This drawing is the property of CB ARCHITECTURAL DESIGN. Copyright is reserved by them and the drawing issued on the condition that it is not copied, reproduced, retained or disclosed to any unauthorised person either wholly or in part without the written consent of CB ARCHITECTURAL DESIGN.

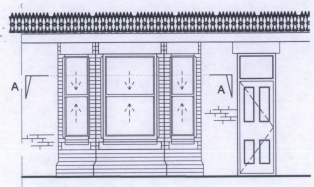
1. All dimensions to be verified on site prior to any shop works being commenced.
2. Any discrepancies to be reported to the Designer before any work is put in hand.
3. Do not scale from this drawing.
4. This drawing is to be read in conjunction with relevant consultants and specialists drawings.
5. This is a metric drawing.
6. Dimensions indicated thus "" are site dimensions and are to be adjusted onsite by the Contractor accordingly.

NOTES:

Existing signage to be carefully removed.
All stone lintels to be retained.
New stone cill provided under each window.
Proportions of the openings, cill height, cill profile & plinth detailing to match that of No. 65 Regent Street adjacent.
First floor timber sash windows to be retained & adopted, eased as required and receive 2 no. coats of treated & 2 no. coats finish to match existing colour. Draught seals to be rebated into the sashes & new weights and cords as required. Any rotten/decaying timber sections to be replaced as required with treated sw timber spliced to existing.

WREXHAM COUNTY BOROUGH COUNCIL
REFUSED
PLANNING DEPARTMENT

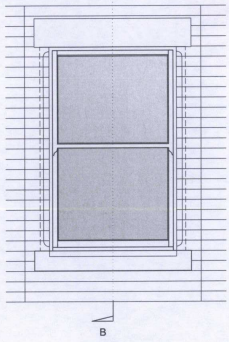
AMENDED



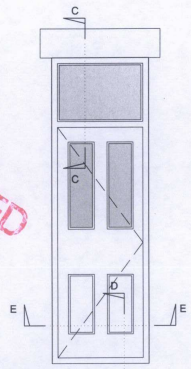
FRONT ELEVATION
(1:50)



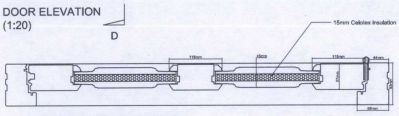
WINDOW
SECTION B-B
(1:20)



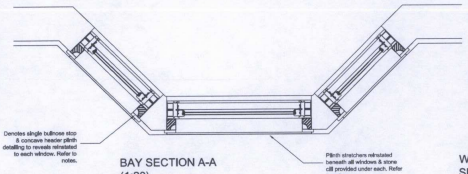
TYPICAL WINDOW
ELEVATION
(1:20)



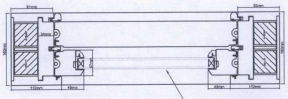
DOOR ELEVATION
(1:20)



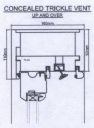
TIMBER DOOR SECTION E-E
(1:5)



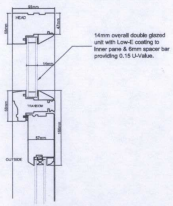
BAY SECTION A-A
(1:20)



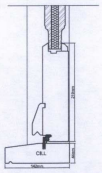
TIMBER BOX SASH SECTION
(1:5)



TIMBER BOX SASH HEAD SECTION
(1:5)



TIMBER DOOR SECTION C-C
(1:5)



TIMBER DOOR SECTION D-D
(1:5)

A	21/09/17 - Updated at LA request.	C.B.	C.B.
Rev	Description	Date	Drwn

T: 07833 029535
E: info@cbarchitecturaldesign.co.uk
W: www.cbarchitecturaldesign.co.uk

Architectural Design

Client: BluSky Developments Ltd
Drg. No: Proposed Door & Window Details AS PROPOSED
Project: Proposed Change of Use to HMO 61 Regent Street, Wrexham LL11 1PF
Scale: varies Drwn: C.B. Chkd: C.B. Date: 18/09/17
Drg. No: 775/A(2)01
Issue: A

0 10 20 50mm NATURAL SCALE

ORIGINAL DRAWING SIZE 594 x 420 (A2)



FRONT ELEVATION

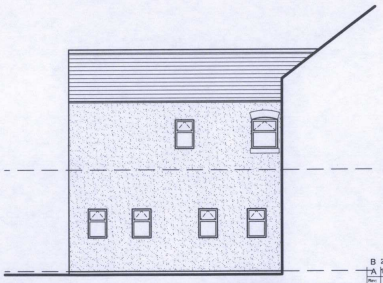
WREXHAM COUNTY BOROUGH COUNCIL
REFUSED
PLANNING DEPARTMENT

AMENDED



REAR ELEVATION

REAR SIDE ELEVATION



PROPOSED MATERIALS

WALLS: Existing painted brickwork/render redecorated/repaired as req'd. Refer also to dwg 775/A(2)01 for work to bay.
ROOF: No work
WINDOWS: New painted timber sash to GF Bay, white uPVC casements to rear areas.
DOORS: New painted timber to GF front, white uPVC to rear area.
RWG's: No work
FASCIAS/BARGES/SOFFITS: No work

Rev	Date	Description	Drawn	Chkd
B	21/09/17	Updated at LA request.	C.B.	C.B.
A	18/09/17	Updated at LA request.	C.B.	C.B.

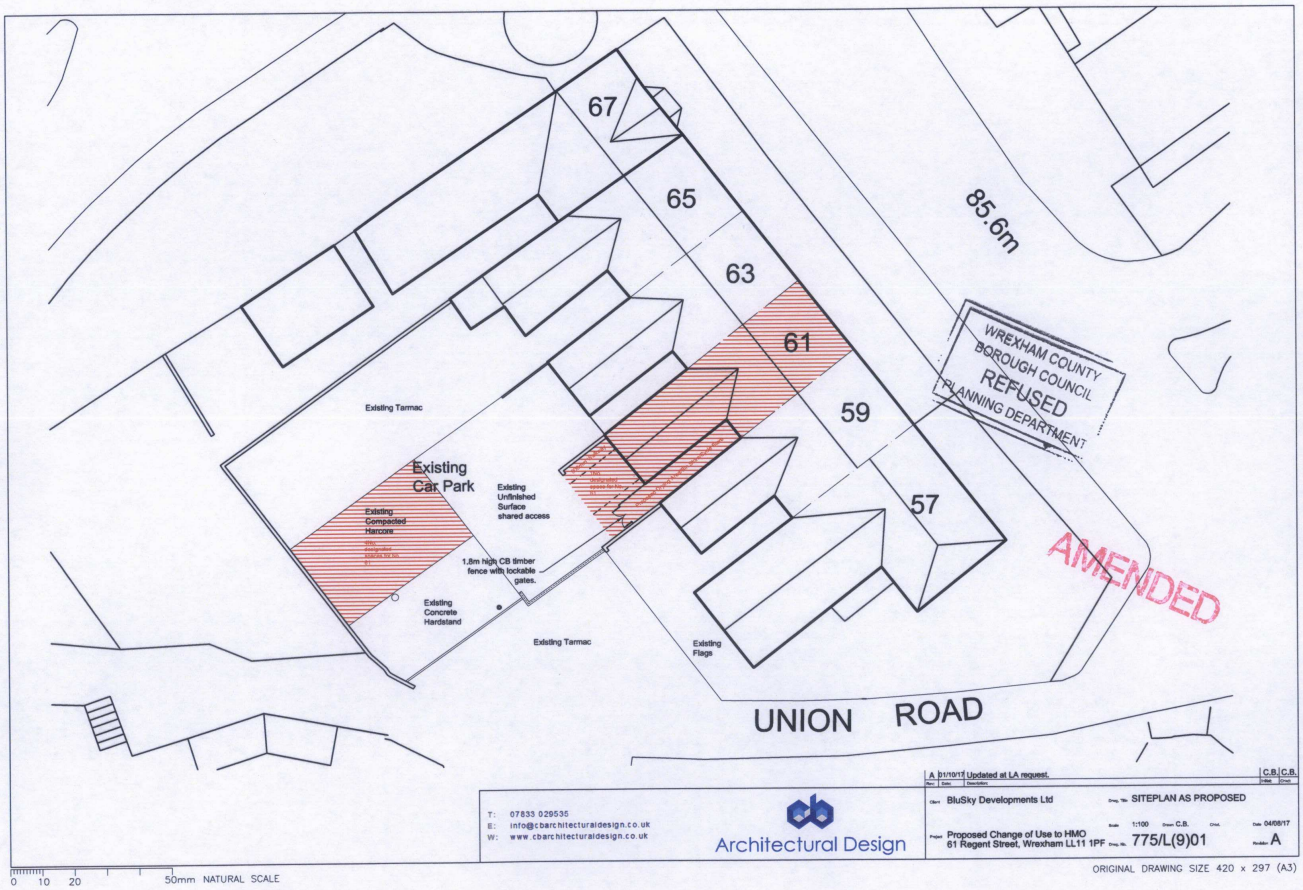
T: 07833 029535
E: info@cbarchitecturaldesign.co.uk
W: www.cbarchitecturaldesign.co.uk

Architectural Design

Client: BluSky Developments Ltd
Drwg. Title: ELEVATIONS AS PROPOSED
Project: Proposed Change of Use to HMO
61 Regent Street, Wrexham LL11 1PF
Scale: 1:100 Drawn: C.B. Chkd: Date: 04/08/17
Drwg. No. 775/L(2)02 Revision: B

0 10 20 50mm NATURAL SCALE

ORIGINAL DRAWING SIZE 420 x 297 (A3)



A 01/10/17 Updated at LA request. C.B. C.B.

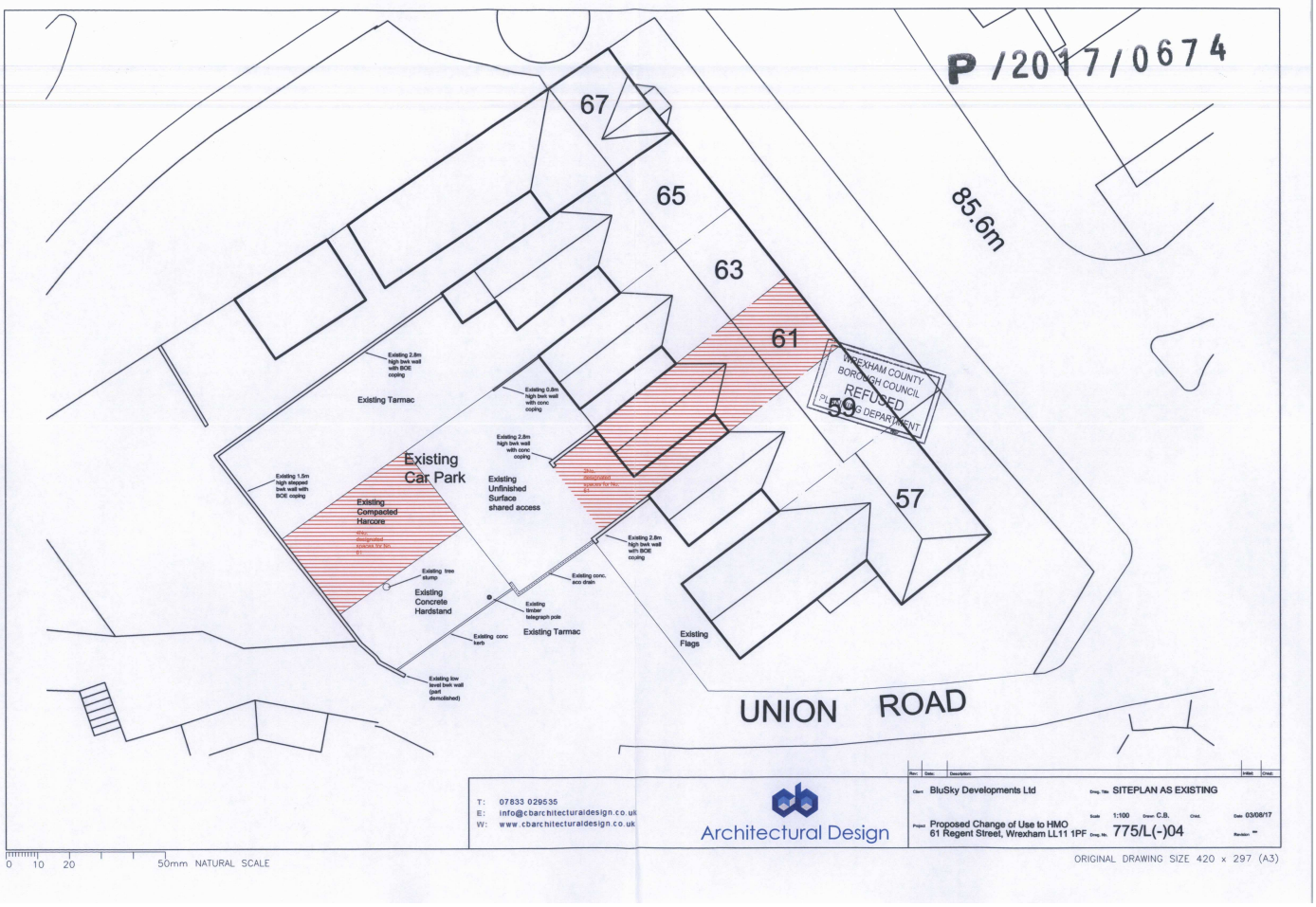
T: 07833 029535
E: info@cbarchitecturaldesign.co.uk
W: www.cbarchitecturaldesign.co.uk

Architectural Design

Client: BluSky Developments Ltd
Drwg. Title: SITEPLAN AS PROPOSED
Scale: 1:100 Drawn: C.B. Chkd. Date: 04/08/17
Project: Proposed Change of Use to HMO
61 Regent Street, Wrexham LL11 1PF
Drwg. No. 775/L(9)01 Revision: A

0 10 20 50mm NATURAL SCALE

ORIGINAL DRAWING SIZE 420 x 297 (A3)

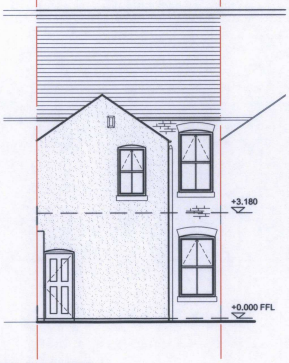

P /2017/0674
67
65
63
61
59
57
85.6m
WREXHAM COUNTY BOROUGH COUNCIL
REFUSED
PLANNING DEPARTMENT
Existing Car Park
Existing Unfinished Surface shared access
Existing Compacted Harcore
Existing Tarmac
Existing Concrete Hardstand
Existing Tarmac
Existing Flags
UNION ROAD
Existing 2.8m high bwk wall with BOE coping
Existing 0.8m high bwk wall with conc coping
Existing 2.8m high bwk wall with conc coping
Existing 1.5m high stepped bwk wall with BOE coping
Existing tree stump
Existing conc. eco drain
Existing timber telegraph pole
Existing conc kerb
Existing low level bwk wall (part demolished)
Existing 2.8m high bwk wall with BOE coping
T: 07833 029535
E: info@cbarchitecturaldesign.co.uk
W: www.cbarchitecturaldesign.co.uk
Architectural Design
Client BluSky Developments Ltd
Drwg. Title SITEPLAN AS EXISTING
Project Proposed Change of Use to HMO
61 Regent Street, Wrexham LL11 1PF
Drwg. No. 775/L(-)04
Scale 1:100
Drawn C.B.
Date 03/08/17
0 10 20 50mm NATURAL SCALE
ORIGINAL DRAWING SIZE 420 x 297 (A3)

P/2017/0674



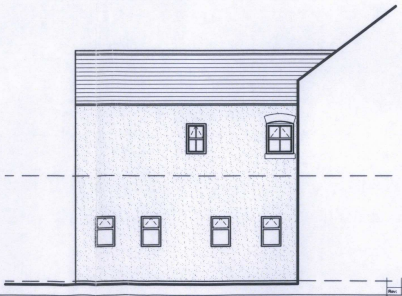
FRONT ELEVATION

WREXHAM COUNTY BOROUGH COUNCIL
REFUSED
PLANNING DEPARTMENT



REAR ELEVATION

REAR SIDE ELEVATION



EXISTING MATERIALS

WALLS: Painted brickwork/render
ROOF: Slate
WINDOWS: Timber Sash windows & aluminium bay window.
DOORS: Aluminium glazed to front & painted timber to rear.
RWG's: Black uPVC.
FASCIAS/BARGES/SOFFITS: Wet verges.

T: 07833 029535
E: info@cbarchitecturaldesign.co.uk
W: www.cbarchitecturaldesign.co.uk

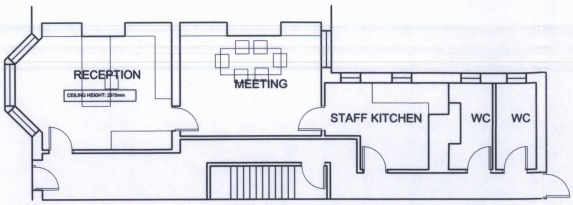
Architectural Design

Client: BluSky Developments Ltd
Drwg. Title: ELEVATIONS AS EXISTING
Project: Proposed Change of Use to HMO
61 Regent Street, Wrexham LL11 1PF
Drwg. No. 775/L(-)03
Scale: 1:100 Drawn: C.B. Chkd. Date: 03/08/17
Revision: -

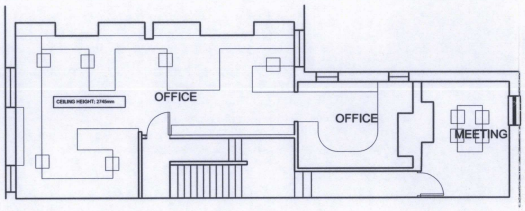
0 10 20 50mm NATURAL SCALE

ORIGINAL DRAWING SIZE 420 x 297 (A3)

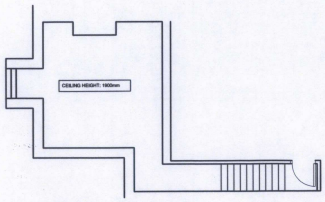
P/2017/0674



GROUND FLOOR PLAN



FIRST FLOOR PLAN



BASEMENT FLOOR PLAN

T: 07833 029535
E: info@cbarchitecturaldesign.co.uk
W: www.cbarchitecturaldesign.co.uk

Architectural Design

Client: BluSky Developments Ltd

Project: Proposed Change of Use to HMO
61 Regent Street, Wrexham LL11 1PF

Drawing Title: PLANS AS EXISTING

Scale: 1:100

Date: 31/07/17

Drawing No.: 775/L(-)02

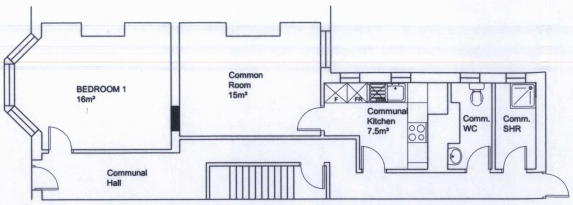
Revision: -

WREXHAM COUNTY BOROUGH COUNCIL
PLANNING DEPARTMENT
RECEIVED

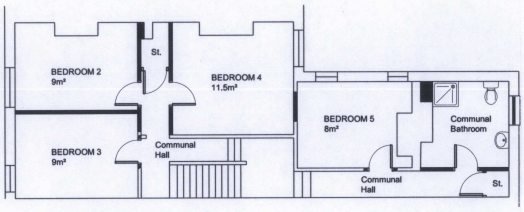
0 10 20 50mm NATURAL SCALE

ORIGINAL DRAWING SIZE 420 x 297 (A3)

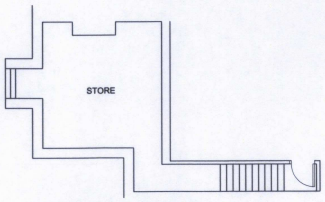
P/2017/0674



GROUND FLOOR PLAN



FIRST FLOOR PLAN



BASEMENT FLOOR PLAN

WREXHAM COUNTY BOROUGH COUNCIL
REFUSED
PLANNING DEPARTMENT

T: 07833 029535
E: info@cbarchitecturaldesign.co.uk
W: www.cbarchitecturaldesign.co.uk

Architectural Design

Client: BluSky Developments Ltd
Drwg. Title: PLANS AS PROPOSED
Project: Proposed Change of Use to HMO
61 Regent Street, Wrexham LL11 1PF
Drwg. No. 775/L(2)01
Scale: 1:100
Drawn: C.B.
Date: 01/06/17
Revision: -

0 10 20 50mm NATURAL SCALE

ORIGINAL DRAWING SIZE 420 x 297 (A3)