



PART FRONT ELEVATION + AS EXISTING 1.100



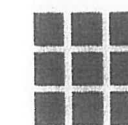
PART SIDE ELEVATION + AS EXISTING 1.100

521-3

FLAT 2 & 3  
TREVALYN MANOR  
MANOR LANE  
ROSSETT  
WREXHAM  
LL12 0AQ

CLIENT

DR D ROBERTS



KEITH DICKINSON  
ARCHITECTS

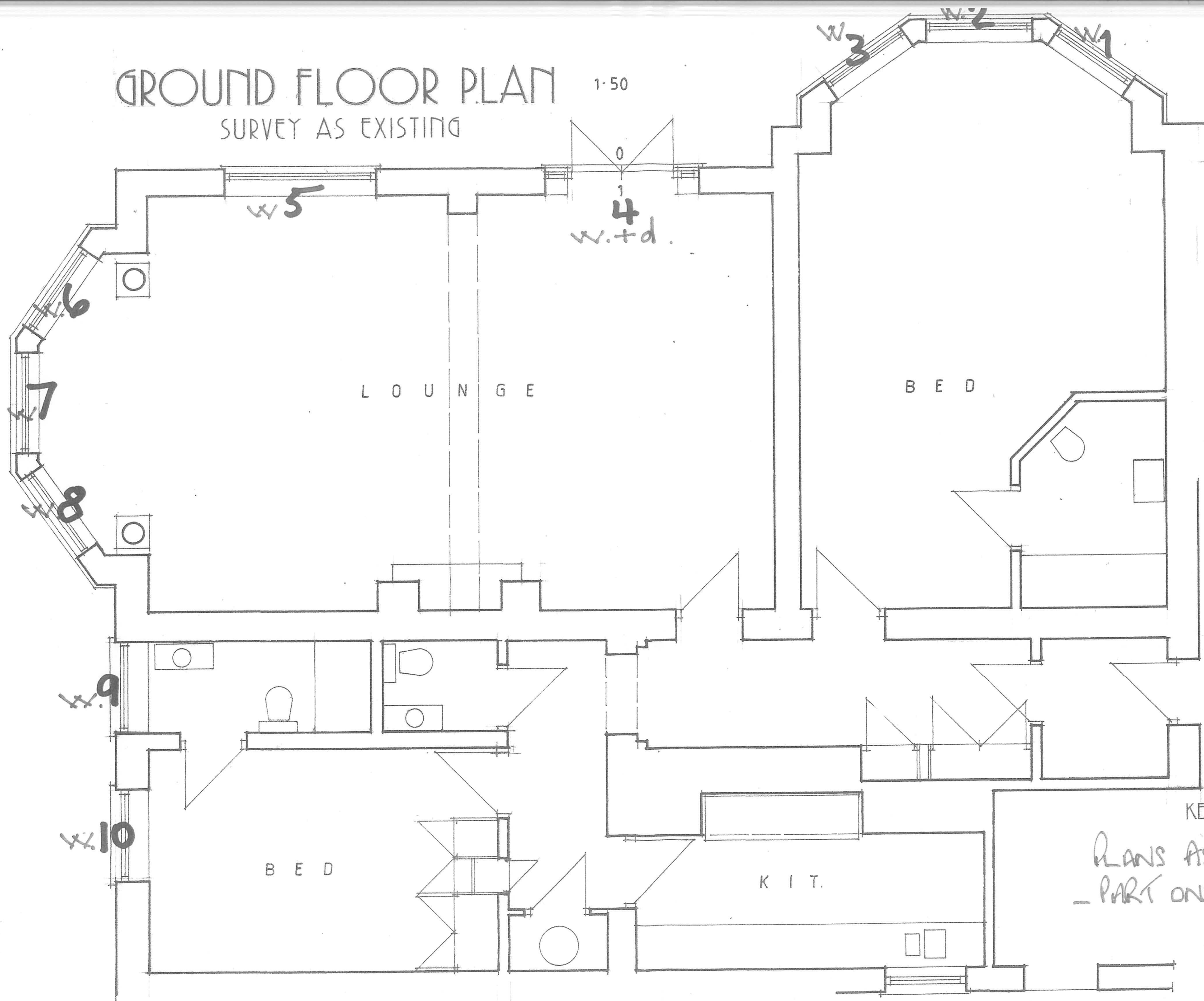
ELEVATIONS  
AS EXISTING

24 HENRY STREET  
LYTHAM - FY8 5LE  
TEL: 01253 735766  
M: 07582 606260

# GROUND FLOOR PLAN

SURVEY AS EXISTING

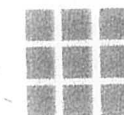
1-50



521-1

FLAT 3  
TREVALYN MANOR  
MANOR LANE  
ROSSETT  
WREXHAM  
LL12 0AQ

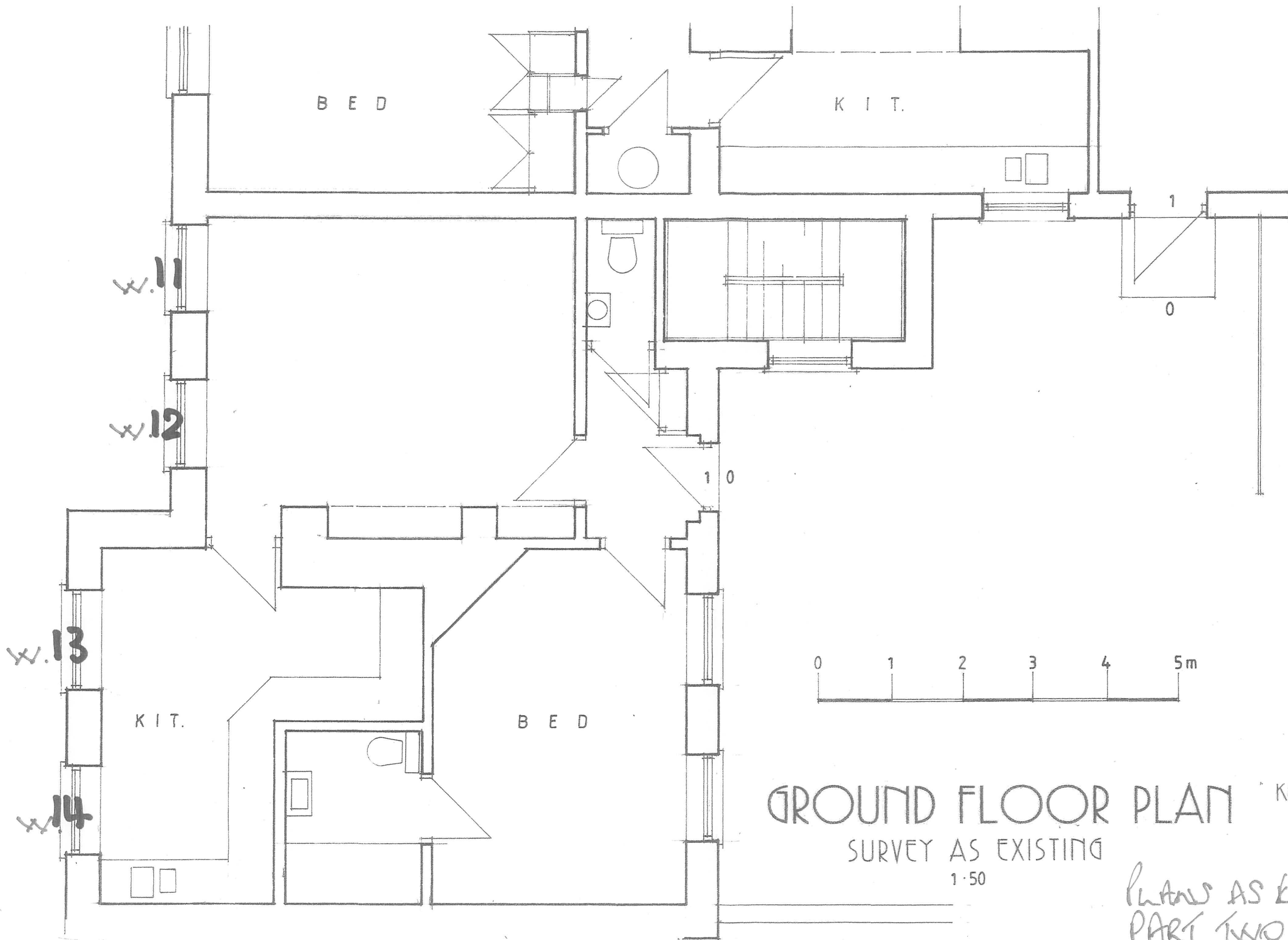
CLIENT  
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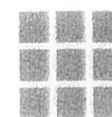
Plans as existing  
- PART ONE

24 HENRY STREET  
LYTHAM - FY8 5LE  
TEL: 01253 735766  
M: 07582 606260



521.2  
FLAT2  
TREVALYN MANOR  
MANOR LANE  
ROSSETT  
WREXHAM  
LL12 0AQ

CLIENT  
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GROUND FLOOR PLAN

SURVEY AS EXISTING

1:50

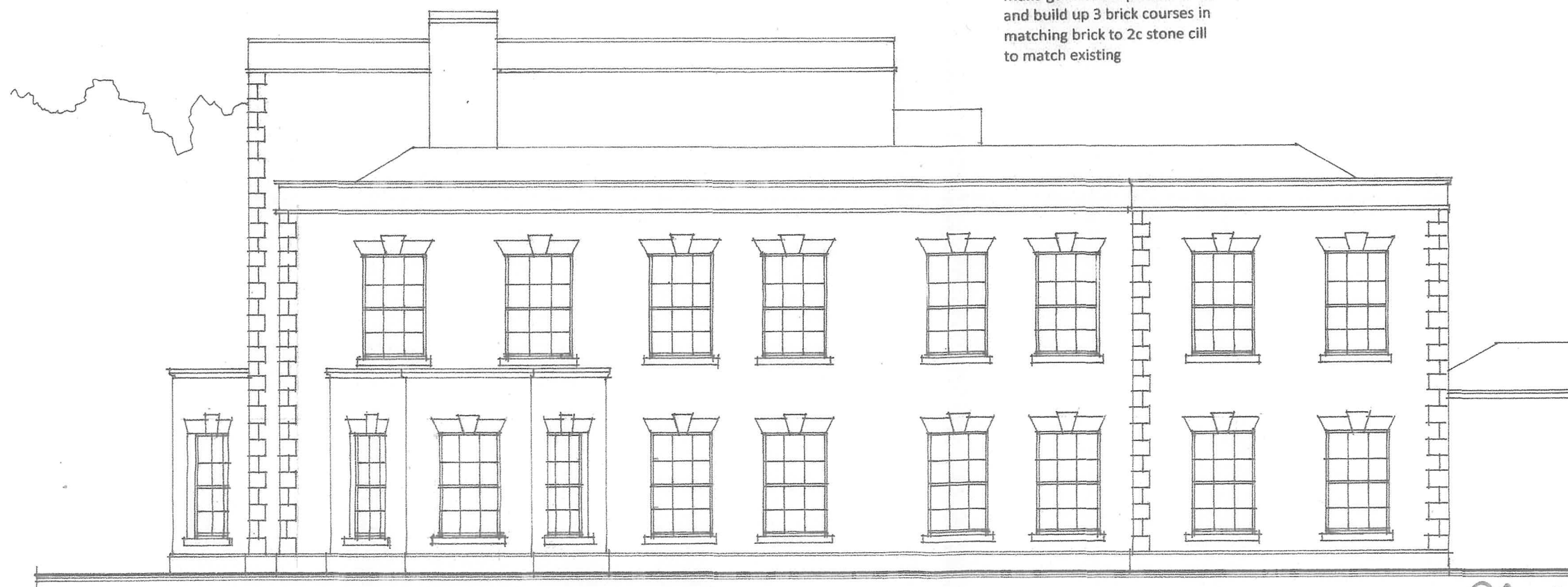
PLANS AS EXISTING  
PART TWO

24 HENRY STREET  
LYTHAM - FY8 5LE  
TEL: 01253 735766  
M: 07582 606260



PART FRONT ELEVATION + AS PROPOSED 1:100

Existing French windows and side panels stripped out and carted away  
Make good stone plinths to match and build up 3 brick courses in matching brick to 2c stone cill to match existing

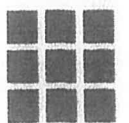


PART SIDE ELEVATION + AS PROPOSED 1:100

521.6

FLAT 2&3  
TREVALYN MANOR  
MANOR LANE  
ROSSETT  
WREXHAM  
LL12 0AQ

CLIENT  
DR D ROBERTS

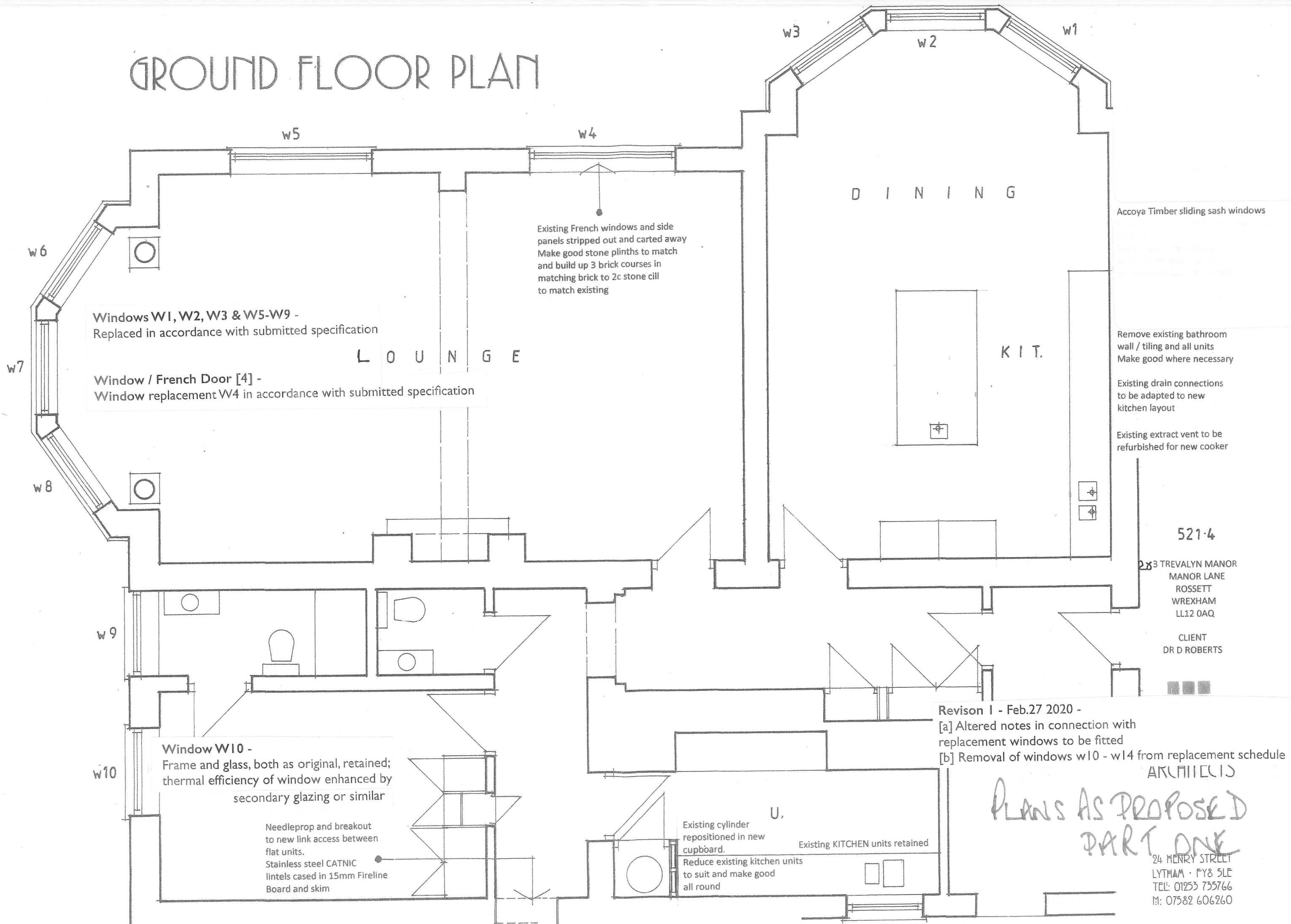


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ELEVATIONS AS  
PROPOSED

24 HENRY STREET  
LYTHAM · FY8 5LE  
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# GROUND FLOOR PLAN



Accoya Timber sliding sash windows  
to original profile with ovolo moulded  
sections  
4mm low E clear double glazed  
narrow Georgian style glazing bars  
with back to back internal bars

B E D

Existing cylinder  
repositioned in new  
cupboard.  
Reduce existing kitchen units  
to suit and make good  
all round

Needleprop and breakout  
to new link access between  
flat units  
Stainless steel CATNIC  
lintels cased in 15mm Fireline  
Board and skim

B E D

New doors and cupboards to detail

100 x 50mm studwall  
Wedi Board to bathroom side

B E D

Existing kitchen to be stripped  
out and carted away  
Form new bathroom to detail

**Windows W11 -**  
**W14 [5 windows]**  
Frames and glass, both as original, retained;  
thermal efficiency of windows enhanced by secondary glazing or similar

# GROUND FLOOR PLAN

PLANS AS PROPOSED  
PART TWO.

Revision I - Feb.27 2020 -  
[a] Altered notes in connection with  
replacement windows to be fitted  
[b] Removal of windows w10 - w14 from replacement schedule

521.5  
28 TREVALYN MANOR  
MANOR LANE  
ROSSETT  
WREXHAM  
LL12 0AQ  
CLIENT  
DR D ROBERTS

KEITH DICKINSON  
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94 HENRY STREET

