



Scotch Common Brickwork



Natural Slate

External Facing Materials

External walls are to comprise of scotch common facing brickwork & timber cladding to Local Authority approval.

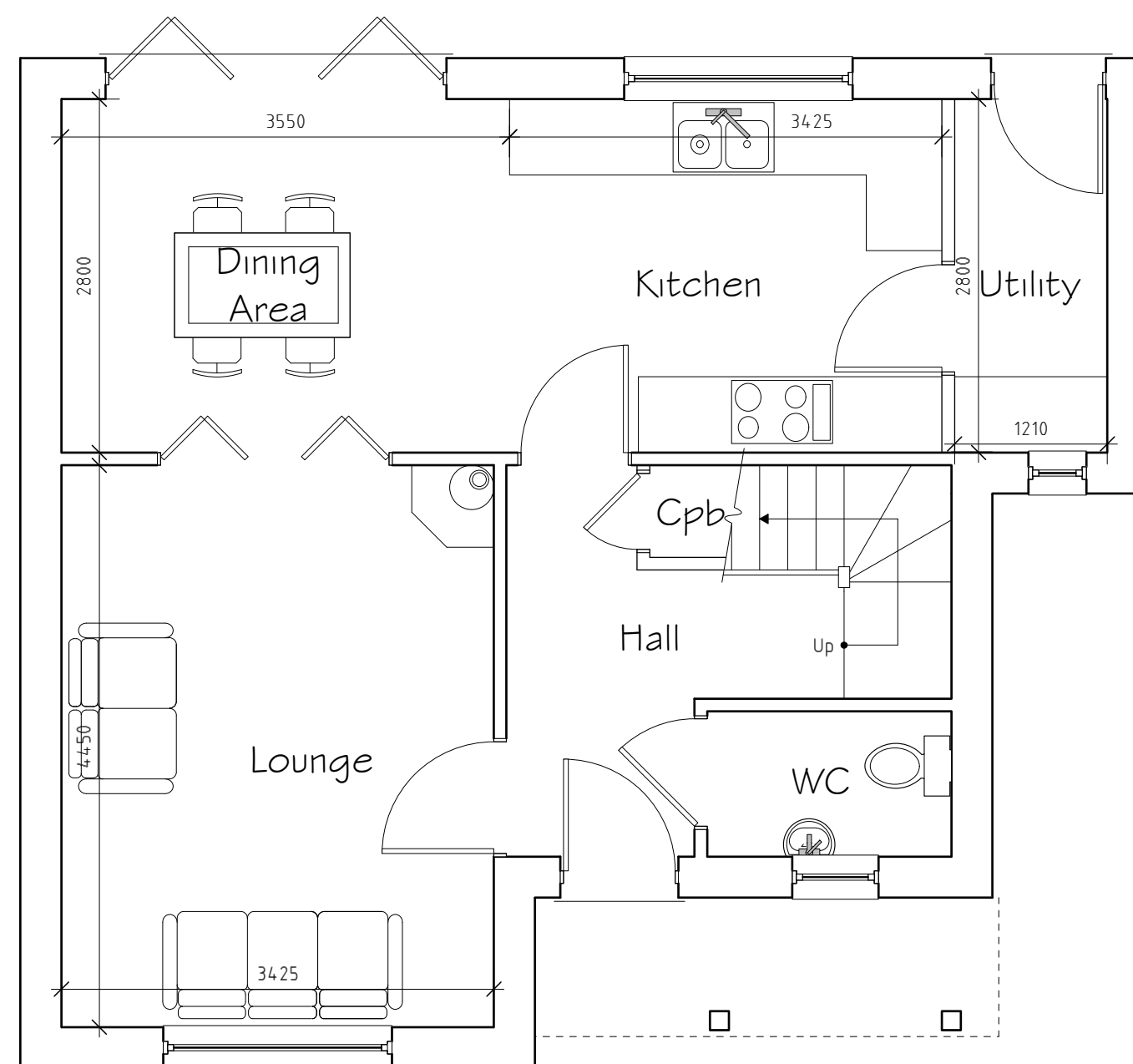
Roofing Materials

Roof coverings are to be natural slate to Local Authority approval.

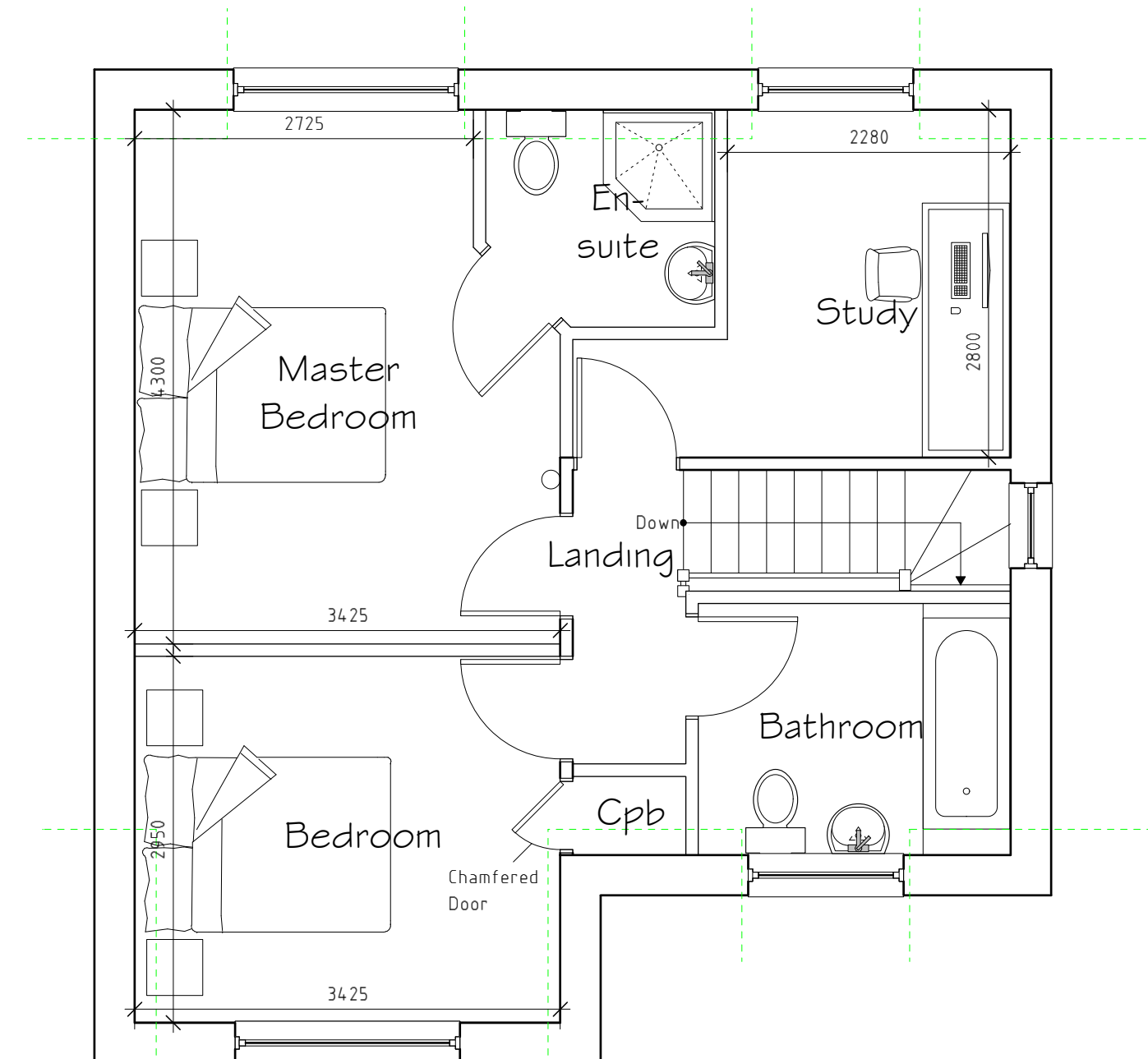
All windows are to comprise sealed double glazed units set in good quality uPVC frames. En-suite and bathroom windows are to be fitted with obscured glass.

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

Green dotted line
indicates 2m head height

Rev	Date	Detail	Initial
B	12/17	Planning Amends	D J.E.
A	11/17	Design Amends	D J.E.

Project: Proposed residential development on Land adj to Elm Villa, Bowling Bank, Isycoed, Wrexham. LL13 9RY

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

Drawn By: D.J.Edwards Date: Nov 2017

Drawing No: J131/004 Sheet: 1 of 1

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