

Please do not scale from this drawing.



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Please note;

All new windows are to be double glazed units with a 16mm air gap and soft E coating or double glazed with a 12mm air gap and argon filling to achieve a u-value of 1.4 maximum.

Please Note; This drawing is to read in conjunction with acoustics report prepared by peak acoustics and all windows to have the following specification to attenuate noise;

Living Rooms - Minimum 4/12/4mm double glazed units with indirect path ventilators

Bedrooms facing A5152 (Eastern) - Minimum 16.8/16/16.8 double glazed units with passive trickle ventilators

Bedrooms facing away from A5152 (Western) - Minimum 10/12/6 double glazed units with indirect path trickle ventilators.

First floor windows to be escape windows marked with a minimum openable area of 450mm x 450mm and 0.33 m2. The bottom of the openable window is to be no more than 1100mm from the FFL.

Level door threshold is to be provided to front door.

All roof tiles and brickwork/render is to be as approved by Local Authority planning department.

Safety glazing to panes marked x is to be provided to BS6206 as required by approved document N1.

Background ventilation is to be provided in the form of trickle vents to all windows and to have a minimum ventilation rate of 5000mm minimum for each habitable room and 2500mm minimum for each wet room.

Elevation from Tenter's Lane



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Project;

New development at Pen y Bryn House, off Tenter's Square, Wrexham

Title;

Part 1 - Elevations from Tenter's Lane

Scale (A1);

1:50

Dwg No;

TS/P1/WD/14

Date;

May 2015

Revision;

Rev A: Make amendments further to comments received from WCBC Building Control - 12-11-15
Rev B: Make amendments further to comments received from WCBC Planning Dept - 11-01-16
Rev C: Amend roof design and remove chimneys, add pedestrian entrance next to vehicle entry - 09-03-16