

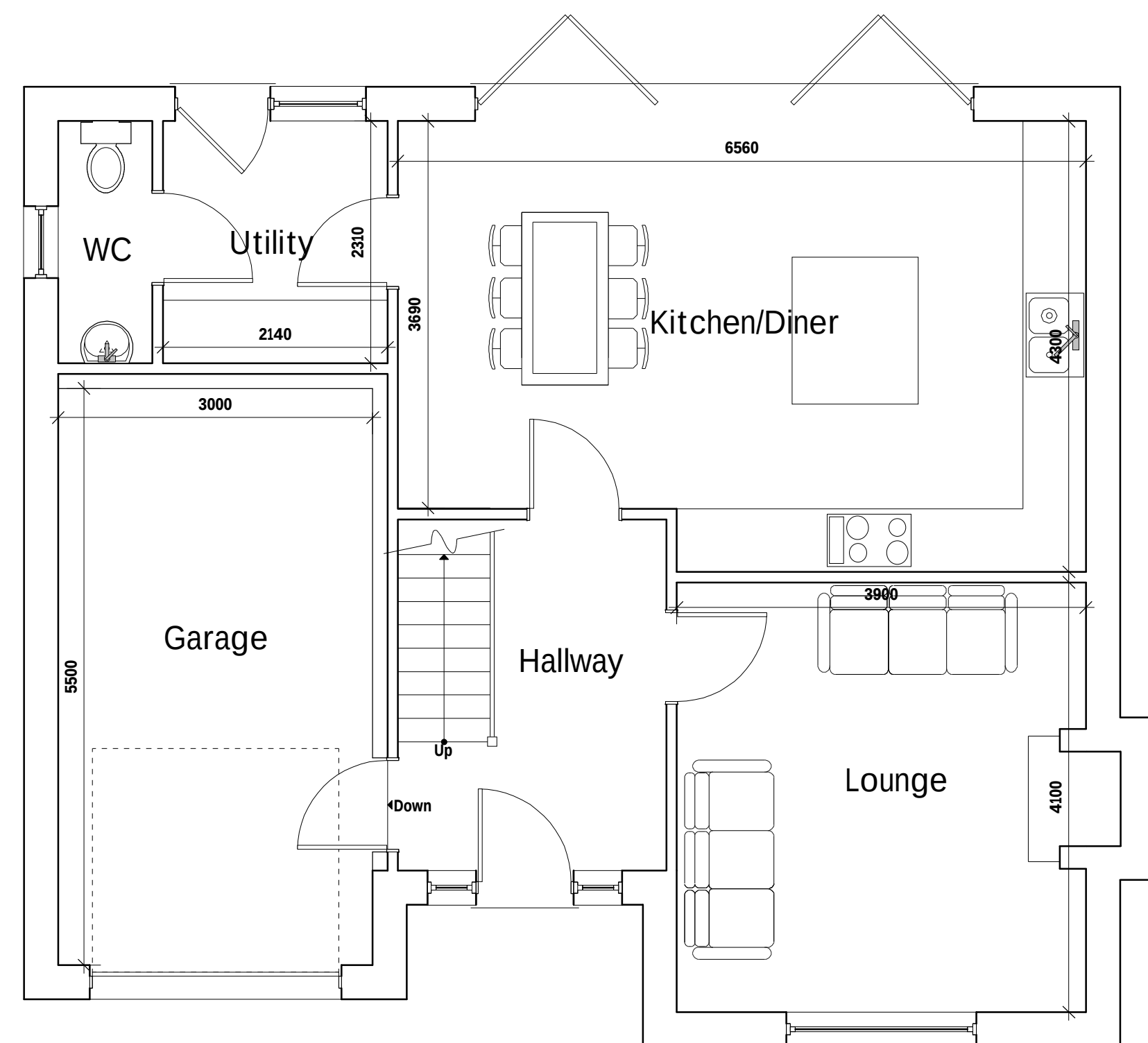
External Facing Materials
External walls are to comprise facing brick to Local Authority approval laid stretcher bond in a natural toned mortar.

Roofing Materials
Roof coverings are to be Slate grey interlocking concrete roofing tile to Local Authority approval.

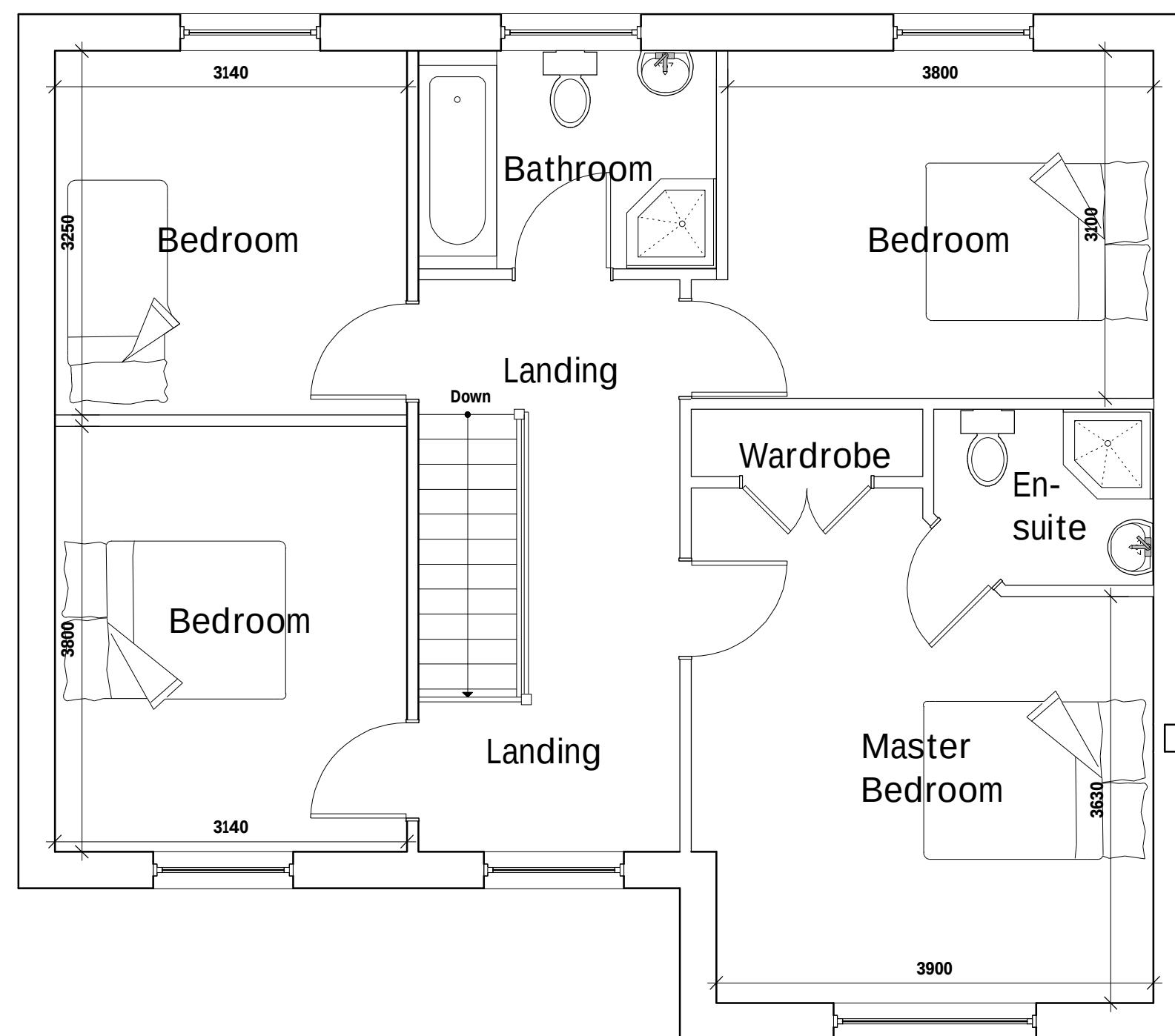
All windows are to comprise sealed double glazed units set in good quality uPVC frames. WC and bathroom windows are to be fitted with obscured glass.

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

Rainwater to be collected in 100mm diameter half round uPVC guttering and 65mm diameter uPVC downpipes, to discharge to soakaways located in garden.



Ground Floor Plan 1:50



First Floor Plan 1:50

A	02/18	Design Amends	D.J.F
Rev	Date	Detail	Initial

Project:
**Proposed re-development
of 22, Bryn Estyn Road,
Wrexham.**

Title:	Scale: (A2)
Planning:	1:50 &
Plot 2	1:100

Drawn By:	Date:
D.J.Edwards	Dec 2016

Drawing No:	Sheet:
C077/019	1 of 1

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