

Key

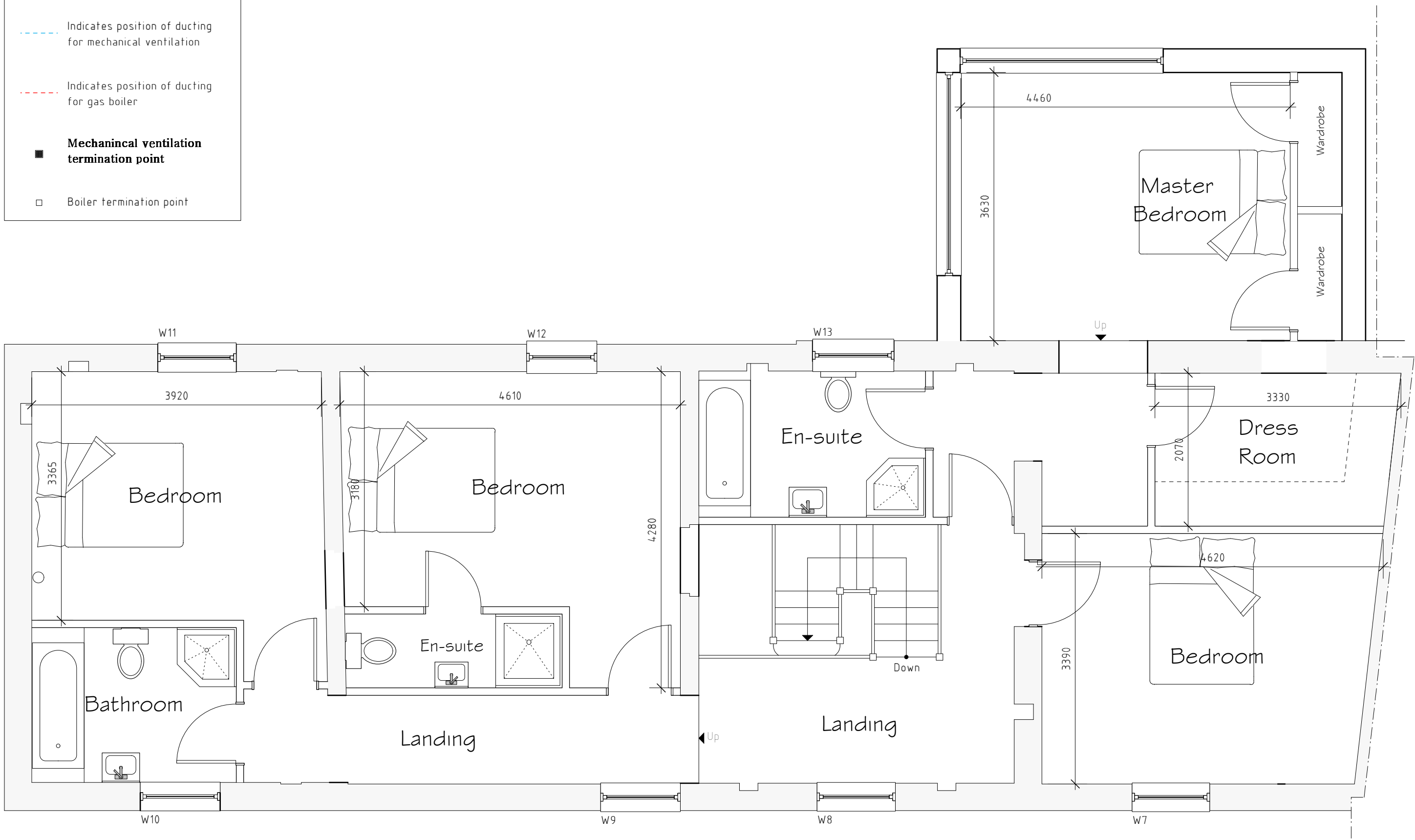
Indicates position of exit point for mechanical ventilation

Indicates position of ducting for mechanical ventilation

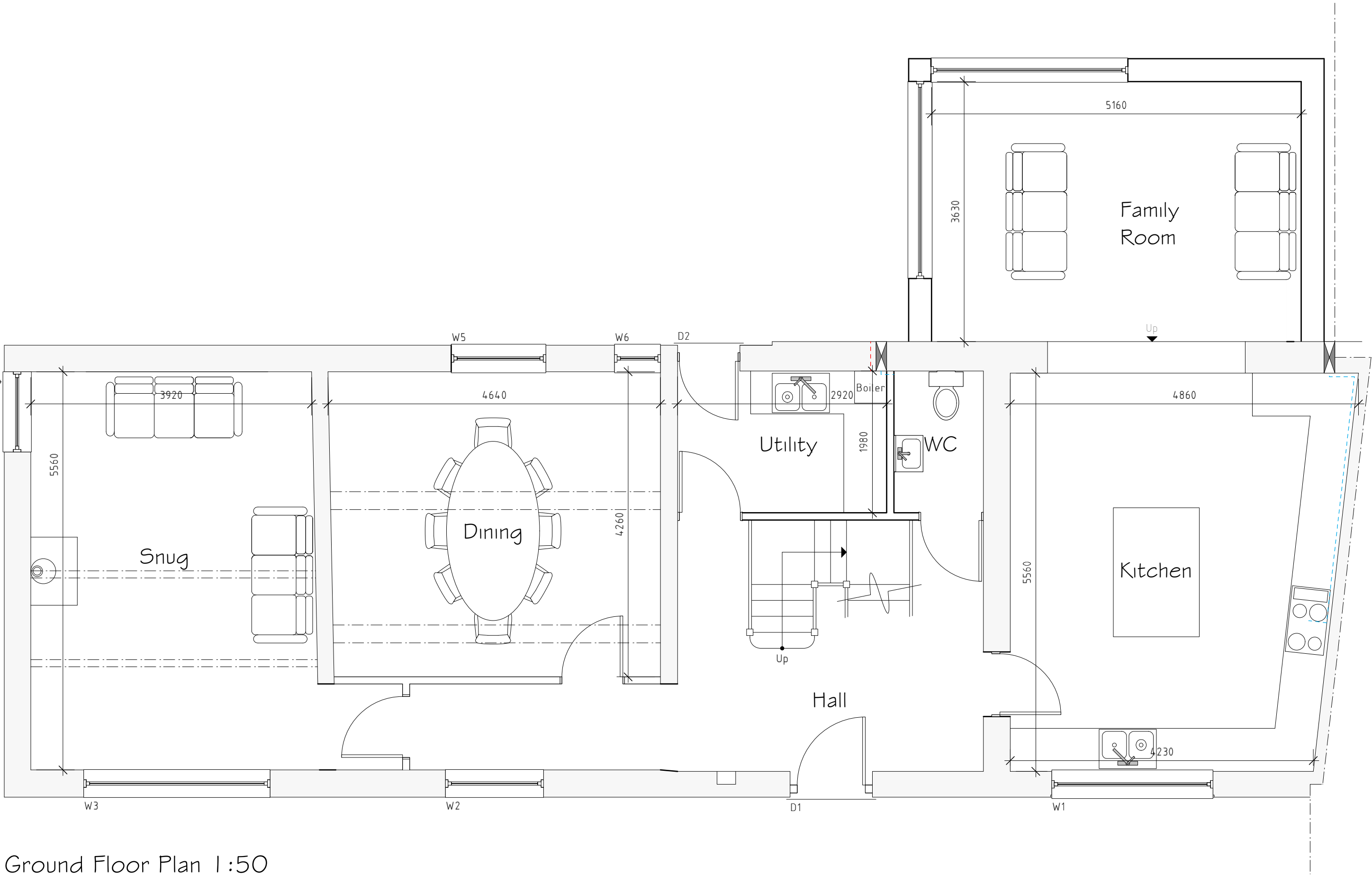
Indicates position of ducting for gas boiler

Mechanical ventilation termination point

Boiler termination point



First Floor Plan 1:50



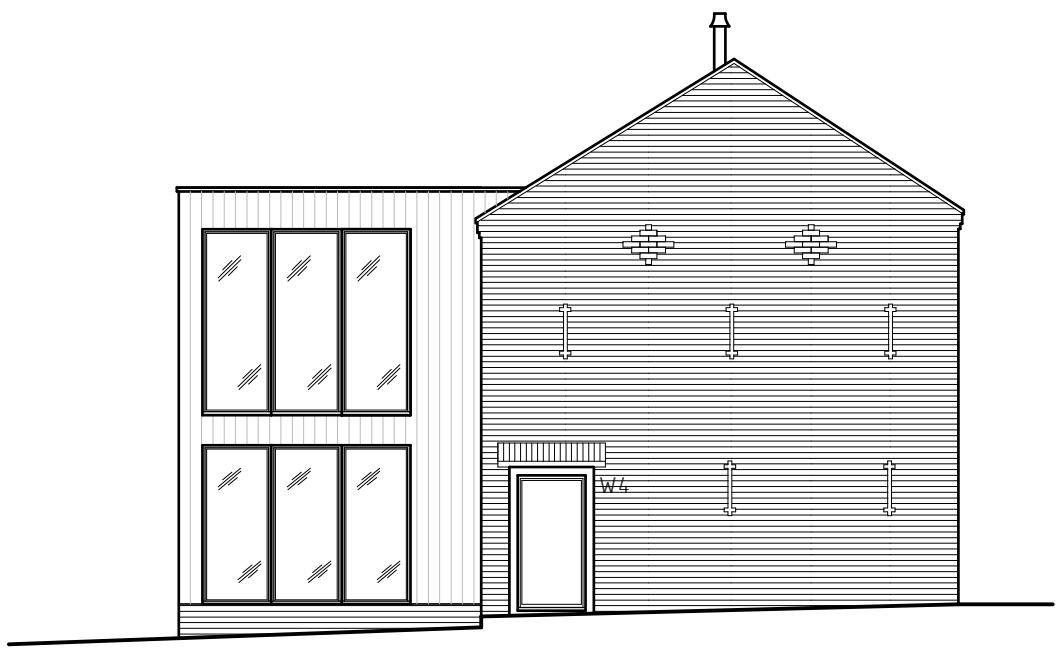
Ground Floor Plan 1:50



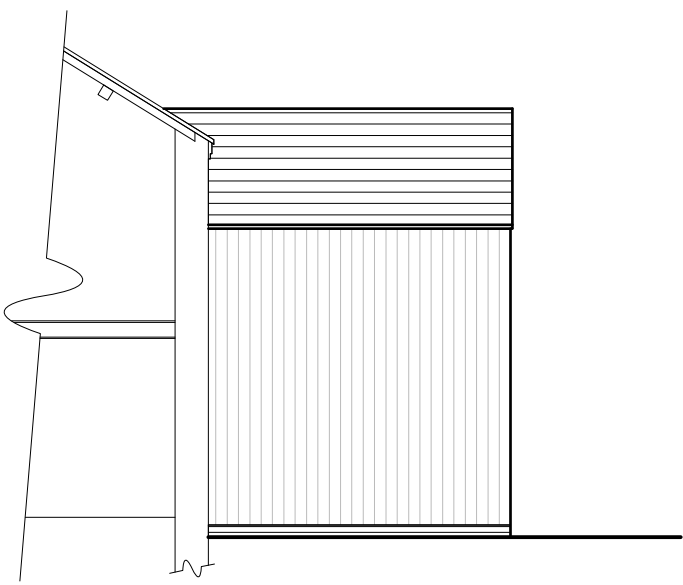
Front Elevation 1:100



Rear Elevation 1:100



Side Elevation 1:100



Part Elevation 1:100

External Facing Materials
External walls are to comprise cedar wood timber cladding left in its natural state to Local Authority approval.

Roofing Materials
Roof coverings are to be Redland Cambrian Slates to Local Authority approval.

All windows are to comprise sealed double glazed units set in good quality softwood frames. Windows within original building to be painted off white to Conservation Officer's approval. Windows within new extension to have untreated oak finish to Conservation Officer's approval. En-suite and bathroom windows are to be fitted with obscured glass.

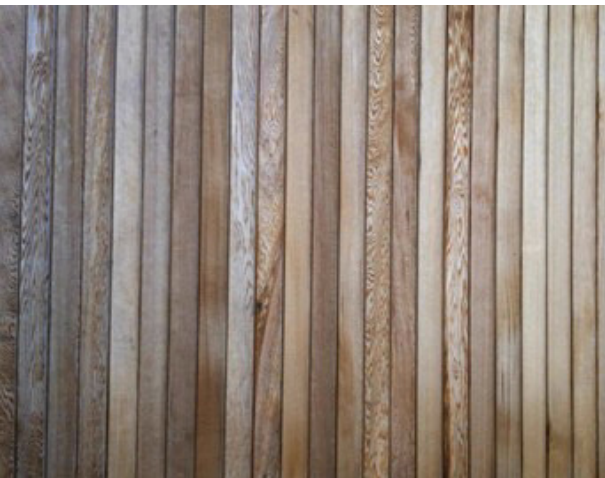
Doors to comprise of good quality softwood frames with a painted off white finish.

All fascias and soffits are to comprise of good quality softwood to match windows.

All new rainwater goods to be cast iron guttering and downpipes painted black to match existing and to local authority approval. Surface water to discharge to existing drainage system.



Example of Redland Cambrian Slate



Example of Cedar Cladding

F	01/16	Planning Amends	S.M.E.
E	12/15	Planning Amends	S.M.E.
D	12/15	Design Amends	SIH
C	12/15	Design Amends	SIH
B	10/15	Part side elevation provided	D.J.E.
A	10/15	Design Amends	S.M.E.
Rev	Date	Detail	Initial

Project:	
Proposed Alterations at Holt Lodge Farm, Hugmore Lane, Wrexham, LL13 9YE.	
Title:	Scale: (A1)
Planning	1:50 & 1:100

Drawn By:	Date:
S M Eltham	Sept 2015
Drawing No:	Sheet:
Y003/003	1 of 1

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