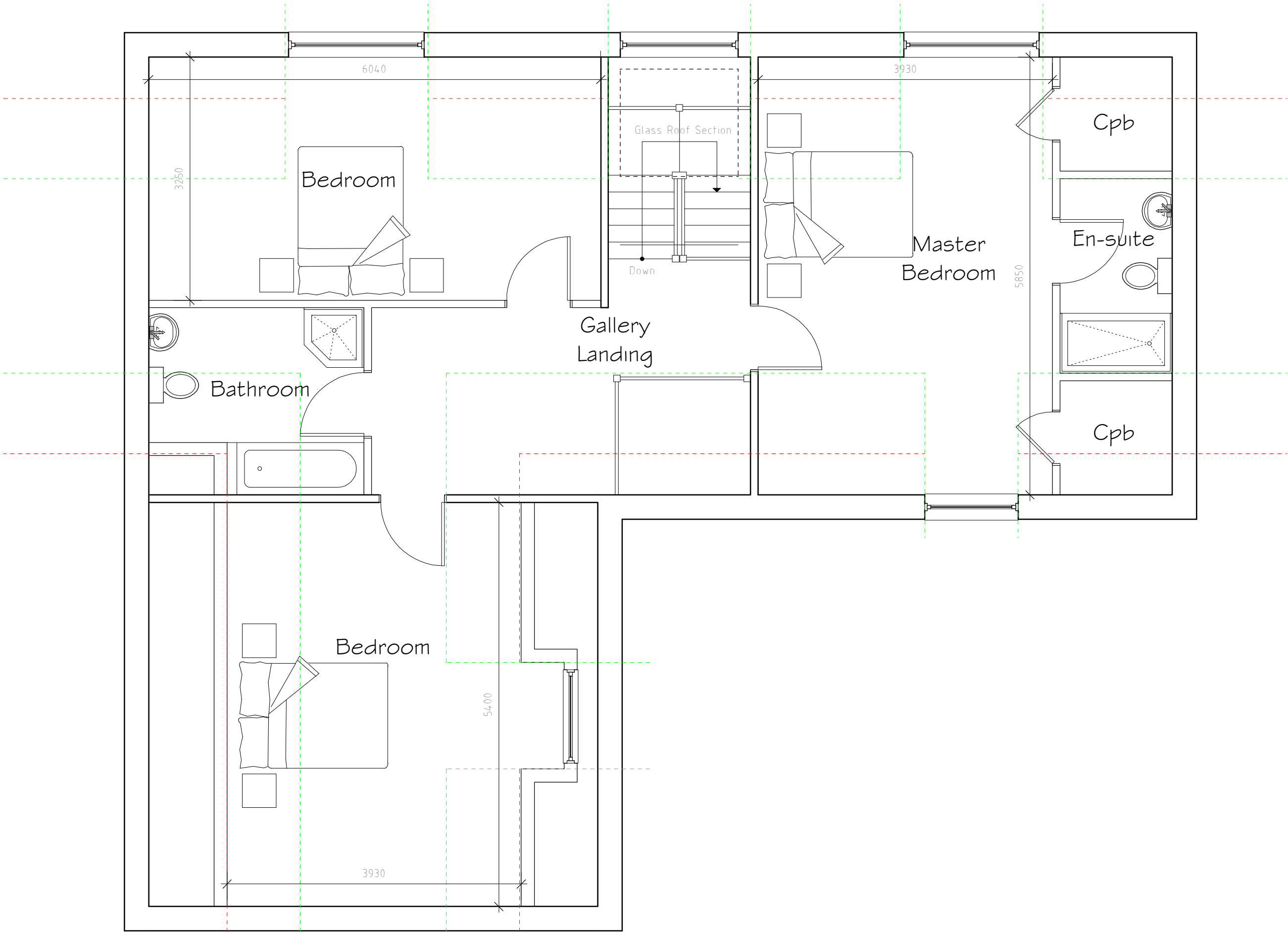




Ground Floor Plan
1:50



First Floor Plan
1:50

Green dotted line
indicates 11m head
height

Green dotted line
indicates 2m head
height

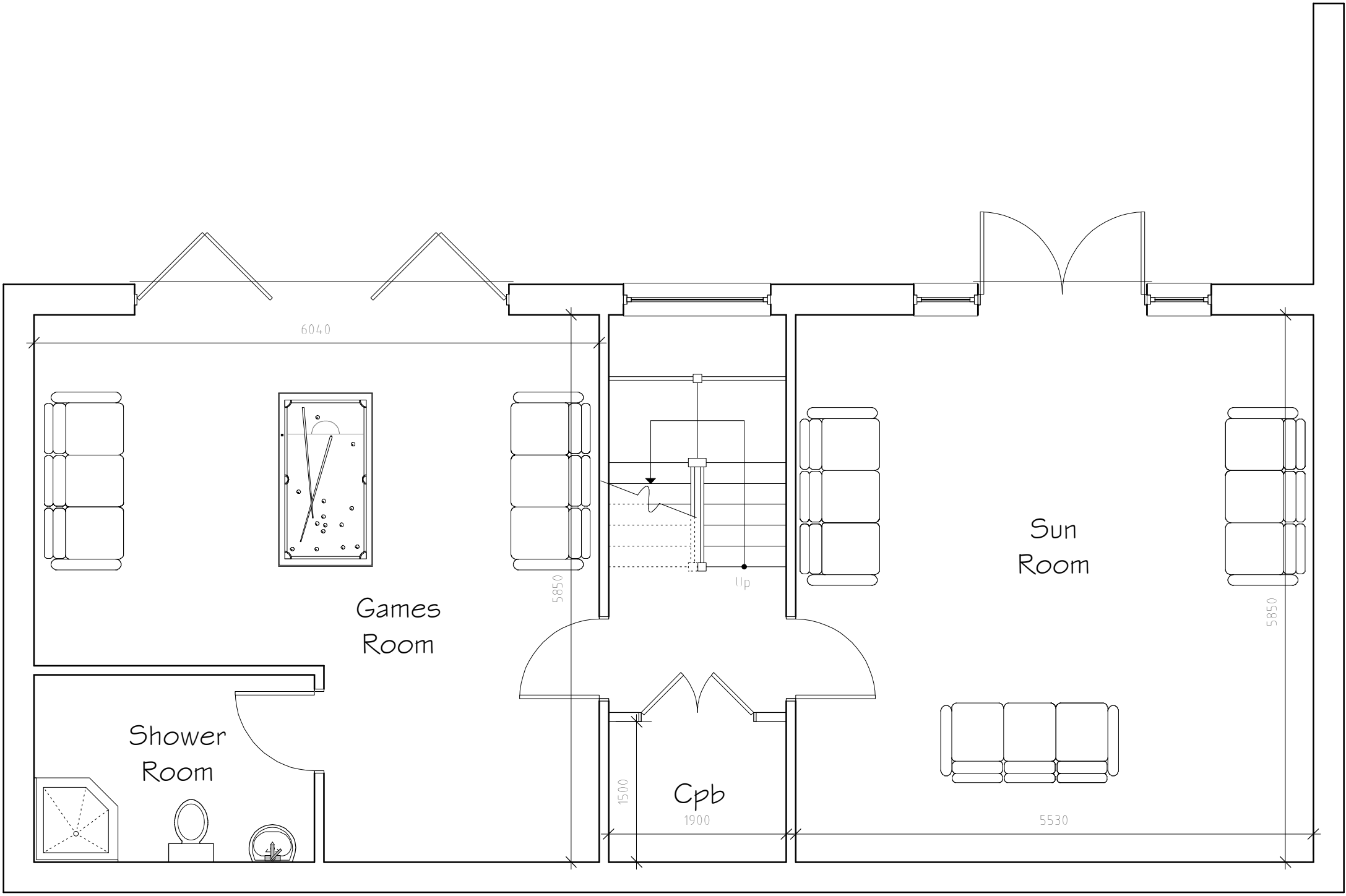
External Facing Materials
External walls are to comprise of Cedar Cladding & K Render
to Local Authority approval

Roofing Materials
Roof coverings are to be natural slate to Local Authority
approval

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

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

Rainwater to be collected in half round uPVC gutting and
uPVC downpipes, to discharge to soakaways located in
garden.



Lower Ground
Floor Plan 1:50



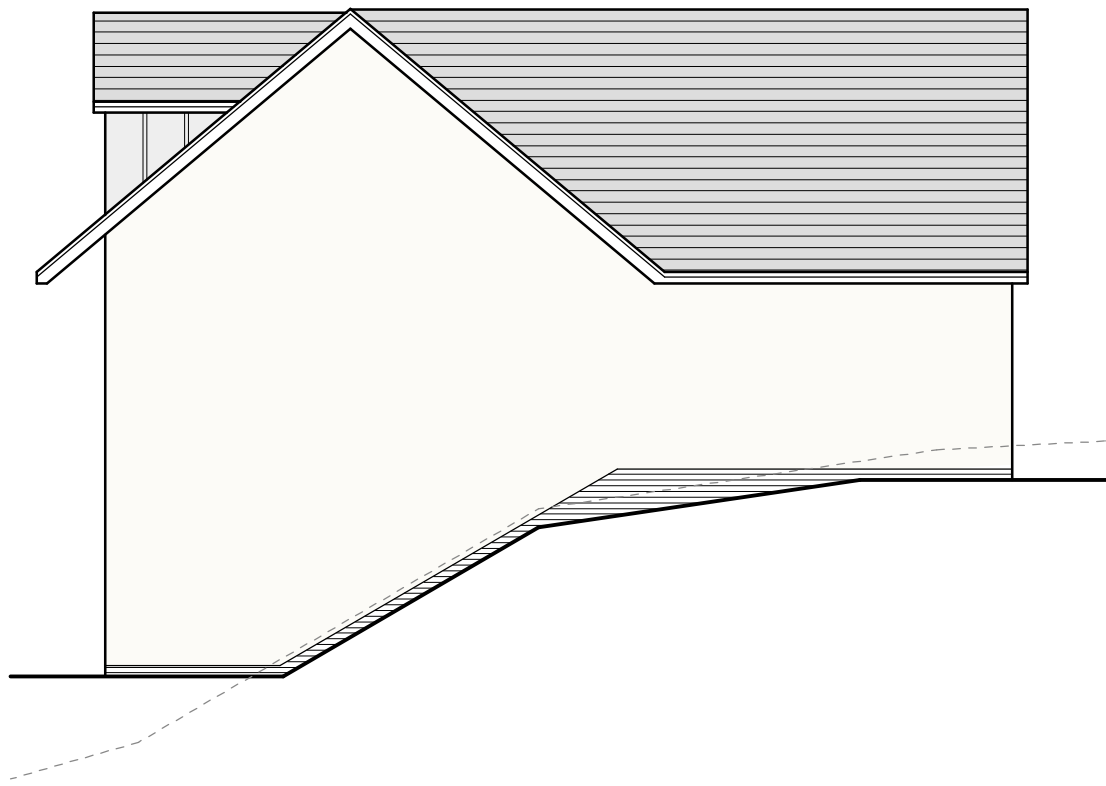
Front Elevation 1:100



Side Elevation 1:100



Rear Elevation 1:100



Side Elevation 1:100

B	12/20	Design Amends	D.J.F.
A	12/20	Design Amends	D.J.F.
Rev	Date	Detail	Initial

Project:
Proposed new dwelling on
land adj to Nant Cottage,
Lower Road,
Coedpoeth, LL11 3TP

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

Drawn By: J Felgate
Date: Nov 2020

Drawing No: D111/006
Sheet: 1 of 1

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